



STATE BANK OF INDIA

Stressed Assets Management Branch: 4th Floor, State Bank of India, Old LHO Building.
Mail Id : team2samb.ahm@sbi.co.in & sbi.04199@sbi.co.in
Authorized Officer: Shri Rajesh B Kumar; Mobile No: 9824275526
Dealing Officer : Shekhar R Srivastava; Mobile No: 7600037735

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

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. SAPANA COOL PRODUCT PRIVATE LIMITED Regd. Add. - Survey No. 232/1, Near Railway Crossing, Opp. Bharat petrol pump, Derdi Road, Village Moti Kunkavav, Ta-Moti Kunkava ,Dist Amreli, Gujarat.-365450		
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch, 4th Floor, Old SBI LHO Building, Lal Darwaja, Bhadra, Ahmedabad, Pin- 380001.		
3	Description of the immovable secured assets to be sold.	Lot No	Property ID	Details of property/ies
		1	SBIN200050774157	Factory Land & Buildings with Plant & Machineries bearing Survey Number: Revenue Survey No.-232 paiki 1, situated at Vadiya, Kunkavav Road, At - Moti Kunkavav, Vadiya Kunkavav, 365450, Admeasuring Total Area: 9713.00 Sq. Mtr. In the name of M/s. Sapana Cool Products Pvt Ltd.
		2	SBIN200050769189	Residential Plot bearing Survey Number: City Survey No.- 457 and No.- 459 paiki, situated at Kalal Street, Moti Kunkavav, Kunkavav, 365450, (Rural), Admeasuring Total Area: 425.43 Sq. Mtr., in the name of Shri. Atulkumar Maneklal Jayswal.

		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.11,83,40,430.53 (Rupees Eleven Crore Eighty-Three Lakhs Forty Thousand Four Hundred Thirty and Paise Fifty Three Only) as on 03.12.2023 + interest thereon + expenses & costs as per demand Notice dated 04.12.2023 issued under section 13(2) of SARFAESI Act 2002. Less : Recoveries thereafter if any												
6	Deposit of earnest money	<table border="1"> <thead> <tr> <th>Lot No</th><th>Property ID</th><th>EMD (Rs.)</th></tr> </thead> <tbody> <tr> <td>1</td><td>SBIN200050774157</td><td>86,00,000/-</td></tr> <tr> <td>2</td><td>SBIN200050769189</td><td>8,50,000/-</td></tr> <tr> <td>3</td><td>SBIN20050769277</td><td>21,10,000/-</td></tr> </tbody> </table> <p>Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by https://baanket.com on its e-auction site By means of RTGS/NEFT</p>	Lot No	Property ID	EMD (Rs.)	1	SBIN200050774157	86,00,000/-	2	SBIN200050769189	8,50,000/-	3	SBIN20050769277	21,10,000/-
Lot No	Property ID	EMD (Rs.)												
1	SBIN200050774157	86,00,000/-												
2	SBIN200050769189	8,50,000/-												
3	SBIN20050769277	21,10,000/-												
7	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be remitted	<table border="1"> <thead> <tr> <th>Lot No</th><th>Property ID</th><th>Reserve Price (Rs.)</th></tr> </thead> <tbody> <tr> <td>1</td><td>SBIN200050774157</td><td>8,60,00,000/-</td></tr> <tr> <td>2</td><td>SBIN200050769189</td><td>85,00,000/-</td></tr> <tr> <td>3</td><td>SBIN20050769277</td><td>2,11,00,000/-</td></tr> </tbody> </table> <p>Interested bidder may deposit Pre-Bid EMD with http://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'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 https://baanknet.com/eauction-psb/x-login portal in Help menu.</p>	Lot No	Property ID	Reserve Price (Rs.)	1	SBIN200050774157	8,60,00,000/-	2	SBIN200050769189	85,00,000/-	3	SBIN20050769277	2,11,00,000/-
Lot No	Property ID	Reserve Price (Rs.)												
1	SBIN200050774157	8,60,00,000/-												
2	SBIN200050769189	85,00,000/-												
3	SBIN20050769277	2,11,00,000/-												
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 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 Auction purchaser not exceeding three months from the date of 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 03.12.2025 from 11:00 am to 04:00 pm 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 web Portal https://baanknet.com/eauction-psb/x-login 'Click here for register'->bUYER">https://baanknet.com/eauction-psb/x-login>bUYER Registration. Buyer's manual> Help>User manual">https://baanknet.com/eauction-psb/x-login>Help>User manual For any assistance email on support.BAANKNET@psballiance.com with bidder registration number Or Call Helpdesk Number: +91 8291220220</p>												
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	<p>(i)</p> <table border="1"> <thead> <tr> <th>Lot No</th><th>Property ID</th><th>Bid Increase amount in multiple of (Rs.)</th></tr> </thead> <tbody> <tr> <td>1</td><td>SBIN200050774157</td><td>50,000/-</td></tr> <tr> <td>2</td><td>SBIN200050769189</td><td>10,000/-</td></tr> <tr> <td>3</td><td>SBIN20050769277</td><td>10,000/-</td></tr> </tbody> </table> <p>(ii) Unlimited extensions of 10 minutes each if a bid is placed in the last 10 minutes of the scheduled closing time of e Auction and bidding continues further Indian Rupees (iii) Indian Rupees (INR)</p>	Lot No	Property ID	Bid Increase amount in multiple of (Rs.)	1	SBIN200050774157	50,000/-	2	SBIN200050769189	10,000/-	3	SBIN20050769277	10,000/-
Lot No	Property ID	Bid Increase amount in multiple of (Rs.)												
1	SBIN200050774157	50,000/-												
2	SBIN200050769189	10,000/-												
3	SBIN20050769277	10,000/-												
12	Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy	<table border="1"> <thead> <tr> <th>Lot No</th><th>Property ID</th><th>Date and time of public inspection</th></tr> </thead> <tbody> <tr> <td>1</td><td>SBIN200050774157</td><td>25.11.2025 Time 12.00 pm to 01.00 pm</td></tr> </tbody> </table>	Lot No	Property ID	Date and time of public inspection	1	SBIN200050774157	25.11.2025 Time 12.00 pm to 01.00 pm						
Lot No	Property ID	Date and time of public inspection												
1	SBIN200050774157	25.11.2025 Time 12.00 pm to 01.00 pm												

