

**STATE BANK OF INDIA****Stressed Assets Management Branch**  
4<sup>th</sup> 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	<b>NIRMAN INDUSTRIES LIMITED</b>  <b>Registered Office:</b> 63, Nirman Industrial Estate, Opp Fulpada School, Ashwin Kumar Road, Surat 395009. <b>Unit:</b> 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	<b>STATE BANK OF INDIA</b> Stressed Assets Management Branch, 4 <sup>th</sup> Floor, Old LHO Building, Lal Darwaja, Bhadra, Ahmedabad-380 001				
3	Complete Description of the 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><b>Factory Land &amp; Building;</b> All that piece and parcel of property (Land &amp; 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></tbody></table> <p>The property is under <b>Physical Possession</b> of the Bank under SARFAESI Act 2002.</p> <p><b>Important Note:</b> Plant &amp; Machineries installed in the aforesaid factory premises were sold in the e-auction held on 09.02.2026 and the buyer is in process of removal of plant &amp; machineries kept in the premises and expected to remove by March 2026. The vacant possession of factory Land &amp; Building, to the successful auction bidder, will be handed over duly after removal of the Plant &amp; Machineries kept at premises.</p>	Property ID No.	Details of properties	SBIN366300001 	<b>Factory Land &amp; Building;</b> All that piece and parcel of property (Land & 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.
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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" data-bbox="636 814 1414 898"> <tr> <td data-bbox="636 814 938 856">Property ID o.</td> <td data-bbox="938 814 1414 856">Earnest Money Deposit (EMD)</td> </tr> <tr> <td data-bbox="636 856 938 898">SBIN366300001</td> <td data-bbox="938 856 1414 898">Rs 1,22,00,000/-</td> </tr> </table> <p data-bbox="625 936 1421 1346">Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by <a href="https://baanknet.com">https://baanknet.com</a> on its e-auction site by means of RTGS/NEFT. In case EMD is not available in Global EMD wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. (Bidder may give offers either for one or only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (<math>\geq</math>EMD amount) at the time of bidding.</p>	Property ID o.	Earnest Money Deposit (EMD)	SBIN366300001	Rs 1,22,00,000/-
Property ID o.	Earnest Money Deposit (EMD)					
SBIN366300001	Rs 1,22,00,000/-					
7	Reserve Price of the immovable secured assets:  Account / Wallet in which EMD to be remitted <b>Last Date and Time</b> within which EMD to be remitted:	<table border="1" data-bbox="695 1415 1349 1491"> <tr> <td data-bbox="695 1415 997 1457">Property ID no.</td> <td data-bbox="997 1415 1349 1457">Reserve Price</td> </tr> <tr> <td data-bbox="695 1457 997 1491">SBIN366300001</td> <td data-bbox="997 1457 1349 1491">Rs 12,20,00,000/-</td> </tr> </table> <p data-bbox="625 1528 1421 1787">Interested bidder may deposit Pre-Bid EMD with <a href="https://baanknet.com">https://baanknet.com</a> before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in <b>BAANKNET</b>'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</p>	Property ID no.	Reserve Price	SBIN366300001	Rs 12,20,00,000/-
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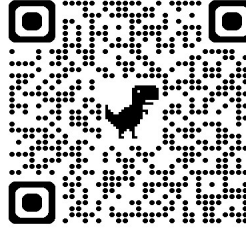
		problem. Bidders are requested to visit user manual on <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a> portal in Help menu.
8	Time and manner of payment	<p>The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, 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.</p> <p>The Balance 75% of the sale price is payable on or before the 15<sup>th</sup> 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.</p>
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<b>The e-Auction will be held online at the web portal on 16.03.2026 from 11.00 A.M. to 04.00 P.M. with unlimited extensions of 10 Minutes each.</b>
10	<p>The e-Auction will be conducted through the Bank's approved service provider.</p> <p>e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.</p>	<p><b>BAANKNET web Portal:</b>  <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a></p> <p><b>Click here for registration:</b>  <a href="https://baanknet.com/eauction-psb/bidder-registration">https://baanknet.com/eauction-psb/bidder-registration</a></p> <p><b>Buyer's manual:</b>  <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a> &gt;Help&gt;User manual</p> <p><b>For any assistance email on</b>  <a href="mailto:support.BAANKNET@psballiance.com">support.BAANKNET@psballiance.com</a>  <b>with bidder registration number</b>  <b>Or</b>  <b>Call Helpdesk Number: +91 8291220220</b></p>
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: _____ times. (limited / unlimited)</p> <p>(iii) Bid currency &amp; unit of measurement</p>	<p>(i) Bid increment amount in multiple of Rs. 1,00,000/-</p> <p>(ii) Unlimited</p> <p>(iii) Indian Rupees (INR)</p>
12	<b>Date and Time</b> during which inspection of the immovable assets to be	<p>Date: 07.03.2026</p> <p>Time: 12:30 PM to 02:30 PM</p>

	<p>sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number</p>	<p>Contact persona name: Shri Ravindra Parmar, Mobile No. +91-83758-32224</p>																					
13	Other conditions	<p>(a) The Bidders should get themselves registered on <a href="https://baanknet.com/eauction-psb/x-login">https:// baanknet.com/eauction-psb/x-login</a> by providing requisite KYC documents and registration fee, by means of NEFT/RTGS transfer from his bank account.</p> <p>(b) Interested bidder may deposit Pre-Bid EMD with <b>BAANKNET.COM</b> before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in <b>BAANKNET</b> '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="672 1100 1398 1696"> <tr> <td>Account Number</td> <td>:</td> <td>31666015329</td> </tr> <tr> <td>Account Name</td> <td>:</td> <td>Stressed Assets Management Branch Ahmedabad Recovery Account</td> </tr> <tr> <td>Bank Name</td> <td>:</td> <td>State Bank of India</td> </tr> <tr> <td>Branch Name</td> <td>:</td> <td>Commercial Branch Ahmedabad</td> </tr> <tr> <td>Branch Code</td> <td>:</td> <td>06926</td> </tr> <tr> <td>IFS Code</td> <td>:</td> <td>SBIN0006926</td> </tr> <tr> <td>Address</td> <td>:</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</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>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 &amp; 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/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.</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 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</p>
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		<p>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 immoveable 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 e-Auction will be entertained.</p> <p>(u) <b>Above all the properties are in Physical Possession of the Bank under SARFAESI Act.</b></p> <p>(v) <b>Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.</b></p> <p>(w) <b>As per the information received from Dakshin</b></p>
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		<p>Gujarat Vij Company Limited (DGVCL) vide letter dated 14.05.2024, Hon'ble Principal Senior Civil Judge, Kathor in SPCS 248/2017 decided the matter on dated 30.12.2022 in favour of DGVCL and ordered to Nirman Industries Limited &amp; its directors to pay Rs 1,88,02,077.44 with 6% interest till realization of amount. Any unpaid dues of any authority (ies) shall be sole responsibility of successful bidder only.</p> <p>(x) Applicable GST / TDS/ Other Taxes will be borne by successful buyer over and above bid amount.</p>
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Property Location	Photographs& Video Land & Building	Bank website	E-auction website
		<p>[<a href="https://sbi.bank.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others">https://sbi.bank.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others</a>]</p> 	<p><a href="https://baanknet.com/e-auction-psb/x-login">https://baanknet.com/e-auction-psb/x-login</a></p> 

Date: 26/02/2026  
Place: Ahmedabad

(KAMLESH KUMAR BAIRWA)  
AUTHORISED OFFICER