

SARB/10059/2025-26/O.C.

December 16, 2025

To

Mr. Chintankumar Indravadan Dalwadi 329, Thurcaston road, Leicester, United Kingdom LE4 2RF	Mr. Chintankumar Indravadan Dalwadi 202, Vaibhav Tower, V.V. Nagar Road, Vivekanand Wadi, Anand, Gujarat - 388120	Ms. Krishnaben Chintankumar Dalwadi 329, Thurcaston road, Leicester, United Kingdom LE4 2RF
Ms. Geetaben Indravadan Dalwadi 329, Thurcaston road, Leicester, United Kingdom LE4 2RF	Ms. Geetaben Indravadan Dalwadi 202, Vaibhav Tower, V.V. Nagar Road, Vivekanand Wadi, Anand, Gujarat - 388120	Ms. Krishnaben Chintankumar Dalwadi 202, Vaibhav Tower, V.V. Nagar Road, Vivekanand Wadi, Anand, Gujarat - 388120
Ms. Shwetaben Indravadan Dalwadi 202, Vaibhav Tower, V.V. Nagar Road, Vivekanand Wadi, Anand, Gujarat - 388120	Ms. Shwetaben Indravadan Dalwadi 329, Thurcaston road, Leicester, United Kingdom LE4 2RF	

APPENDIX-IV-A
{See Provision to rule 8(6)}
Sale Notice for sale of Immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/Guarantor(s) that the below described Immovable property mortgaged/charged to the Bank (Secured Creditor), the Physical possession of which has been taken by the Authorized Officer of State Bank of India, SARB, Vadodara (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 12-01-2026 between 12.00 noon to 03:00 p.m., for recovery of **Rs 1,12,20,800 (Rupees one crore twelve lakh twenty thousand eight hundred only)** as on 10/01/2022 + future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc (less repayment made on or after 10/01/2022, if any), due to the Secured Creditor from Mr. Chintankumar Indravadan Dalwadi (Borrower), Ms. Krishnaben Chintankumar Dalwadi (Co-Borrower), Ms. Geetaben Indravadan Dalwadi (Guarantor) and Mrs. Shwetaben Indravadan Dalwadi (Guarantor).

For further details, please refer to the e-auction sale notice published in the Gujarati and English newspapers on or after 20-12-2025

(Rs. in lakh)

S No.	Details of property	Reserve Price	Earnest Money deposit
1	Immovable property - Open Plot bearing C.S. No. 1646/8 (admeasuring 243.89 square meter) situated in Village: Anand, Taluka & District: Anand, Gujarat Owner: Ms. Geeta Indravadan Dalwadi, Ms. Swetaben Indravadan Dalwadi, & Mr. Chintankumar Indravadan Dalwadi	120.80	12.08

Encumbrance, if any: None known

For detailed terms & conditions of the sale, please refer to the link provided in secured creditor's website <https://sbi.bank.in/web/sbi-in-the-news/auction-notices> & also at <https://baanknet.com/eauction-psb>

For, State Bank of India



Authorized Officer & Chief Manager
 Vikas Kumar Singh
 Mb: 7600041017

Date: 16-12-2025

Place: Vadodara



State Bank of India
Stressed Assets Recovery Branch (SARB) (10059)
2nd Floor, Samyak Status, Opp. D R Amin School,
Diwalipura Main Road, Vadodara-390007

Phone No. 0265-2225292

E-mail: sbi.10059@sbi.co.in

Date: 16/12/2025

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

1	Name of the Borrower	Mr. Chintankumar Indravadan Dalwadi & Ms. Krishnaben Chintankumar Dalwadi
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch (SARB), 2nd Floor, Samyak Status, Opp. D R Amin School, Diwalipura Main Road, Vadodara-390007
3	Description of the Immovable secured assets to be sold.	Immovable property - Open Plot bearing C.S. No. 1646/8 (admeasuring 243.89 square meter) situated in Village: Anand, Taluka & District: Anand, Gujarat [Property ID- SBIN90134946159]
	Name of Title Holder	Ms. Geeta Indravadan Dalwadi, Ms. Swetaben Indravadan Dalwadi, & Mr. Chintankumar Indravadan Dalwadi
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorized Officer, there are no encumbrances advised to the Bank. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property 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 1,12,20,800 (Rupees one crore twelve lakh twenty thousand eight hundred only) as on 10/01/2022 + future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc (less repayment made on or after 10/01/2022, if any)
6	Deposit of earnest money	Rs. 120.80 lakh being the 10% of Reserve price to be remitted by RTGS / NEFT to the BAANKNET e-wallet account of the bidder opened with BAANKNET by the bidder himself.
7	Reserve price of the Immovable secured assets	Rs 12.08 lakh
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	Date and Time of public e-Auction	Auction will be held online on 12/01/2026 from 12.00 noon to 03.00 p.m.
10	Bank's approved service provider through which the e-Auction shall be conducted & the URL	PSB Alliance e-auction to be held ONLINE on BAANKNET portal i.e. https://baanknet.com/eauction-psb
11	(i) Bid increment amount	Rs. 10,000.00



