

**STATE BANK OF INDIA**

Stressed Assets Management Branch: 4th Floor, Old LHO Building, Ganesh Vasudev Mavlankar Road, Old City, Lal Darwaja, Ahmedabad-380 001, Phone : 079-26581081, Fax: 079-26581137, E -mail: sbi.04199@sbi.co.in
 Authorised Officer's Name: Shri Sanmat Jain Mo.: 9753596829

Property will be sold on "AS IS WHERE IS, AS IS WHAT IS , WHATEVER THERE IS & WITHOUT RECOURSE" basis

1	Name and address of the Borrower	M/s.Safal Flexibond Pvt Ltd (Borrower) 52-55, Kailash Industrial Estate 1, Near Sardar Patel Ring Road, Odhav, Ahmedabad - 382 415 Gujarat hemal@safalflexibond.com	
2	Name and address of Branch, the secured creditor.	STATE BANK OF INDIA Stressed Assets Management Branch: 4 th Floor, Old LHO Building, Ganesh Vasudev Mavlankar Road, Old City, Lal Darwaja, Ahmedabad-380 001.	
3	Description of the immovable secured assets to be sold.	Property ID No SBIN000545480004 (Lot No. 1) <u>Location:Kubadthal</u>	Details of property/ies (1) All that piece and parcel of Non agricultural open Land admeasuring about 1422 Sq. Mtrs.+ 1422 Sq. Mtrs (Total Land 2844 Sq.Mtrs-2 Plots) of Northern side with undivided share of Land (admeasuring 10033 Sq. Mtrs.) bearing Revenue Survey No.994/3 and 994/4 (Old Survey No.649) lying & being at Mouje Kubadthal, Taluka Daskroi, District Ahmedabad and Sub District Ahmedabad-12 (Nikol) Registered Deed No.2387/2388 dated 01/03/2017 standing in the name of Shri Hemalkumar Pratapbhai Thakkar (2) All that piece and parcel of Non agricultural land having open land admeasuring about 2157 Sq. mtrs. On land bearing Revenue Survey No. 994/2 (Old survey no. 649) at Mouje Village-Kubadthal, Taluka Daskroi, , District Ahmedabad & Registration sub district Ahmedabad-12 (Nikol) Distribution Deed No.3434 dated 23.02.2018standing in the name of Poonam Vinay Patel Bounded as under: North :After canal of Sardar Sorovar Nigam Ltd. Land Bearing Block No.1071 South : Land Bearing Block No.994 East :Land Bearing Block No.991



			<p>West : Land Bearing Block No.1072</p> <p>Physical Possession with the Bank</p>
		<p>SBIN000545480003 (Lot No. 2)</p> <p><u>Location: Naroda</u> <u>Ahmedabad</u></p>	<p>All that Piece and Parcel of immovable property being Bungalow No. 9 having area admeasuring 48 Sq. yards in the society known as "The Vahelal Co-Operative Housing Society Limited, Vibhag – 2, Constructed on Non Agricultural Land of Survey No. 1179/2, Town Planning Scheme No. 1 of Mouje Naroda, Taluka Aswara, District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) Standing in the name of Smt. Nirupamaben Pratapbhai Thakkar</p> <p>Bungalow No 9 is bounded as under :</p> <p>North : 20 ft Society Road South : 12 ft Land East : Bungalow No. 8 West : Bugnlow No. 10</p> <p>Symbolic Possession with the Bank</p>
		<ul style="list-style-type: none"> Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders. 	
4	Details of the encumbrances known to the secured creditor.	<p>To the best of knowledge and information of the Authorised Officer, There are no encumbrances known 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 property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor</p>	

