

**STATE BANK OF INDIA**

Stressed Assets Management Branch: 4th Floor, Old LHO Building, Lal Darwaja, Bhadra, Ahmedabad- 380001

E -mail: sbi.04199@sbi.co.in, team5samb.ahm@sbi.co.in

Contact Person: Mr. Kamal Kumar Garg; Mo: 9790053400 ; Shantanu, Mo: 7201999192

Property will be sold on "AS IS WHERE IS, AS IS WHAT IS & WHATEVER THERE IS" basis

1	Name and address of the Borrower	M/s Bhadresh Trading Corporation Ltd. (Borrower) 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: 4 th Floor, Old LHO Building, Lal Darwaja, Bhadra, Ahmedabad- 380001	
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 & 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 1950 sq. ft.
		SBIN00000203204	All that part and parcel of the property of M/s Bhadresh Trading Corporation Limited consisting of office No.203 & 204 admeasuring 560 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 border="1" data-bbox="480 584 1369 734"> <thead> <tr> <th data-bbox="480 584 927 618">Property ID No</th> <th data-bbox="927 584 1369 618">EMD (Rs.)</th> </tr> </thead> <tbody> <tr> <td data-bbox="480 618 927 663">SBIN00000325326</td> <td data-bbox="927 618 1369 663">49,60,000/-</td> </tr> <tr> <td data-bbox="480 663 927 734">SBIN00000203204</td> <td data-bbox="927 663 1369 734">17,10,000/-</td> </tr> </tbody> </table> <p data-bbox="480 775 1481 875">Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by https://baanknet.com on its e-auction site</p> <p data-bbox="480 920 831 952">By means of RTGS/NEFT.</p>		Property ID No	EMD (Rs.)	SBIN00000325326	49,60,000/-	SBIN00000203204	17,10,000/-
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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 border="1" data-bbox="480 958 1369 1066"> <thead> <tr> <th data-bbox="480 958 927 992">Property ID No</th> <th data-bbox="927 958 1369 992">Reserve Price (Rs.)</th> </tr> </thead> <tbody> <tr> <td data-bbox="480 992 927 1025">SBIN00000325326</td> <td data-bbox="927 992 1369 1025">4,96,00,000/-</td> </tr> <tr> <td data-bbox="480 1025 927 1066">SBIN00000203204</td> <td data-bbox="927 1025 1369 1066">1,71,00,000/-</td> </tr> </tbody> </table> <p data-bbox="480 1111 1481 1178">Bidders own wallet Registered with baanknet.com on its e-auction site https://baanknet.com/eauction-psb/bidder-registration</p> <p data-bbox="480 1223 1481 1503">Interested bidder may deposit Pre-Bid EMD with baanknet.com before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in baanknet.com Bank account and updating of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem. Bidders are requested to visit user manual on baanknet.com portal in Help menu.</p>		Property ID No	Reserve Price (Rs.)	SBIN00000325326	4,96,00,000/-	SBIN00000203204	1,71,00,000/-
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SBIN00000203204	1,71,00,000/-								
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 25.02.2025 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>baanknet.com web Portal https://baanknet.com</p> <p>'Click here for register'->https://baanknet.com/eauction-psb/bidder-registration Registration.</p> <p>For any assistance email with bidder registration number: support.BAANKNET@psballiance.com</p> <p>Or Call Helpdesk Number: +91 8291220220</p>						
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: _____ times. (limited / unlimited)</p> <p>(iii) Bid currency &</p>	<p>(i)</p> <table border="1" data-bbox="491 1406 1422 1563"> <thead> <tr> <th>Property ID No</th> <th>Bid Increase amount in multiple of (Rs.)</th> </tr> </thead> <tbody> <tr> <td>SBIN00000325326</td> <td>10,000/-</td> </tr> <tr> <td>SBIN00000203204</td> <td>10,000/-</td> </tr> </tbody> </table> <p>(ii) Unlimited.</p> <p>(iii) Indian Rupees (INR)</p>	Property ID No	Bid Increase amount in multiple of (Rs.)	SBIN00000325326	10,000/-	SBIN00000203204	10,000/-
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SBIN00000325326	10,000/-							
SBIN00000203204	10,000/-							

