



**State Bank of India**

**Stressed Assets Recovery Branch (SARB) (5181)**

First Floor, Ratna Artemus, 42, Sardar Patel Nagar, Nr.Girish Cold Drinks Cross Road, Nr.Samudra Annexe, Off. C.G.Road, Ellisbridge, Ahmedabad, 380006.

**Phone No. 079-26403522**

**E-mail: [sbi.05181@sbi.co.in](mailto:sbi.05181@sbi.co.in)**

**Date: 01.01.2024**

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	M/s. Swastik Agency B/21, Galaxy Appartment Nr Hotel Grand Bhagwati, SG Road, Bodakdev, Ahmedabad-380054
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Recovery Branch, 1 <sup>st</sup> Floor, Ratna Artemus, 42, Sardar Patel nagar,Nr. Girish Cold Coldrinks Cross Road, Nr. Samundra, Annexe, Off- C.G.Road, Ellisbridge, AHMEDABAD-380006
3	Description of the immovable secured assets to be sold.	All that non agricultural land of Revenue Survey No 248, Final Plot No. 389, Town Planning Scheme No. 1/B of Mouje Bodakdev, Taluka Ghatlodia in Registration District Ahmedabad and Sub District Ahmedabad-3 (Memnagar) being 4/10 <sup>th</sup> undivided share admeasuring 130 Sq Yds. i.e. 108.69 Sq Mts of ½ share admeasuring 162.50 Sq Yds. i.e. 135.87 Sq Mts. of Flat No.B-21 on Second Floor admeasuring 325 Sq Yds. i.e.271.741 Sq Mts. (Super Builtup Area) in Galaxy Apartment within New Ashwamegh Bodakdev Co. Operative Housing Society Limited (bearing Registration No.GH-17981 Dt. 15/07/1997), situated near Samkit Bungalows, Judges Bungalow Road, Bodakdev, Ahmedabad. (Symbolic Possession). [Property ID - SBIN200004199480]
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. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies 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 property is 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. 3,42,39,109.79 (Rupees Three Crore Forty-two Lakh Thirty-nine Thousand One Hundred Nine and Ps. Seventy-nine only) as on 04.10.2022 plus interest thereon w.e.f. 05.10.2022 plus expenses & costs (less repayment made if any, after the date 04.10.2022)
6	Deposit of earnest money	<b>Rs. 16.31 lakh</b> , being the 10% of Reserve price to be remitted by RTGS / NEFT to the MSTC WALLET ACCOUNT OF THE BIDDER to be opened with MSTC by the bidder himself .
7	Reserve price of the immovable secured assets	<b>Rs.163.10 lakh</b>

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 15 <sup>th</sup> 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.	Auction will be held <b>online</b> at the web portal <b>e-Bikray portal via <a href="https://ibapi.in">https://ibapi.in</a></b> on 30/01/2024 from 12.00 P.M. to 05.00 P.M. with unlimited extensions of <b>10 Minutes</b> each.
10	The e-Auction will be conducted through the Bank's approved service provider.	<b>e-Bikray portal via <a href="https://ibapi.in">https://ibapi.in</a></b>
11	<p>((i) Bid increment amount:</p> <p>((ii) Auto extension: <b>10 Minutes times.</b> (limited / unlimited)</p> <p>((iii) Bid currency &amp; unit of measurement</p>	<p>Rs. 25,000.00</p> <p>Unlimited</p> <p>RTGS / NEFT in Rupees</p>
12	<b>Date and Time</b> during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	<p>29/01/2024 02.00 pm to 03.00 pm</p> <p>Name: Rajesh Kumar Arora. Mob: 9413397028</p>
13	Other conditions	<p>1. Bidders shall hold valid email ID (e-mail ID is absolutely necessary for the intending bidder) as all the relevant information and allotment of ID and Password by <b>e-Bikray</b> portal.</p> <p>2. During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.</p> <p>3. The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>4. The bidders are required to submit online acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>5. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property 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 the defaulting bidder.</p> <p>6. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>7. 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>8. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>9. 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>10. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared online. The bidders will not be entitled to claim any interest, costs,</p>

	<p>expenses and any other charges (if any).</p> <p>11. 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>12. 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>13. 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>14. 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>15. 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>16. 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>17. E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" basis will be conducted "Online". The auction will be conducted through IBAPI Portal viz. <a href="https://ibapi.in">https://ibapi.in</a>. E-auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available on <a href="https://ibapi.in">https://ibapi.in</a>.</p> <p>18. The intending purchasers / bidders are required to register themselves on the auction portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>.</p> <p>19. The Bidders have to register themselves well before the auction date as registration of bidders take minimum of three working days. The bidder has to ensure and confirm for himself/herself that the EMD amount is transferred from his bank account to his own wallet with MSTC by means of NEFT/RTGS transfer from his bank account. The bidder will be accepted by the system for auction only if the requisite amount of EMD is present in his wallet or else he/she will be not accepted as bidder by system and he/she will be not able to participate in auction.</p> <p>20. In the event of failure of auction, the bidder has to place refund request from wallet to bank account through his account maintained by MSTC which will refund the same back to bidder's bank account. For further information, kindly contact Bank's Authorised Officer.</p> <p>21. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/-ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/-ies 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 property is 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. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms &amp; conditions of the e-Auction are published in the following websites: <a href="http://www.sbi.co.in">www.sbi.co.in</a> &amp; <a href="https://ibapi.in">https://ibapi.in</a>.</p>
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Date: 01.01.2024  
Place: Ahmedabad

**AUTHORISED OFFICER,**  
STATE BANK OF INDIA,

## USP OF AUCTIONABLE PROPERTIES

Description	Details
Flat / Independent House	Flat No. B-21, 2 <sup>nd</sup> Floor, Block No. B, Galaxy Apartment, B/H Grand Bhagwati Hotel, Near Nirma School, Bodakdev, Ahmedabad-380053. BU Permission : CMP/247/12102, Date: 09/12/2002 Super built-up area: 271.74 Sq. mtr.
Area (For Plot Mention total Area)	
Boundaries (Plot / Independent House)	North- Open Space/Internal Road South- Road East- Block No A West- Stair Case
Additional Amenities	All amenities available nearby.
Nearby Facilities	All Civic amenities like school, hospital, bus stop market etc are available within 1 to 5 km.
Connectivity	Airport: 12 km (Ahmedabad) Rly Station: 13 km (Ahmedabad Junction) Bus Stop: 5 km

Auction Price Rs. 1,63,10,000/-

### Factory / Land & Building

Factory (Type)	<u>NA</u>
Total Area	
Construction Area	
Open space	
Boundaries	
Location	Proximity to NH/ Sea Port _____
Nearby Industries	
Auction Price	<u>Rs.</u>

Bank website <a href="http://www.sbi.co.in">www.sbi.co.in</a>	E-auction website	Property Location:	Video / Photos of Property	Photo
				