



STATE BANK OF INDIA

Stressed Assets Management Branch: Paramsiddhi Comlex, 2nd Floor, Opp. V. S. Hospital, Ellisbridge, Ahmedabad-380 006, Phone : 079-26581081, Fax: 079-26581137,
E -mail: sbi.04199@sbi.co.in
Authorised Officer's Name: Mr. Kamal Kumar Garg; Mo: 9790053400

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

1	Name and address of the Borrower	<u>M/s Bhadresh Trading Corporation Ltd. (Borrower)</u> 203, Majestic shopping Center, 144, J.S.S. Road, Girgaum, Mumbai 400004.	
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch, Paramsiddhi Complex, 2 nd Floor, Opp. V. S. Hospital, Ellis bridge, Ahmedabad-380 006.	
3	Description of the immovable secured assets to be sold.	Property ID No SBIN00000325326	Details of property/ies All that part and parcel of the property of M/s Bhadresh Trading Corporation Limited consisting of Unit No. 325, 3rd floor of the Building known as A to Z Industrial Society of A to Z Industrial premises Co-operative Society Limited, Survey No.267 and 268 of Lower Parel Division, Situated at Ganpatrao Kadam Marg, Lower Parel, Mumbai Admeasuring about 1085 sq. ft. All that part and parcel of the property of M/s Bhadresh Trading Corporation Limited consisting of Unit No. 326, 3rd floor of the Building known as A to Z Industrial Society of A to Z Industrial premises Co-operative Society Limited, Survey No.267 and 268 of Lower Parel Division, Situated at Ganpatrao Kadam Marg, Lower Parel, Mumbai Admeasuring about 865 sq. ft.
		SBIN00000203204	All that part and parcel of the property of M/s Bhadresh Trading Corporation Limited consisting of office No.203 admeasuring 396 sq. ft. built up area, on the 2nd floor of the building known as Majestic Shopping Centre of Majestic Shopping Centre CHS Limited at 144, J.S.S. Road, Girgaon, Mumbai-400004, constructed on plot of land bearing Cadestral Survey No.1458, Municipal ward No. “D” Zone-II, Sheet No. 176, lying, being and situate, at village Girgaon Division, Sub District of Mumbai and District Mumbai. All that part and parcel of the property of M/s Bhadresh Trading Corporation Limited consisting of office No.204 admeasuring 396 sq. ft. built up area, on the 2nd floor of the building known as Majestic Shopping Centre of Majestic Shopping Centre CHS Limited at 144, J.S.S. Road, Girgaon, Mumbai-400004, constructed on plot of land bearing Cadestral Survey No.1458, Municipal ward No. “D” Zone-II, Sheet No. 176, lying, being and situate, at village Girgaon Division, Sub District of Mumbai and

		District Mumbai.						
4	Details of the encumbrances known to the secured creditor.	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	Recovery of Rs. 1055,06,41,852.89 (Rupees One Thousands Fifty Five Crores Six Lacs Forty One Thousands Eight Hundred Fifty Two & Paise Eighty Nine Only) due to the Secured Creditors SBI Consortium as on 22.03.2017 and as mentioned in the demand notice under Section 13(2) of SARFAESI Act, dated 27.03.2017 with further interest, cost & incidental expenses etc. thereon and less recovery thereafter from M/s Bhadresh Trading Corporation Ltd and from Directors/Mortgagors and its Guarantors Mr. Bhadresh Vasantrai Mehta, Mr. Parth Bhadresh Mehta, Mrs. Heena Bhadresh Mehta for various credit facilities were granted time to time by SBI and Consortium Banks.						
6	Deposit of earnest money	<table><tr><th>Property ID No</th><th>EMD (Rs.)</th></tr><tr><td>SBIN00000325326</td><td>44,20,000/-</td></tr><tr><td>SBIN00000203204</td><td>24,60,000/-</td></tr></table> <p>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</p> <p>By means of RTGS/NEFT.</p>	Property ID No	EMD (Rs.)	SBIN00000325326	44,20,000/-	SBIN00000203204	24,60,000/-
Property ID No	EMD (Rs.)							
SBIN00000325326	44,20,000/-							
SBIN00000203204	24,60,000/-							
7	Reserve price of the immovable secured assets: Account / Wallet 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 (Rs.)</th></tr><tr><td>SBIN00000325326</td><td>4,42,00,000/-</td></tr><tr><td>SBIN00000203204</td><td>2,46,00,000/-</td></tr></table> <p>Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.</p>	Property ID No	Reserve Price (Rs.)	SBIN00000325326	4,42,00,000/-	SBIN00000203204	2,46,00,000/-
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SBIN00000325326	4,42,00,000/-							
SBIN00000203204	2,46,00,000/-							

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.	Auction will be held online at the web portal on 30.03.2024 from 11.00 A.M. to 4.00 P.M. with unlimited extensions of 10 Minutes each.						
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.	<p>M/s MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</p> <p>'Click here for register'->complete online form->Login at website->Upload KYC documents->Documents authorization by MSTC.</p> <p>For any assistance email ibapiop@mstcecommerce.com with bidder registration number</p> <p>Or</p> <p>Call Helpdesk Number: 033-40645207, 40609118, 40645316, 22831002, 22891401, 22891005, 22901004, 22895064</p>						
11	(i) Bid increment amount:	<div><div>(i)</div><table><tr><th>Property ID No</th><th>Bid Increase amount in multiple of (Rs.)</th></tr><tr><td>SBIN00000325326</td><td>10,000/-</td></tr><tr><td>SBIN00000203204</td><td>10,000/-</td></tr></table></div> <div>(ii) Unlimited.</div>	Property ID No	Bid Increase amount in multiple of (Rs.)	SBIN00000325326	10,000/-	SBIN00000203204	10,000/-
Property ID No	Bid Increase amount in multiple of (Rs.)							
SBIN00000325326	10,000/-							
SBIN00000203204	10,000/-							









	(ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(iii) Indian Rupees (INR)		
12	Date and Time 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.	Property ID No		Date and time of public inspection
		SBIN00000325326		22.03.2024 12:00 P.M. to 02.00 P.M.
		SBIN00000203204		22.03.2024 03:00 P.M. to 05.00 P.M.
		Name : Kamal Kumar Garg Mobile No.: 9799053400 Chintan D. Pujara 7600056958		
13	Other conditions	<p>(a) The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp 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 process takes minimum of two working days. (Registration process is detailed on the above website).</p> <p>(b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp By means of NEFT/RTGS transfer from his bank account.</p> <p>(c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction 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.</p> <p>(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</p>		

		<p>same or not later than next working day, as the case may be.</p> <p>(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 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 & 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 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 may it 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) 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</p>
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		<p>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>(s) 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>(t) 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>(u) Applicable GST / TDS will be borne by successful buyer over and above bid amount.</p>
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Date : 06.03.2024
Place : Ahmedabad

(Kamal Kumar Garg)
Authorised Officer
State Bank of India

Bank website www.sbi.co.in	E-auction website	Property Location of Office 203-204:	Photo of Office 203- 204	Video of Office 203- 204
				
Property Location Office 325-326	Photo of Office 325-326	Video of Office 325- 326		
				

**PHOTOGRAPHS – OFFICE NO 203-204
MAJESTIC SHOPPING CENTER**









**PHOTOGRAPH OF OFFICE 325-326 ATOZ
IND ESTATE**