	unit of measurement														
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.	<table border="1"> <tr> <td data-bbox="475 255 841 286">Property ID No</td> <td data-bbox="852 255 1410 286">Date and time of public inspection</td> </tr> <tr> <td data-bbox="475 293 841 324">SBIN00000325326</td> <td data-bbox="852 293 1410 324">15.02.2025</td> </tr> <tr> <td data-bbox="475 331 841 362"></td> <td data-bbox="852 331 1410 362">12:00 P.M. to 02.00 P.M.</td> </tr> <tr> <td data-bbox="475 369 841 400">SBIN00000203204</td> <td data-bbox="852 369 1410 400">15.02.2025</td> </tr> <tr> <td data-bbox="475 407 841 439"></td> <td data-bbox="852 407 1410 439">03:30 P.M. to 05.30 P.M.</td> </tr> </table>	Property ID No	Date and time of public inspection	SBIN00000325326	15.02.2025		12:00 P.M. to 02.00 P.M.	SBIN00000203204	15.02.2025		03:30 P.M. to 05.30 P.M.	<p>Name : (1) Kamal Kumar Garg Mo No: 9799053400</p> <p>(2) Shantanu 7201999192</p>		
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13	Other conditions	<p>(a) The Bidders should get themselves registered on https://baanknet.com/eauction-psb/bidder-registration By providing requisite KYC documents and registration fees By means of NEFT/RTGS transfer from his bank account.</p> <p>(b) Interested bidder may deposit Pre-Bid EMD with Baanknet portal before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in Baanknet's Bank account and updating of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem.</p> <p>(c) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized 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 border="1" data-bbox="475 1608 1410 1951"> <tr> <td data-bbox="475 1615 730 1688">Account Number</td> <td data-bbox="735 1615 1410 1688">: 31666015329</td> </tr> <tr> <td data-bbox="475 1695 730 1769">Account Name</td> <td data-bbox="735 1695 1410 1769">: Stressed Assets Management Branch Ahmedabad Recovery Account</td> </tr> <tr> <td data-bbox="475 1776 730 1807">Bank Name</td> <td data-bbox="735 1776 1410 1807">: State Bank of India</td> </tr> <tr> <td data-bbox="475 1814 730 1845">Branch Name</td> <td data-bbox="735 1814 1410 1845">: Commercial Branch Ahmedabad</td> </tr> <tr> <td data-bbox="475 1852 730 1883">Branch Code</td> <td data-bbox="735 1852 1410 1883">: 06926</td> </tr> <tr> <td data-bbox="475 1890 730 1921">IFS Code</td> <td data-bbox="735 1890 1410 1921">: SBIN0006926</td> </tr> </table>		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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Address

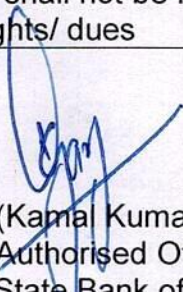
4th Floor, Old LHO Building, Lal Darwaja,
Bhadra, Ahmedabad- 380001






- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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.
- (h) The decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (i) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
- (j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (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.
- (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).
- (m) The Authorized Officer is not bound to accept the highest offer and the Authorized 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.
- (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.
- (o) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST etc. for transfer of the property in his/her name.
- (p) The payment of all statutory / non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall

		<p>be the sole responsibility of successful bidder only.</p> <p>(q) In case of any dispute arises as to the validity of the bid 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 Authorized 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 authorized officer of the concerned bank branch only.</p> <p>(r) 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 a 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>(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) It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194/A. If the aggregate of the sum credited or paid for such consideration is Rs. 50.00 lacs or more, TDS shall be filed online by filling Form 26QB & TDS Certificate to be issued in Form 16B. The purchaser has to produce the proof of having deposited this Income Tax into the Government Account within 15 days of e-auction.</p> <p>(u) 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 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 the 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>(v) Above all the properties are in Physical Possession of the Bank under SARFAESI Act.</p> <p>(w) Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.</p>
14	Details of pending litigation, if any, in	Not Known. 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

	respect of property to proposed to be sold	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
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Date : 29.01.2025
Place : Ahmedabad


(Kamal Kumar Garg)
Authorised Officer
State Bank of India

<p>Bank website www.sbi.co.in</p>	<p>E-auction website https://baanknet.com</p>	<p>Property Location of Office 203-204:</p>	<p>Photos & Video of Office 203-204</p>
			
<p>Property Location Office 325-326</p> 	<p>Photos & Video of Office 325-326</p> 