

**STATE BANK OF INDIA****Stressed Assets Management Branch**4th Floor, Old LHO building, Lal Darwaja,**Bhadra, Ahmedabad-380 001 (Gujarat)**e –mail: team6samb.ahm@sbi.co.in

Authorised Officer's Name: Shri Kamlesh Kumar Bairwa; Mob: 9587652468

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	NIRMAN INDUSTRIES LIMITED Registered Office: 63, Nirman Industrial Estate, Opp Fulpada School, Ashwin Kumar Road, Surat 395009 Unit: Plot A&B, Gujarat Eco Textile Park Limited, Survey No 186 and 187, Village-Baleshwar, Taluka- Palsana, District- Surat, Gujarat.								
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-380 001.								
3	Complete Description of the movable/immovable secured assets to be sold.	<table border="1"><thead><tr><th>Property ID no.</th><th>Details of properties</th></tr></thead><tbody><tr><td>SBIN366300001 </td><td>Lot No. (1) : Factory, Land & Building- All that piece and parcel of property (land and building) owned by M/s Nirman Industries Ltd being at Plot No “A” admeasuring 7215.08 Sq. Mtrs and Plot No “B” admeasuring 1116.12 Sq. Mtrs together with lease hold rights in the land / plots at Textile Park of Gujarat Eco Textile Park Limited situated on the land bearing Survey No 186 and 187 its Block No 181/B part of Village-Baleshwar, Taluka Palsana, District Surat, Gujarat.</td></tr><tr><td>SBIN366300002 </td><td>Lot No. (2): Plant & Machinery at factory owned by M/s Nirman Industries Ltd being at Plot No “A” and Plot No “B” at Textile Park of Gujarat Eco Textile Park Limited, situated on the land bearing Survey No 186 and 187 its Block No 181/B part of Village Baleshwar, Taluka Palsana, District Surat, Gujarat.</td></tr><tr><td>SBINFLBPM00003 </td><td>Lot No. (3): Combined Lot- Factory Land & Buildings and Plant and Machinery owned by M/s Nirman Industries Ltd being at Plot No “A” and Plot No. “B” at Textile Park of Gujarat Eco Textile Park Limited situated on the land bearing Survey No 186 and 187 its Block No 181/B part of Village-Baleshwar, Taluka Palsana, District Surat, Gujarat.</td></tr></tbody></table>	Property ID no.	Details of properties	SBIN366300001 	Lot No. (1) : Factory, Land & Building- All that piece and parcel of property (land and building) owned by M/s Nirman Industries Ltd being at Plot No “A” admeasuring 7215.08 Sq. Mtrs and Plot No “B” admeasuring 1116.12 Sq. Mtrs together with lease hold rights in the land / plots at Textile Park of Gujarat Eco Textile Park Limited situated on the land bearing Survey No 186 and 187 its Block No 181/B part of Village-Baleshwar, Taluka Palsana, District Surat, Gujarat.	SBIN366300002 	Lot No. (2): Plant & Machinery at factory owned by M/s Nirman Industries Ltd being at Plot No “A” and Plot No “B” at Textile Park of Gujarat Eco Textile Park Limited, situated on the land bearing Survey No 186 and 187 its Block No 181/B part of Village Baleshwar, Taluka Palsana, District Surat, Gujarat.	SBINFLBPM00003 	Lot No. (3): Combined Lot- Factory Land & Buildings and Plant and Machinery owned by M/s Nirman Industries Ltd being at Plot No “A” and Plot No. “B” at Textile Park of Gujarat Eco Textile Park Limited situated on the land bearing Survey No 186 and 187 its Block No 181/B part of Village-Baleshwar, Taluka Palsana, District Surat, Gujarat.
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		<p>The factory land & building and plant & machinery is under physical possession of the Bank under SARFAESI Act 2002.</p> <p>IMPORTANT NOTE: (i) Sale of Lot No. (1) will be confirmed only if bid for Lot No. (2) is successful. (ii) If bids received for Lot No. (1), (2) & (3) then priority will be given to higher side i.e bid for Lot No. (3) on one side and bid for Lot No. (1) & (2) collectively on the other side.</p>								
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there are no 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 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. 59,10,30,925.64 as on 10.07.2015 + interest thereon + expenses & costs as per demand Notice dated 10.07.2015 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>Property ID no.</th> <th>EMD (Rs.)</th> </tr> </thead> <tbody> <tr> <td>SBIN366300001</td> <td>1,22,00,000/-</td> </tr> <tr> <td>SBIN366300002</td> <td>28,10,000/-</td> </tr> <tr> <td>SBINFLBPM00003</td> <td>1,50,10,000/-</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://baanknet.com on its e-auction site by means of RTGS/NEFT.</p>	Property ID no.	EMD (Rs.)	SBIN366300001	1,22,00,000/-	SBIN366300002	28,10,000/-	SBINFLBPM00003	1,50,10,000/-
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7	<p>Reserve price of the immovable/ movable secured assets:</p> <p>Account / Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted:</p>	<table border="1"> <thead> <tr> <th>Property ID no.</th> <th>Reserve Price</th> </tr> </thead> <tbody> <tr> <td>SBIN366300001</td> <td>12,20,00,000/-</td> </tr> <tr> <td>SBIN366300002</td> <td>2,81,00,000/-</td> </tr> <tr> <td>SBINFLBPM00003</td> <td>15,01,00,000/-</td> </tr> </tbody> </table> <p>Interested bidder may deposit Pre-Bid EMD with https://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>	Property ID no.	Reserve Price	SBIN366300001	12,20,00,000/-	SBIN366300002	2,81,00,000/-	SBINFLBPM00003	15,01,00,000/-
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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 09.02.2026 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.	BAANKNET web Portal: https://baanknet.com/eauction-psb/x-login Click here for registration: https://baanknet.com/eauction-psb/bidder-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								
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) <table border="1"> <thead> <tr> <th>Property ID no.</th> <th>Bid Increase amount in multiple of Rs.</th> </tr> </thead> <tbody> <tr> <td>SBIN366300001</td> <td>1,00,000/-</td> </tr> <tr> <td>SBIN366300002</td> <td>1,00,000/-</td> </tr> <tr> <td>SBINFLBPM00003</td> <td>2,00,000/-</td> </tr> </tbody> </table> (ii) Unlimited (iii) Indian Rupees (INR)	Property ID no.	Bid Increase amount in multiple of Rs.	SBIN366300001	1,00,000/-	SBIN366300002	1,00,000/-	SBINFLBPM00003	2,00,000/-
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SBIN366300002	1,00,000/-									
SBINFLBPM00003	2,00,000/-									
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"> <thead> <tr> <th>Property ID no.</th> <th>Date and time of public inspection</th> </tr> </thead> <tbody> <tr> <td>SBIN366300001</td> <td>02.02.2026 Time 01:00 PM to 03:00 PM</td> </tr> <tr> <td>SBIN366300002</td> <td>02.02.2026 Time 01:00 PM to 03:00 PM</td> </tr> <tr> <td>SBINFLBPM00003</td> <td>02.02.2026 Time 01:00 PM to 03:00 PM</td> </tr> </tbody> </table> Contact persona name: Shri Ravindra Parmar, Mobile No. +91-83758-32224	Property ID no.	Date and time of public inspection	SBIN366300001	02.02.2026 Time 01:00 PM to 03:00 PM	SBIN366300002	02.02.2026 Time 01:00 PM to 03:00 PM	SBINFLBPM00003	02.02.2026 Time 01:00 PM to 03:00 PM
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13	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com/eauction-psb/x-login By providing requisite KYC documents and registration fee, By means of NEFT/RTGS transfer from his bank account (b) 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** '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.