		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. 41,53,10,548.25 (Rupees Forty One Crores Fifty Three Lacs Ten Thousands Five Hundred Forty Eight and Paise Twenty Five Only) due to the secured creditor as on 30.06.2024 as per Demand Notice of State Bank of India dated 03.07.2024 plus interest, cost & expenses etc. thereon and less recovery thereafter if any (It is also pertinent to note that earlier Demand Notice u/s 13(2) of SARFAESI Act dated 03.10.2023 was also issued to Borrower/Guarantors/Mortgagors for recovery of our dues)							
6	Deposit of earnest money	<table><tr><td>Property ID No</td><td>EMD (Rs.)</td></tr><tr><td>SBIN000545480004</td><td>43,60,000/-</td></tr><tr><td>SBIN000545480003</td><td>4,90,000/-</td></tr></table>	Property ID No	EMD (Rs.)	SBIN000545480004	43,60,000/-	SBIN000545480003	4,90,000/-	<p>Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by BAANKNET Portal on its e-auction site</p> <p>By means of RTGS/NEFT.</p>
Property ID No	EMD (Rs.)								
SBIN000545480004	43,60,000/-								
SBIN000545480003	4,90,000/-								
7	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be remitted.	<table><tr><td>Property ID No</td><td>Reserve Price (Rs.)</td></tr><tr><td>SBIN000545480004</td><td>4,36,00,000/-</td></tr><tr><td>SBIN000545480003</td><td>49,00,000/-</td></tr></table>	Property ID No	Reserve Price (Rs.)	SBIN000545480004	4,36,00,000/-	SBIN000545480003	49,00,000/-	<p>Bidders own wallet Registered with BAANKNET on its e-auction site https://baanknet.com by means of RTGS/NEFT.</p> <p>Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in BAANKNET's Portal Bank account and updation 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>
Property ID No	Reserve Price (Rs.)								
SBIN000545480004	4,36,00,000/-								
SBIN000545480003	49,00,000/-								
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 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 30.01.2025 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.	BAANKNET portal at the web portal https://baanknet.com Call Helpdesk Number <ul style="list-style-type: none">• +91 8291220220• support.BAANKNET@psballiance.com						
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>SBIN000545480004</td><td>10,000/-</td></tr><tr><td>SBIN000545480003</td><td>10,000/-</td></tr></tbody></table> (ii) Unlimited. (iii) Indian Rupees (INR)	Property ID No	Bid Increase amount in multiple of (Rs.)	SBIN000545480004	10,000/-	SBIN000545480003	10,000/-
Property ID No	Bid Increase amount in multiple of (Rs.)							
SBIN000545480004	10,000/-							
SBIN000545480003	10,000/-							
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>SBIN000545480004</td><td>16.01.2025 12:00 P.M. to 02:00 P.M.</td></tr><tr><td>SBIN000545480003</td><td>16.01.2025 03:00 P.M. to 05:00 P.M.</td></tr></tbody></table> Contact Person 1. Sanmat Jain – Mob : 9753596826 2. Paresh Parmar – Mob : 7600039214	Property ID No	Date and time of public inspection	SBIN000545480004	16.01.2025 12:00 P.M. to 02:00 P.M.	SBIN000545480003	16.01.2025 03:00 P.M. to 05:00 P.M.
Property ID No	Date and time of public inspection							
SBIN000545480004	16.01.2025 12:00 P.M. to 02:00 P.M.							
SBIN000545480003	16.01.2025 03:00 P.M. to 05:00 P.M.							
13	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com . By providing requisite KYC documents and registration fee as per the practice followed by BAANKNET portal well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with BAANKNET portal at https://baanknet.com . By means of NEFT/RTGS transfer from his bank account. (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction						



		<p>and confirm that his wallet maintained with BAANKNET portal 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 the same or not later than next working day, as the case may be.</p> <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 bidder for any interruption or delay in access to 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.</p> <p>(h) 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 defaulting bidder.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) 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>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(l) 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>(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The</p>
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		<p>bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(n) 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>(o) 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>(p) 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>(q) 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>(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) Applicable GST / TDS & all other dues will be borne by successful buyer over and above bid amount.</p> <p>(v) QR Code is provided only for the convenience to</p>
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		intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in BAANKNET Portal only.
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Date: 21.12.2024
Place: Ahmedabad

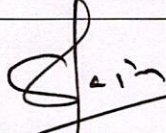


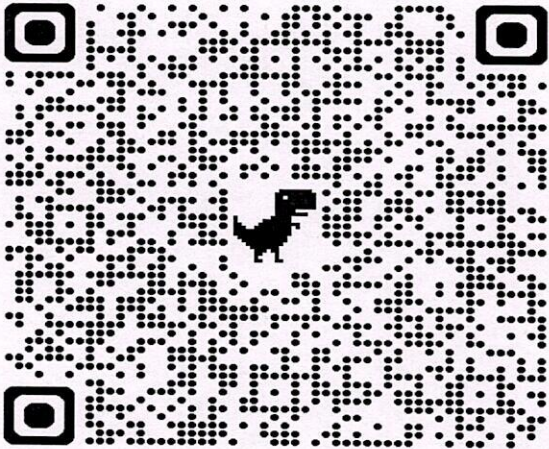
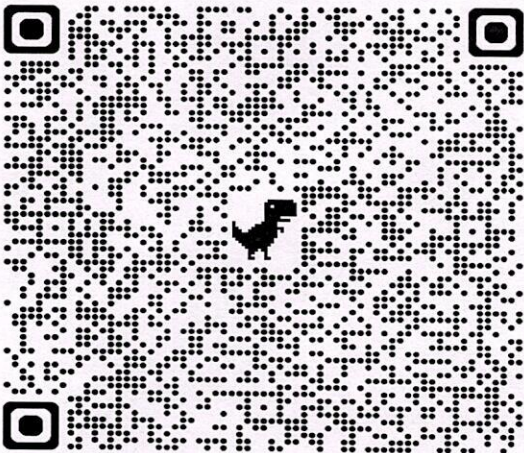

(Sahmat Jain)
Authorised Officer
State Bank of India



Photo / Video QR Codes :

Property ID : Kubadthal Ahmedabad	Property ID : Naroda Ahmedabad
	

Location QR Code :

Property ID : Kubadthal Ahmedabad	Property ID : Naroda Ahmedabad
	



Website QR Codes :

E-Auction Website – baanknet.com	Bank Website
