




# 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: [team2samb.ahm@sbi.co.in](mailto:team2samb.ahm@sbi.co.in)

Dealing Officer : Shantanu ; Mob: 7201999192  
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 B R DESIGNS PRIVATE LIMITED</b> <b>Registered Office:</b> 2 to7 “Samavsaran” opp. Jain Temple Near Lal Bungalow, Athwalines, Surat 395007							
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 immovable secured assets to be sold.	<table><tr><th>Property ID no.</th><th>Details of properties</th></tr><tr><td>SBIN100001395979 </td><td>All right title and interest in on ground floor below mention property together with Shops No 2 to 7 “ SAMAVASARAN” Building constructed on the bearing City survey Nondh Nos.2580 and 2581 T.P.Scheme No 5 ( Athwa-Umra) F.P.No 256 Vibhag-B situated at Athwalines of ward AATHWA Lal Bungalow Area Surat( Property bearing Shop No.2 to 7 in podium Block of “Samavasaran” Building), Surat-395007, Admeasuring Total Area-5081 Sq Feet. belongs to Directors/Guarantors Shri Dilip T Shah and Bharatiben D Shah</td></tr><tr><td>SBIN200038701126 </td><td>All right title and interest in second floor towards northern portion i.e. back side admeasuring 1232.00 Sq.Fts. and Southern portion admeasuring 1618.00 Sq.Fts.Together with undivided proportionate share in underneath land admeasuring 118.50 Sq.Mtrs.Of Kamal Building constructed on the land bearing City Survey Nondh Nos.1308/A-1/1 admeasuring 464.3204 Sq.Mtrs of Ward No.1 situated at Nanpura Near Athwagate Surat.( Property bearing Second Floor Northern Portion i.e.back side of Kamal Building belonging to Dilipkumar Tarachand Shah And Hardik Dilipkumar Shah. And Property bearing Second Floor Southern Portion of Kamal Building belonging to Shubdil Exports (Partnership firm with partners Dilipkumar Tarachand Shah, Bharatiben Dilipkumar Shah, Hardik Dilipkumar Shah &amp; BR DESIGNS PVT LTD)</td></tr></table>		Property ID no.	Details of properties	SBIN100001395979 	All right title and interest in on ground floor below mention property together with Shops No 2 to 7 “ SAMAVASARAN” Building constructed on the bearing City survey Nondh Nos.2580 and 2581 T.P.Scheme No 5 ( Athwa-Umra) F.P.No 256 Vibhag-B situated at Athwalines of ward AATHWA Lal Bungalow Area Surat( Property bearing Shop No.2 to 7 in podium Block of “Samavasaran” Building), Surat-395007, Admeasuring Total Area-5081 Sq Feet. belongs to Directors/Guarantors Shri Dilip T Shah and Bharatiben D Shah	SBIN200038701126 	All right title and interest in second floor towards northern portion i.e. back side admeasuring 1232.00 Sq.Fts. and Southern portion admeasuring 1618.00 Sq.Fts.Together with undivided proportionate share in underneath land admeasuring 118.50 Sq.Mtrs.Of Kamal Building constructed on the land bearing City Survey Nondh Nos.1308/A-1/1 admeasuring 464.3204 Sq.Mtrs of Ward No.1 situated at Nanpura Near Athwagate Surat.( Property bearing Second Floor Northern Portion i.e.back side of Kamal Building belonging to Dilipkumar Tarachand Shah And Hardik Dilipkumar Shah. And Property bearing Second Floor Southern Portion of Kamal Building belonging to Shubdil Exports (Partnership firm with partners Dilipkumar Tarachand Shah, Bharatiben Dilipkumar Shah, Hardik Dilipkumar Shah & BR DESIGNS PVT LTD)
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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 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 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.11,94,23,314.99 as on 16.03.2022 + interest thereon + expenses & costs thereon and thereafter, as per Demand Notice dated 16.03.2022 less :Recoveries thereafter if any due to the secured creditor-State Bank of India(Consortium Leader) and Rs. 22,81,23,446/- as on 11.01.2023 + interest thereon + expenses & costs thereon and thereafter, as per Demand Notice dated 11.01.2023 less :Recoveries thereafter if any due to the secured creditor-Axis Bank(Consortium Member)							
6	Deposit of earnest money	<table><tr><th>Property ID no.</th><th>EMD (Rs.)</th></tr><tr><td>SBIN100001395979</td><td>1,35,00,000/-</td></tr><tr><td>SBIN200038701126</td><td>12,00,000/-</td></tr></table>	Property ID no.	EMD (Rs.)	SBIN100001395979	1,35,00,000/-	SBIN200038701126	12,00,000/-	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.
Property ID no.	EMD (Rs.)								
SBIN100001395979	1,35,00,000/-								
SBIN200038701126	12,00,000/-								
7	Reserve price of the immovable secured assets:  Account / Wallet in which EMD to be remitted	<table><tr><th>Property ID no.</th><th>Reserve Price</th></tr><tr><td>SBIN100001395979</td><td>13,50,00,000/-</td></tr><tr><td>SBIN200038701126</td><td>1,20,00,000/-</td></tr></table>	Property ID no.	Reserve Price	SBIN100001395979	13,50,00,000/-	SBIN200038701126	1,20,00,000/-	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>
Property ID no.	Reserve Price								
SBIN100001395979	13,50,00,000/-								
SBIN200038701126	1,20,00,000/-								
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 <b>online</b> at the web portal on <b>27.03.2024</b> from <b>11.00 a.m. to 04.00 p.m.</b> 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	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> 							

	above.	'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							
11	(i) Bid increment amount:  (ii) Auto extension: _____ times. (limited / unlimited)  (iii) Bid currency & unit of measurement	(i) <table border="1"><thead><tr><th>Property ID no.</th><th>Bid Increase amount in multiple of Rs.</th></tr></thead><tbody><tr><td>SBIN100001395979</td><td>10,000/-</td></tr><tr><td>SBIN200038701126</td><td>10,000/-</td></tr></tbody></table> (ii) Unlimited  (iii) Indian Rupees (INR)	Property ID no.	Bid Increase amount in multiple of Rs.	SBIN100001395979	10,000/-	SBIN200038701126	10,000/-	
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SBIN100001395979	10,000/-								
SBIN200038701126	10,000/-								
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	<table border="1"><thead><tr><th>Property ID no.</th><th>Date and time of public inspection</th></tr></thead><tbody><tr><td>SBIN100001395979</td><td>21.03.2024 Time 12:00 pm to 04:00 pm</td></tr><tr><td>SBIN200038701126</td><td>21.03.2024 Time 12:00 pm to 04:00 pm</td></tr></tbody></table> Name : Shantanu Mobile No. 7201999192	Property ID no.	Date and time of public inspection	SBIN100001395979	21.03.2024 Time 12:00 pm to 04:00 pm	SBIN200038701126	21.03.2024 Time 12:00 pm to 04:00 pm	
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SBIN100001395979	21.03.2024 Time 12:00 pm to 04:00 pm								
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13	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 process takes minimum of two working days. (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 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.  (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 price/ scrap the e-Auction process / proceed with conventional mode of tendering.  (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.  (g) The bidders are required to submit acceptance of the terms & conditions							

		<p>and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>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>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) 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>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(k) 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>(l) 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>(m) 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>(n) 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>(o) 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>(p) 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>(q) 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 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>(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 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</p>
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		<p>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><b>(u) Applicable GST / TDS will be borne by successful buyer over and above bid amount.</b></p>
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Date : 22.02.2024  
Place : Ahmedabad

**(HARSHAD R SAHOLIA)**  
**AUTHORISED OFFICER**