



**STATE BANK OF INDIA**

Stressed Assets Management Branch: Paramsiddhi Complex, 2nd Floor, Opp. V. S. Hospital, Ellisbridge, Ahmedabad-380 006, Phone: 079-26581081 / 079-26580795, e-mail: sbi.04199@sbi.co.in

Dealing Officer: Shri Ronak Parmar; Mob: 7600050349

Authorized Officer's name: Shri Gaurang Anand; Mob: 7600038903

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. SAHAJANAND INFRASTRUCTURE Sahajanand Green City, Block No. 166, Moje: Kamrej, Opp. Hansdev Villa, Kamrej Bartoli Road, Surat, Surat, Gujarat, India.	
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. (scan here for Direct Link to E-auction website) 	Property ID No	Details of property
		As per Annexure A Property Location: 7XGM+JM5 Kamrej, Gujarat 	Residential Project: Revenue Survey No. 168, Block No. 164 totally admeasuring 20096 sq. mts. (as per KJP SR/307/15-16, Revised No. 146 admeasuring 13753.46 sq. mtrs which was given New Block No. 164/1 to 164/82), Along with 6342.54 sq. mtrs. Undivided share in the land of Road & C.O.P. Paiki Block No. 164/83 to 164/85 Totally admeasuring 20096 Sq. Mts.) (Total 82 residential plots out of which 51 plots mentioned as per Annexure A are to be put for auction) Scheme Named: “ Devine Homes ”of Moje Village Kamrej, Ta: Kamrej Dist: Surat.
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	Rs. 13.47 Crs as on 29.12.2022 as per Demand Notice dated 30.12.2022 of interest & cost thereon Less: Recoveries thereafter if any	
6	Deposit of earnest money	Property ID	EMD (Rs.)
		As per Annexure A	As per Annexure A



		Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by eBkray on its e-auction site. By means of RTGS/NEFT.				
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"> <thead> <tr> <th>Property ID</th> <th>Reserve Price (Rs.)</th> </tr> </thead> <tbody> <tr> <td>As per Annexure A</td> <td>As per Annexure A</td> </tr> </tbody> </table> <p>Bidders own wallet Registered with eBkray on its e-auction site https://ebkray.in/eauction-psb/x-login</p> <p>Interested bidder may deposit Pre-Bid EMD with eBkray before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in eBkray'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. Bidders are requested to visit user manual on eBkray portal in Help menu.</p>	Property ID	Reserve Price (Rs.)	As per Annexure A	As per Annexure A
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As per Annexure A	As per Annexure A					
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 Authorized 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 28.08.2024 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.	eBkray web Portal https://ebkray.in/eauction-psb/x-login 'Click here for register'-> bUYER">https://ebkray.in/eauction-psb/x-login>bUYER Registration. Buyer's manual> Help>User manual">https://ebkray.in/eauction-psb/x-login>Help>User manual For any assistance email with bidder registration number Or Call Helpdesk Number: +91 8291220220				
11	(i) Bid increment amount: (ii) Auto extension: unlimited times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) <table border="1"> <thead> <tr> <th>Property ID</th> <th>Bid Increase amount in multiple of (Rs.)</th> </tr> </thead> <tbody> <tr> <td>As per Annexure A</td> <td>25000/-</td> </tr> </tbody> </table> Unlimited. (iii) Indian Rupees (INR) (ii)	Property ID	Bid Increase amount in multiple of (Rs.)	As per Annexure A	25000/-
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As per Annexure A	25000/-					
12	Date and Time during which inspection of the immovable assets to	<table border="1"> <thead> <tr> <th>Property ID</th> <th>Date and time of public inspection</th> </tr> </thead> <tbody> <tr> <td>As per Annexure A</td> <td>21.08.2024 Time 01.00 pm to 04.00 pm</td> </tr> </tbody> </table>	Property ID	Date and time of public inspection	As per Annexure A	21.08.2024 Time 01.00 pm to 04.00 pm
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	<p>be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number</p>	<p>Name: Ronak Parmar Mobile No. 7600050349</p>														
13	Other conditions	<p>(a) The Bidders should get themselves registered on https://ebkray.in/eauction-psb/x-login 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 eBkray before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in eBkray'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="539 1014 1474 1413"> <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> <tr> <td>Address</td> <td>: 2nd Floor, Paramsidhi Complex, Opp. VS Hospital, Ellisbridge, Ahmedabad</td> </tr> </table> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</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	Address	: 2nd Floor, Paramsidhi Complex, Opp. VS Hospital, Ellisbridge, Ahmedabad
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		<p>(h) The decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</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 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.</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) 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) Applicable GST / TDS shall be borne by successful buyer over and above bid amount.</p> <p>(t) 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</p>
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		<p>the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever.</p> <p>(u) Above all the properties are in Physical Possession of the Bank under SARFAESI Act.</p> <p>(v) 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 respect of property proposed to be sold	<ul style="list-style-type: none"> • Securitization application (SA/359/2023) filed by borrower. The matter is pending before DRT II, Ahmedabad.

