





**STATE BANK OF INDIA**


Stressed Assets Management Branch: Paramsiddhi Complex, 2nd Floor, Opp. V. S. Hospital, Ellisbridge, Ahmedabad-380 006, Phone: 079-26581081, Fax: 079-26581137,
e-mail: team4samb.ahm@sbi.co.in

Case Officer: Shri Rajesh M Bhatt; Mo: 9870058705
Authorised Officer: Shri Viveka Nand; Mo: 99798 92750

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 Staunch Pharmaceutical Limited, B-211, International Business Center, Piplod, Surat Gujarat 395007.
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, Ellisbridge, Ahmedabad-380 006.
3	Description of the immovable secured assets to be sold.	Details of property/ies
	1. Property ID No: <u>SBIN400007476682</u> 	1). (i). Office No 404 admeasuring about 282.50 Sq.ft (Super Built up area) on the 4 th floor (as per sanctioned plan on the 3 rd floor) of “Kinaro Apartment” situated on the land bearing city survey Nondh No: 29/B of City Survey Ward No 1 near Makkai Bridge Nanpura in the city of Surat, standing in the name of Mrs. Shikha Rajnikant Dadhich and Mr. Rajnikant Keshavkant Dadhich. (ii). Office No 405 admeasuring about 650.00 Sq.ft (Super Built up area) on the 4 th floor (as per sanctioned plan on the 3 rd floor) of Kinaro Apartment situated on the land bearing city survey Nondh No: 29/B of City Survey Ward No 1 near Makkai Bridge Nanpura in the city of Surat, standing in the name of Mrs. Shikha Rajnikant Dadhich and Mr. Rajnikant Keshavkant Dadhich. Property Location Short Address: <u>5RR8+R7W</u>
	2. Property ID No: <u>SBIN400005183194</u> 	3). Flat No A/605 admeasuring about 1120 sq.ft Super Built-up area on the 6 th Floor of the Building No A known as “Shreedhar Complex” owned by Shreedhar Complex Co-operative Housing Society Limited situated on the land bearing Revenue Survey No 248 paiki of village Adajan taluka Surat City District Surat which has been given Final Plot No 190 in T.P.Scheme No 13(Adajan) in the city of Surat, standing in the name of Mr. Rajnikant Keshavkant Dadhich. Property Location Short Address: <u>6Q5V+374</u>
	3. Property ID No: <u>SBIN400021522418</u> 	4). Flat No 301 admeasuring about 2000.00 Sq.ft. super built up area on the 3 rd floor of the Building No C known as “Nandini” situated at Vesu bearing Old Revenue Survey Nos 473, 433 and 427, New Revision Survey Nos : 269/2,308/1 & 310, T.P.Scheme No 6 Final Plot Nos 10,9 & 4 paiki of village Vesu taluka Surat City District Surat total, Standing in the name of Mrs. Shikha Rajnikant Dadhich and Mr. Rajnikant Keshavkant Dadhich. Property Location Short Address: <u>4QPF+Q89</u>
	4. Property ID No: <u>SBIN400008947642</u> 	5). Plot No 26 consisting of land area admeasuring 137.35 sq.mtrs alongwith undivided proportional share admeasuring about 38.60 sq.mtrs in the common road and cop in the housing estate known and named as SAI VIHAR RAW HOUSE, constituting the land of F.P. No 79 of TPS No 32(Adajan) R. S.No 119/3 of Moje Village Adajan situated in the Adajan area of City Surat Taluka (City) Choryasi B/h Peramid Square, L.P Sawani road, Adjan Surat, Construction area approximate admeasuring 864.00 Sq.feet, standing in the name of Dr. Sureshchandra Jagdishchandra Chhabra and Mrs. Anjana Sureshchandra Chhabra. Property Location Short Address: <u>4QPF+Q89</u>



5. Property ID No: SBIN400021522430 	6). Flat No A-3/1202 admeasuring about 127.65 Sq.mtrs built up area & 62.87 sq.mtrs proportionate common area in the building, on the 12 th floor of the Building No A-3 Known as Green Acres situated at Vejalpur Ahmedabad bearing Revenue Survey Nos 780,781/1,781/2,781/3 ,924/3 ,941/1,941/2, 941/3, 943 & 945, T.P Scheme No 25, final Plot Nos 38/2/2, 63,64,67,69,70,71,80,82,83 & 84 of village: Vejalpur, Taluka: Ahmedabad, District: Ahmedabad, standing in the name of Mrs. Shikha Rajnikant Dadhich and Mr. Rajnikant Keshavkant Dadhich. Property Location Short Address: 2G56+4H4													
4	Details of the encumbrances known to the secured creditor.	There are no other 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 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.10,98,85,154.99 as on 24.03.2023 as per Demand Notice of State Bank of India dated 27.03.2023 with further interest and incidental expenses, cost etc thereon and less Recovery, if any.												
6	Deposit of earnest money	<table><tr><th>Property ID No</th><th>EMD (Rs.)</th></tr><tr><td>SBIN400007476682</td><td>3,27,500/-</td></tr><tr><td>SBIN400005183194</td><td>3,47,500/-</td></tr><tr><td>SBIN400021522418</td><td>7,00,000/-</td></tr><tr><td>SBIN400008947642</td><td>19,10,000/-</td></tr><tr><td>SBIN400021522430</td><td>11,67,900/-</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 by means of RTGS/NEFT.</p>	Property ID No	EMD (Rs.)	SBIN400007476682	3,27,500/-	SBIN400005183194	3,47,500/-	SBIN400021522418	7,00,000/-	SBIN400008947642	19,10,000/-	SBIN400021522430	11,67,900/-
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SBIN400008947642	19,10,000/-													
SBIN400021522430	11,67,900/-													
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>SBIN400007476682</td><td>32,75,000/-</td></tr><tr><td>SBIN400005183194</td><td>34,75,000/-</td></tr><tr><td>SBIN400021522418</td><td>70,00,000/-</td></tr><tr><td>SBIN400008947642</td><td>1,91,00,000/-</td></tr><tr><td>SBIN400021522430</td><td>1,16,79,000/-</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. It is better to registered with MSTC site before a day of Auction date to avoid technical problem.</p>	Property ID No	Reserve Price (Rs.)	SBIN400007476682	32,75,000/-	SBIN400005183194	34,75,000/-	SBIN400021522418	70,00,000/-	SBIN400008947642	1,91,00,000/-	SBIN400021522430	1,16,79,000/-
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SBIN400021522430	1,16,79,000/-													
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 15 th 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 16.04.2024 from 11.00 A.M. to 04.00 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.	M/s MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp 'Click here for register'->complete online form->Login at website->Upload KYC documents->Documents authorization by MSTC. For any assistance email ibapiop@mstcecommerce.com with bidder registration number Or Call Helpdesk Number: 033-40645207, 40609118, 40645316, 22831002, 22891401, 22891005, 22901004, 22895064												



