



## STATE BANK OF INDIA

Stressed Assets Management Branch: Paramsiddhi Comlex, 2<sup>nd</sup> Floor, Opp. V. S. Hospital, Ellisbridge, Ahmedabad-380 006, Phone : 079-26581081, Fax: 079-26581137, e-mail: [sbi.04199@sbi.co.in](mailto:sbi.04199@sbi.co.in) **Dealing Officer** : Shri G. Nageswara Rao ; Mob: 9704557261 **Authorised Officer's name**: Shri Saurabh Srivastava; Mob: 8818803200

### NOTICE OF SALE THROUGH PRIVATE TREATY

#### SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of State Bank of India has taken over physical possession of the schedule property u/s 13(4) of the SARFAESI Act.

Public at large is informed that the secured property as mentioned in the Schedule is available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on **"AS IS WHERE IS BASIS, AS IS WHAT IS BASIS", WHATEVER THERE IS, WITHOUT RECOURSE BASIS**

**Standard terms & conditions for sale of property through Private Treaty are as under:**

1. Sale through Private Treaty will be on **"AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS, WITHOUT RECOURSE BASIS"**.
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application on or before **Dt 31.01.2024** which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.





9. In case of more than one offer, the Bank will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application on or before **Dt 31.01.2024**
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

**SCHEDULE OF PROPERTIES**  
(Description of Immovable Secured Assets)

Sr. No.	Description of property / assets	Reserve Price	Incremental Amount	Minimum Bid Amount for Private Treaty #
1	<b>Commercial Property : Showroom (Shop type), House No. 3 as per sale deed, front side, A- Block, 3<sup>rd</sup> floor at Union Point, Surat.</b> Super Built up area admeasuring 3055.00 sq. fts equivalent to 283.92 sq.mts its carpet area admeasuring 1833.00 square fts equivalent 170.35 square meters constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at <b>Ghod Dod Road, Athwalines, Surat</b> belonging to M/s Raj Infraspace Gujarat Pvt. Ltd (Corporate Guarantor of Raj International Ltd)	<b>1,40,00,000/-</b>	<b>50,000/-</b>	<b>1,40,50,000/-</b>
2	<b>Commercial Property : Showroom (Shop type), House No. 3 as per sale deed, A- Block, 2<sup>nd</sup> floor at Union Point, Surat.</b> Super Built up area admeasuring 3055.00 sq. fts equivalent to 283.92 sq.mts its carpet area admeasuring 1833.00 square fts equivalent 170.35 square meters constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at <b>Ghod Dod Road, Athwalines, Surat</b> belonging to M/s Raj Infraspace Gujarat Pvt. Ltd.	<b>1,52,00,000/-</b>	<b>50,000/-</b>	<b>1,52,50,000/-</b>





3	<b>Commercial Property: Showroom (Shop type), House No. 3 as per sale deed, front side, A- Block, 4<sup>th</sup> floor at Union Point, Surat.</b> Super Built up area admeasuring 3055.00 sq. fts equivalent to 283.92 sq.mts its carpet area admeasuring 1833.00 square fts equivalent 170.35 square meters constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at <b>Ghod Dod Road, Athwalines, Surat</b> belonging to M/s Raj Infraspac Gujarat Pvt. Ltd	1,40,00,000/-	50,000/-	1,40,50,000/-
4	<b>Commercial Property: Showroom (Shop type), House No. 4 as per sale deed, front side, A- Block, 4<sup>th</sup> floor at Union Point, Surat.</b> Super Built up area admeasuring 2570.00 sq. fts equivalent to 238.85 sq.mts its carpet area admeasuring 1542.00 square fts equivalent 143.31 square meters constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at <b>Ghod Dod Road, Athwalines, Surat</b> belonging to M/s Raj Infraspac Gujarat Pvt. Ltd	1,18,00,000/-	50,000/-	1,18,50,000/-
5	<b>Commercial Property : Showroom (Shop type), House No. 3 as per sale deed, back side, B- Block, 4<sup>th</sup> floor at Union Point, Surat,</b> its carpet area admeasuring 1143.00 square fts equivalent 106.2268 square meters behind the House No.3 towards from Eastern side at union point constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at <b>Ghod Dod Road, Athwalines, Surat</b> belonging to M/s Raj Infraspac Gujarat Pvt. Ltd	78,00,000/-	50,000/-	78,50,000/-





6	All right title and interest in super structure right of Office no. 501, admeasuring 303.5315 sq. mtrs equivalent to 3266.00 sq. fts. Carpet area on 5th floor of "A" tower at Twin Tower, constructed on the lease hold land bearing Revenue Survey No. 86 Part T. P. Scheme No. 8 (Umarwada), F. P. Nos 164, 165 and 166 City Survey Nos. 4936 and 4937 of Ward No. 7, situated at Umarwada, Sub District Choryasi, Dist: Surat, included in the city limit of Surat belonging to M/s Raj International Ltd	4,02,00,000/-	1,00,000/-	4,03,00,000/-
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# Below which the properties will not be sold and minimum amount to be deposited with the application will be 10% of the offered amount.

Date: 11.01.2024  
Place: Ahmedabad

*Kanadh Fintaz*  
Authorized Officer  
State Bank of India



Property Location: 5QFX+J6Q Surat, Gujarat or scan here





**Photographs of the Properties:**

**1)COMMERCIAL PROPERTY HOUSE No.3 IN THIRD FLOOR, UNION POINT, SURAT:**





2) COMMERCIAL PROPERTY HOUSE No.3 IN SECOND FLOOR, UNION POINT, SURAT:





3) COMMERCIAL PROPERTY HOUSE NO.3 IN FOURTH FLOOR, UNION POINT,SURAT:





4) COMMERCIAL PROPERTY HOUSE NO.4 IN FOURTH FLOOR, UNION POINT,SURAT:





**5) COMMERCIAL PROPERTY HOUSE NO 3 BACKSIDE FOURTH FLOOR, UNION POINT, SURAT:**



**6) Commercial property : Twin tower 501 , Ring Road, Surat:**

