



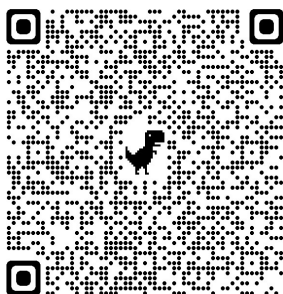
# STATE BANK OF INDIA

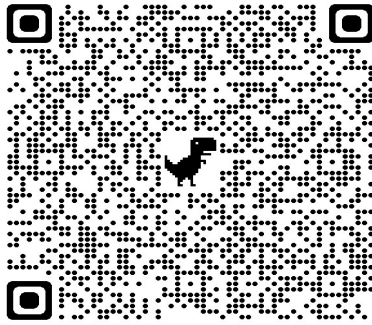
Stressed Assets Management Branch  
Paramsiddhi Complex, 2<sup>nd</sup> Floor, Opp. V. S. Hospital, Ellisbridge,  
Ahmedabad-380 006,  
Phone : 079-26581081, Fax: 079-26581137,  
e –mail: [team6samb.ahm@sbi.co.in](mailto:team6samb.ahm@sbi.co.in)

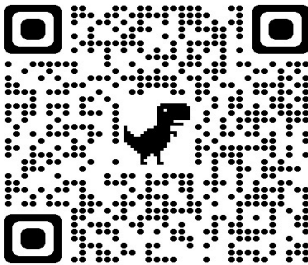
Dealing Officer : Sudhakar Chaudhary ; Mob: 9723926076  
Authorised Officer's name:Shri Harshad R Saholia; Mob: 7600043736

Property will be sold on “**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**” basis

1	Name and address of the Borrower	<b>M/s ZADAFIYA CREATIONS PVT. LTD.</b> <b>Registered Office:</b> SI No. 363/4, Pot No. 87, 1st Floor, Shiv Shankar Parvati Co Op Soc. Varachha Road, Bhat Ni Wadi, , City: SURAT, Dist: SURAT, State: Gujarat, (India), Pin: 395006							
2	Name and address of Branch, the secured creditor	<b>STATE BANK OF INDIA</b> Stressed Assets Management Branch, Paramsiddhi Complex, 2 <sup>nd</sup> Floor, Opp. V. S. Hospital, Ellisbridge , Ahmedabad-380 006.							
3	Complete Description of the movable secured assets to be sold with identification marks or number, if any, on them	<table><tr><th>Property ID no.</th><th>Details of properties</th></tr><tr><td>SBIN000392840001</td><td>All that piece and parcel of property (Factory, land and building) owned by M/s Zadafiya Creation Pvt Ltd being at Plot No. 124,124/A,125 Block No 43, Vidhata Industrial Vibhaag-2, behind Chhatrala Farm Haripura, Palsana, surat Gujarat admeasuring 188.18,184.71 and 181.25 Sq mtr.</td></tr><tr><td>SBIN000392840003</td><td>Plant &amp; Machinery lying and situated at Factory, Land &amp; Building owned by M/s Zadafiya Creation Pvt Ltd being at Plot No. 124,124/A,125 Block No 43, Vidhata Industrial Vibhaag-2, behind Chhatrala Farm Haripura, Palsana, surat Gujarat admeasuring 188.18,184.71 and 181.25 Sq mtr.</td></tr></table>		Property ID no.	Details of properties	SBIN000392840001	All that piece and parcel of property (Factory, land and building) owned by M/s Zadafiya Creation Pvt Ltd being at Plot No. 124,124/A,125 Block No 43, Vidhata Industrial Vibhaag-2, behind Chhatrala Farm Haripura, Palsana, surat Gujarat admeasuring 188.18,184.71 and 181.25 Sq mtr.	SBIN000392840003	Plant & Machinery lying and situated at Factory, Land & Building owned by M/s Zadafiya Creation Pvt Ltd being at Plot No. 124,124/A,125 Block No 43, Vidhata Industrial Vibhaag-2, behind Chhatrala Farm Haripura, Palsana, surat Gujarat admeasuring 188.18,184.71 and 181.25 Sq mtr.
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		<div>SBIN000392840002</div> <div></div> <div>All the piece &amp; parcel of the Flat No. 402, 501 in building (A11), 402,403,404, 501,502 in building No. (A12), 402,501,502 in building No. (A13), 403,404, 501,502 in building No. (A14), Flat No. 402, 404, 501, 502, 503 in building (A1), 402,502 in building (A2), 303,403, 501,502 in building (A5), 402, 403,501,502 in building (A6), 402,403,404, 501,502 in building No. (A12), 402,501,502 in building No. (A13), 403,404, 501,502 in building No. (A14), Shiv Sai Residency, Near Chalthan Railway Station, Chalthan-Niyol Road, Vill- Vankaneda, Taluka-Palsana, Distt- Surat , Pin- 394327 (GUJARAT). <b>(TOTAL 41 FLATS)</b></div>								
		<div>The factory, land, building and Plant &amp; machinery along with 41 Residential Flats are under physical possession of the Bank under SARFAESI Act 2002.</div> <div><b>IMPORTANT NOTE:</b> The e-auction sale of immovable property i.e. Land and Building (Lot no. <u>SBIN000392840001</u>) will be confirmed only if the movable property i.e. Plant and Machinery (Lot no. <u>SBIN000392840003</u>) is sold and confirmed in the e-auction.</div>								
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there are no encumbrances advised to the Bank. The intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.								
5	The secured debt for recovery of which the property is to be sold	Rs. 18,26,97,359.70 as on 30.09.2018 + interest thereon + expenses & costs as per demand Notice dated 26.09.2018 issued under section 13(2) of SARFAESI Act 2002. Less : Recoveries thereafter if any.								
6	Deposit of earnest money	<table><tr><th>Property ID no.</th><th>EMD (Rs.)</th></tr><tr><td>SBIN000392840001</td><td>28,50,000/-</td></tr><tr><td>SBIN000392840003</td><td>29,80,000/-</td></tr><tr><td>SBIN000392840002</td><td>29,10,000/-</td></tr></table>	Property ID no.	EMD (Rs.)	SBIN000392840001	28,50,000/-	SBIN000392840003	29,80,000/-	SBIN000392840002	29,10,000/-
Property ID no.	EMD (Rs.)									
SBIN000392840001	28,50,000/-									
SBIN000392840003	29,80,000/-									
SBIN000392840002	29,10,000/-									

		Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by M/s MSTC Ltd on its e-auction site by means of RTGS/NEFT.									
7	Reserve price of the movable / immovable secured assets:  Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	<table><tr><th>Property ID no.</th><th>Reserve Price</th></tr><tr><td>SBIN000392840001</td><td>2,85,00,000/-</td></tr><tr><td>SBIN000392840003</td><td>2,98,00,000/-</td></tr><tr><td>SBIN000392840002</td><td>2,91,00,000/-</td></tr></table>	Property ID no.	Reserve Price	SBIN000392840001	2,85,00,000/-	SBIN000392840003	2,98,00,000/-	SBIN000392840002	2,91,00,000/-	Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>
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SBIN000392840001	2,85,00,000/-										
SBIN000392840003	2,98,00,000/-										
SBIN000392840002	2,91,00,000/-										
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.									
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<b>Auction will be held online at the web portal on 09.01.2024 from 11.00 a.m. to 04.00 p.m. with unlimited extensions of 10 Minutes each.</b>									
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	M/s MSTC Ltd at the web portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>   'Click here for register'->complete online form->Login at website->Upload KYC documents->Documents authorization by MSTC.  For any assistance email <a href="mailto:ibapiop@mstcecommerce.com">ibapiop@mstcecommerce.com</a> with bidder registration number Or									

		Call Helpdesk Number: 033-40645207, 40609118, 40645316, 22831002, 22891401, 22891005, 22901004, 22895064								
1 1	(i) Bid increment amount:  (ii) Auto extension: _____ times. (limited / unlimited)  (iii) Bid currency & unit of measurement	(i) <table><tr><th>Property ID no.</th><th>Bid Increase amount in multiple of Rs.</th></tr><tr><td>SBIN000392840001</td><td>10,000/-</td></tr><tr><td>SBIN000392840003</td><td>10,000/-</td></tr><tr><td>SBIN000392840002</td><td>10,000/-</td></tr></table> (ii) Unlimited  (iii) Indian Rupees (INR)	Property ID no.	Bid Increase amount in multiple of Rs.	SBIN000392840001	10,000/-	SBIN000392840003	10,000/-	SBIN000392840002	10,000/-
Property ID no.	Bid Increase amount in multiple of Rs.									
SBIN000392840001	10,000/-									
SBIN000392840003	10,000/-									
SBIN000392840002	10,000/-									
1 2	Date and Time during which inspection of the movable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	<table><tr><th>Property ID no.</th><th>Date and time of public inspection</th></tr><tr><td>SBIN000392840001</td><td>27.12.2023 Time 12:00 pm to 03:30 pm</td></tr><tr><td>SBIN000392840003</td><td>27.12.2023 Time 12:00 pm to 03:30 pm</td></tr><tr><td>SBIN000392840002</td><td>27.12.2023 Time 12:00 pm to 03:30 pm</td></tr></table> Name : Sudhakar Chaudhary Mobile No. 9723926076	Property ID no.	Date and time of public inspection	SBIN000392840001	27.12.2023 Time 12:00 pm to 03:30 pm	SBIN000392840003	27.12.2023 Time 12:00 pm to 03:30 pm	SBIN000392840002	27.12.2023 Time 12:00 pm to 03:30 pm
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SBIN000392840002	27.12.2023 Time 12:00 pm to 03:30 pm									
1 3	Other conditions	(a) The Bidders should get themselves registered on <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> By providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC Ltd well before the auction date. The registration <b><u>process takes minimum of two working days.</u></b> (Registration process is detailed on the above website).  (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC _____ Ltd at <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> By means of NEFT/RTGS transfer from his bank account.  (c) The Intending bidder should take care that the EMD is transferred at least <b><u>one day before the date of auction</u></b> and confirm that his wallet maintained with M/s MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.  (d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e. 25% of sale price to be paid immediately i.e. on the same or not later than next working day, as the case may be.  (e) During e –Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening								

		<p>price/ scrap the e-Auction process / proceed with conventional mode of tendering.</p> <p>(f) The Bank/ service provider for e-Auction shall not have any liability towards bidder for any interruption or delay in access to site irrespective of the causes.</p> <p>(g) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(h) The bid once submitted by the bidder, cannot be cancelled/ withdrawn and the bidder shall be bound to buy the property/ies at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by defaulting bidder.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(n) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(o) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.</p> <p>(p) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p> <p>(q) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(r) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the</p>
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		<p>size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p> <p>(s) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.</p> <p>(t) Sale Confirmation will be subject to consent of mortgagor/borrower if auction do not fetch more than the reserve price as per provision of SARFAESI rule 9 (2).</p> <p>(u) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.</p> <p>(v) <b><u>Applicable GST / TDS will be borne by successful buyer over and above bid amount.</u></b></p>
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Date : 24.11.2023  
Place : Ahmedabad

**(HARSHAD R SAHOLIA)**  
**AUTHORISED OFFICER**  
**STATE BANK OF INDIA**