11	<p>(iii) Bid increment amount:</p> <p>(ii) Auto extension: _____ times. (limited / unlimited)</p> <p>(iii) Bid currency & unit of measurement</p>	<p>(i)</p> <table><tr><th>Property ID No</th><th>Bid Increase amount in multiple of (Rs.)</th></tr><tr><td>SBIN400007476682</td><td>10,000/-</td></tr><tr><td>SBIN400005183194</td><td>10,000/-</td></tr><tr><td>SBIN400021522418</td><td>25,000/-</td></tr><tr><td>SBIN400008947642</td><td>25,000/-</td></tr><tr><td>SBIN400021522430</td><td>25,000/-</td></tr></table> <p>(ii) Unlimited</p> <p>(iii) Indian Rupees (INR).</p>	Property ID No	Bid Increase amount in multiple of (Rs.)	SBIN400007476682	10,000/-	SBIN400005183194	10,000/-	SBIN400021522418	25,000/-	SBIN400008947642	25,000/-	SBIN400021522430	25,000/-
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SBIN400021522430	25,000/-													
12	<p>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.</p> <p>Contact person with mobile number</p>	<table><tr><th>Property ID No</th><th>Date and time of public inspection</th></tr><tr><td>SBIN400007476682</td><td>Date: 06.04.2024 & Time: 11.30 A.M. to 02.00 P.M.</td></tr><tr><td>SBIN400005183194</td><td>Date: 06.04.2024 & Time: 11.30 A.M. to 02.00 P.M.</td></tr><tr><td>SBIN400021522418</td><td>Date: 06.04.2024 & Time: 03.00 P.M. to 04.30 P.M.</td></tr><tr><td>SBIN400008947642</td><td>Date: 06.04.2024 & Time: 03.00 P.M. to 04.30 P.M.</td></tr><tr><td>SBIN400021522430</td><td>Date: 05.04.2024 & Time: 03.30 P.M. to 05.00 P.M.</td></tr></table> <p>Name : Rajesh Bhatt</p> <p>Mobile No. 9870058705</p>	Property ID No	Date and time of public inspection	SBIN400007476682	Date: 06.04.2024 & Time: 11.30 A.M. to 02.00 P.M.	SBIN400005183194	Date: 06.04.2024 & Time: 11.30 A.M. to 02.00 P.M.	SBIN400021522418	Date: 06.04.2024 & Time: 03.00 P.M. to 04.30 P.M.	SBIN400008947642	Date: 06.04.2024 & Time: 03.00 P.M. to 04.30 P.M.	SBIN400021522430	Date: 05.04.2024 & Time: 03.30 P.M. to 05.00 P.M.
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13	<p>Other conditions</p>	<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 same or not later than next working day, as the case may be.</p> <table><tr><td>Account Number</td><td>: 31666015329</td></tr><tr><td>Account Name</td><td>: Stressed Assets Management Branch Ahmedabad Recovery Account</td></tr><tr><td>Bank Name</td><td>: State Bank of India</td></tr><tr><td>Branch Name</td><td>: Commercial Branch Ahmedabad</td></tr><tr><td>Branch Code</td><td>: 06926</td></tr><tr><td>IFS Code</td><td>: SBIN0006926</td></tr></table> <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/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>	Account Number	: 31666015329	Account Name	: Stressed Assets Management Branch Ahmedabad Recovery Account	Bank Name	: State Bank of India	Branch Name	: Commercial Branch Ahmedabad	Branch Code	: 06926	IFS Code	: SBIN0006926
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		<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 immovable secured assets including the size/area of the immovable secured assets in question. They shall indecently 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 Authorized 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 uthorized officer of the concerned bank branch only.</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> <p>(v) QR Code is provided for the information to intending bidders. However, details of the property like photo/video/ other information shall be as per the ibapi portal only.</p>
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Date: 27.03.2024
Place: Ahmedabad

(Viveka Nand)
AUTHORISED OFFICER
STATE BANK OF INDIA



Property ID SBIN400007476682 (Office No. 404 & 405 at Kinaro Appartment, Nanpura, Surat)



Property ID SBIN400005183194 (Flat No. A-605, Shreedhar Complex, Adajan, Surat)



Property ID SBIN400021522418 (Flat No. C-301, Nandini Appartment, Vesu, Surat)





Property ID SBIN400008947642 (Resi Building No. 26, Sai Vihar Raw House, Adajan, Surat)





Property ID SBIN400008947642 (Flat No. A-3-1202, Green Acres, Prahladnagar, Ahmedabad)