Date: 01.08.2024
Place: Ahmedabad

**AUTHORISED OFFICER
STATE BANK OF INDIA**

“Divine Homes”
Opp. The Mountain School, B/h Sahajanand Green City, SH-167, Kamrej, Surat-394180.



Annexure A

SR NO.	PLOT NO	AREA (SQ MTR)	PROPERTY ID	RESERVE PRICE (IN LAKH)	EMD (IN LAKH)
1	1	158.9	SBIN28082024001	32.49	3.24
2	2	169.27	SBIN28082024002	34.61	3.46
3	3	175.27	SBIN28082024003	35.84	3.58
4	4	181.27	SBIN28082024004	37.07	3.70
5	5	187.28	SBIN28082024005	38.30	3.83
6	6	190.9	SBIN28082024006	39.04	3.90
7	7	199.06	SBIN28082024007	40.71	4.07
8	8	187.61	SBIN28082024008	38.36	3.83
9	9	319.34	SBIN28082024009	65.31	6.53
10	10	213.44	SBIN28082024010	43.65	4.36
11	11	161.31	SBIN28082024011	32.99	3.29
12	12	161.31	SBIN28082024012	32.99	3.29
13	16	161.31	SBIN28082024016	32.99	3.29
14	17	161.31	SBIN28082024017	32.99	3.29
15	18	156.95	SBIN28082024018	32.09	3.20
16	20	161.31	SBIN28082024020	32.99	3.29
17	21	161.31	SBIN28082024021	32.99	3.29
18	24	161.31	SBIN28082024024	32.99	3.29
19	32	153.55	SBIN28082024032	31.40	3.14
20	34	152.95	SBIN28082024034	31.28	3.12
21	42	159.07	SBIN28082024042	32.53	3.25
22	43	160.62	SBIN28082024043	32.84	3.28
23	44	162.21	SBIN28082024044	33.17	3.31
24	45	138.42	SBIN28082024045	28.30	2.83

25	50	161.68	SBIN28082024050	33.06	3.30
26	51	161.61	SBIN28082024051	33.06	3.30
27	52	161.68	SBIN28082024052	33.06	3.30
28	53	157.32	SBIN28082024053	32.17	3.21
29	54	157.32	SBIN28082024054	32.17	3.21
30	55	161.68	SBIN28082024055	33.06	3.30
31	56	161.68	SBIN28082024056	33.06	3.30
32	57	161.68	SBIN28082024057	33.06	3.30
33	58	161.68	SBIN28082024058	33.06	3.30
34	60	161.68	SBIN28082024060	33.06	3.30
35	61	157.32	SBIN28082024061	32.17	3.21
36	62	162.65	SBIN28082024062	33.26	3.32
37	63	126.28	SBIN28082024063	25.82	2.58
38	65	166.08	SBIN28082024065	33.96	3.39
39	66	150.27	SBIN28082024066	30.73	3.07
40	67	149	SBIN28082024067	30.47	3.04
41	68	163.10	SBIN28082024068	33.35	3.33
42	69	172.41	SBIN28082024069	35.26	3.52
43	70	180.39	SBIN28082024070	36.89	3.68
44	71	190.61	SBIN28082024071	38.98	3.89
45	72	302.23	SBIN28082024072	61.81	6.18
46	73	145.13	SBIN28082024073	29.68	2.96
47	74	196.20	SBIN28082024074	40.12	4.01
48	75	166.16	SBIN28082024075	33.98	3.39
49	76	157.33	SBIN28082024076	32.17	3.21
50	79	168.85	SBIN28082024079	34.53	3.45
51	81	167.51	SBIN28082024081	34.25	3.42