- (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.

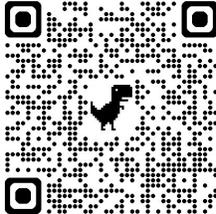
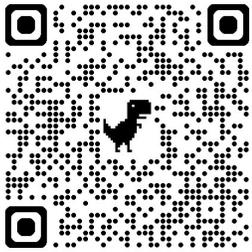
Account Number	:	31666015329
Account Name	:	Stressed Assets Management Branch Ahmedabad Recovery Account
Bank Name	:	State Bank of India
Branch Name	:	Commercial Branch Ahmedabad
Branch Code	:	06926
IFS Code	:	SBIN0006926
Address	:	2nd Floor, Paramsidhi Complex, Opp. VS Hospital, Ellisbridge, Ahmedabad

- (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/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.
- (h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (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.
- (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

		<p>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 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>(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) 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 Authorised 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>(r) 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 authorised officer of the concerned bank branch only.</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) 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</p>
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		<p>e-Auction will be entertained.</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> <p>(x) Applicable GST / TDS will be borne by successful buyer over and above bid amount.</p>
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Bank website	E-auction website
[https://sbi.bank.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others]	https://baanknet.com/eauction-psb/x-login
	

Property Location	Photographs& Video Land & Building	Photographs& Video Plant & Machinery	Photographs& Video L&B and P&M
			

Date: 21.01.2026
Place: Ahmedabad

**(KAMLESH KUMAR BAIRWA)
AUTHORISED OFFICER**