	(ii) Auto extension (limited / unlimited) (iii) Bid currency & unit of measurement	10 Minutes times (Unlimited extensions) Rupees
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	03/01/2026 03:00 p.m. to 04:00 p.m. Name: Rajan Chawla. Mob: 9974582065
13	Other conditions	<p>1. Intending bidders/purchasers are requested to register themselves well in advance of the auction date. Registration is required to be completed on the portal https://baanknet.com/eauction-psb using the bidder's mobile number and email id. Further, the intending bidders/purchasers shall upload the requisite KYC documents, which are to be verified by the e-auction service provider. The KYC verification process may take up to three working days. After successful registration and KYC verification, the intending bidders/purchasers are required to transfer the earnest money deposit (EMD) amount from their own bank account to their own wallet with BAANKNET through NEFT/RTGS only.</p> <p>2. 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>3. 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>4. The bidders are required to submit online acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>5. 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>6. Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>7. 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>8. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>9. 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>10. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>11. 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>12. In case of forfeiture of the amount deposited by the defaulting bidder,</p>



	<p>he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.</p> <p>13. 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>14. 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>15. 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 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>16. 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 e-Auction will be entertained.</p> <p>17. E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online". The auction will be conducted through BAANKNET Portal viz. https://baanknet.com/eauction-psb.</p> <p>18. The intending purchasers / bidders are required to register themselves on the auction portal https://baanknet.com/eauction-psb</p> <p>19. The bidder has to ensure and confirm for himself/herself that the EMD amount is transferred from his bank account to his own wallet with BAANKNET by means of NEFT/RTGS transfer. The bidder will be accepted by the system for auction only if the requisite amount of EMD is present in his wallet or else he/she will not be accepted as bidder by system and he/she will be not able to participate in auction.</p> <p>20. In the event of failure of auction, the bidder has to place refund request from wallet to bank account through his account maintained by BAANKNET which will refund the same back to bidder's bank account. For further information, kindly contact Bank's Authorized Officer.</p> <p>21. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property 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 Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms & conditions of the e-Auction are published in the following websites: https://sbi.bank.in/web/sbi-in-the-news/auction-notices & https://baanknet.com/eauction-psb.</p> <p>22. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any</p>
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	<p>interest. The successful bidder shall have to deposit 25% of the sale price immediately on acceptance of bid price by the Authorized Officer and the balance of sale price on or before 15th day of confirmation of sale. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of the property/amount.</p> <p>23. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.</p> <p>24. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.</p> <p>25. The successful purchaser, on payment of entire sale price and on completion of sale formalities, shall be issued a Sale Certificate as per format prescribed under SARFAESI Act & Rules 2002. The purchaser shall bear the expenses on Stamp duty and Registration charges, if any, on the Sale Certificate.</p> <p>26. The bidder must ensure Internet Connectivity, Power Back-up, etc. during the auction. The Bank will not be responsible for difficulties like Internet Connection Failure, Power cut or any other issues that could affect the e-auction.</p> <p>27. TCS / TDS / GST, wherever applicable, shall be borne by the successful bidder and the same shall be payable over and above the sale price.</p> <p>28. Where factory land & building and plant & machinery both are put on auction for any borrower, Sale of factory land & building will be confirmed only if the plant & machinery is sold out. Otherwise, EMD for factory land & building will not be considered / confirmed.</p> <p>29. In case of Sale of Immovable property, it is hereby clarified that the auction shall pertain strictly and exclusively to the immovable property only. All movable assets, fixtures, fittings, chattels, and any other detachable belongings, whether visible or otherwise found at the site, are expressly excluded from the scope of sale. Such movable items shall be removed by the secured creditor and/or the borrower after receipt of the full sale consideration amount. Prospective bidders are hereby informed that no right, title, or interest in any such movable items shall pass to the auction purchaser, and the same shall not be handed over as part of the auctioned property.</p>
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Date: 16/12/2025
 Place: Vadodara



Authorized Officer & Chief Manager
 Vikas Kumar Singh