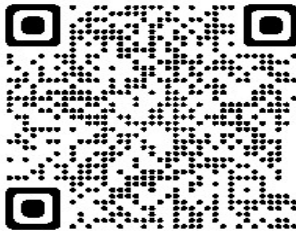
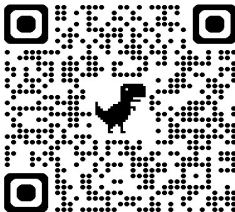
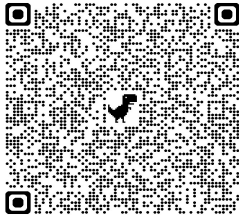
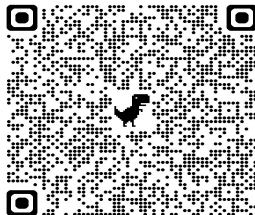
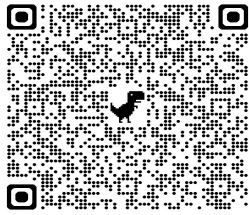

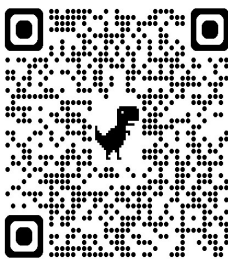
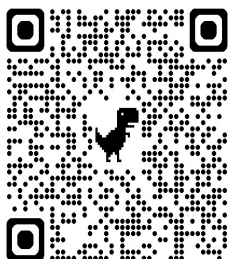
	themselves about the assets and their specification. Contact person with mobile number	<table><tr><td>2</td><td>SBIN200050769189</td><td>25.11.2025 Time 01.00 pm to 02.00 pm</td></tr><tr><td>3</td><td>SBIN20050769277</td><td>26.11.2025 Time 12.00 am to 01.00 pm</td></tr></table> <p>Shri Rajesh B Kumar (Authorized Officer): Mobile No: 9824275526 Shekhar R Srivastava (Case Officer) Mobile No. 7600037735</p>	2	SBIN200050769189	25.11.2025 Time 01.00 pm to 02.00 pm	3	SBIN20050769277	26.11.2025 Time 12.00 am to 01.00 pm								
2	SBIN200050769189	25.11.2025 Time 01.00 pm to 02.00 pm														
3	SBIN20050769277	26.11.2025 Time 12.00 am to 01.00 pm														
13	Other conditions	<p>(a) The Bidders should get themselves registered on https://baanknet.com/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) The intending bidders should transfer his EMD amount by means of challan generated on his bidder account maintained with PSB Alliance Pvt Limited at https://www.Baanknet.in by means of NEFT / RTGS transfer from his bank account.</p> <p>(c) The intending bidders should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with PSB Alliance Pvt Limited 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 same day or not later than the 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><tr><td>Address</td><td>: 4th Floor, Old SBI LHO Building, Lal Darwaja, Bhadra, Ahmedabad, Pin- 380001</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 bidders for any interruption or delay in access to the 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. 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 the 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 wallet maintained with PSB Alliance Pvt Limited. 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 /</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	: 4th Floor, Old SBI LHO Building, Lal Darwaja, Bhadra, Ahmedabad, Pin- 380001
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	: 4th Floor, Old SBI LHO Building, Lal Darwaja, Bhadra, Ahmedabad, Pin- 380001															

		<p>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 may it 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, GST etc. owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(q) In case 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>(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 change of name in the sale certificate other than the person who submitted the bid / participated in the auction will be entertained.</p> <p>(s) The Bank is not liable for any delay in handing over the possession to successful purchaser or to pay any interest / refund of EMD / money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.</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 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) Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.</p> <p>(v) The QR code for location/property video is provided only for indicative location and condition of the property. Bidders should ascertain the property location and condition by documents and by physical visit.</p> <p>(w) Disposal of any material lying at the site will solely be the responsibility of the successful bidder, and at their own cost.</p> <p>(x) Applicable GST / TDS & other taxes/dues will be borne by successful buyer over and above bid amount. Authorized officer and secured creditor shall not be responsible for any demarcation related and other litigations. Authorized officer/secured creditor shall not be liable for Govt scheme with regard to property.</p> <p>(y) Bidder may make physical/ independent enquiry to ensure property location, GIDC legal issued and other details before bidding.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold.	SA-520/2024 & 636/2024 filed by borrower/ guarantors is pending before Hon'ble DRT, Ahmedabad.

Date :13.11.2025
Place: Ahmedabad

(Rajesh B Kumar)
AUTHORISED OFFICER
STATE BANK OF INDIA

QR code of Auction & Properties

Bank website www.sbi.co.in		E-auction website https://baanknet.com/eauction-psb/x-login	
			
Property Location		Property Location	
Property No.01		Property No.02	
			
		Property No.03	
Photographs & Video		Photographs & Video	
Property No.01		Property No.02	
			
		Property No.03	