

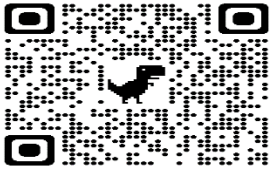

**STATE BANK OF INDIA**

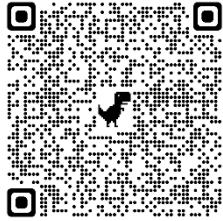


Stressed Assets Management Branch: Paramsiddhi Complex, 2<sup>nd</sup> Floor, Opp. V. S. Hospital, Ellisbridge, Ahmedabad-380 006, Phone : 079-26581081, Fax: 079-26581137, e -mail: [sbi.04199@sbi.co.in](mailto:sbi.04199@sbi.co.in)



**Dealing Officer:** Shri G.Nageswara Rao ; Mob: 9704557261


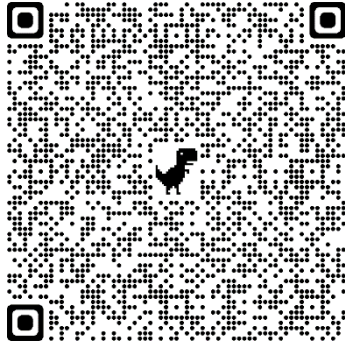
**Authorised Officer's name:** Shri Saurabh Srivastava ; Mob:8818803200

Property will be sold on “**AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE**” basis

1	Name and address of the Borrower	<b>M/s. RAJ INTERNATIONAL LTD</b> 1) Reg Off- 601, Corporate Avenue, Sona Wala Road, Goregaon ( East), Mumbai, Mumbai City, Maharashtra State-400063.  2) A-1803, Samarpan, Kanakia spaces, Opp. Magathane Tel. Exchange, Bus stop, Western Express Highway, Borivali (E) Mumbai-400101  3) 501, Trade Centre, Behind Ashoka Tower, Ring Road, Surat 395002.	
2	Name and address of Branch, the secured creditor	<b>STATE BANK OF INDIA</b> Stressed Assets Management Branch, Paramsiddhi Complex, 2 <sup>nd</sup> floor, Opp. V. S. Hospital, Ellisbridge Ahmedabad-380 006.	
3	Description of the movable /immovable secured assets to be sold.  (scan here for Direct Link to E-auction website) 	<b>Property ID No</b> <b>1) SBIN1000VM582 100</b> <b>Property Location:</b> <b>XGMW+9HQ Varsamedi, Gujarat</b> 	<b>Details of property/ies</b> <b>Plant &amp; Machinery:</b> Hypothecation of <b>Windmill of 2.10 MW, VM 58</b> at Survey No.99, Village Versamedi, taluka Maliya, District Rajkot with all its accessories Purchased out of bank finance under our <b>Symbolic Possession</b> belonging to Raj International Ltd
		<b>2) SBIN1000PB780600</b> <b>Property Location:</b> <b>MGPJ+GRV Kantela, Gujarat</b> <b>Near Kuchhidi beach, Porbandar</b>	<b>Plant &amp; Machinery:</b> Hypothecation of <b>Windmill of 0.60 MW, P-78</b> at Survey No.1119, near Khimeshwar Mahadev Temple, near Kuchhadi Beach, Village Kuchhadi, Taluka Porbandar District Porbandhar with all its accessories purchased out of bank finance under our <b>Symbolic</b>

		<p><b>Possession</b> belonging to Raj International Ltd.</p>
<p><b>3) SBIN100000286867</b></p> <p><b>Property Location:</b>  <b>5QFX+J6Q Surat, Gujarat</b></p> <p><b>Ghod - Dod Road, Union Point, Surat</b></p>		<p><b>Commercial Property: Showroom (Shop type), House No. 3 as per sale deed, A- Block, 2<sup>nd</sup> floor at Union Point, Surat.</b> Super Built up area admeasuring 3055.00 sq. fts equivalent to 283.92 sq.mts its carpet area admeasuring 1833.00 square fts equivalent 170.35 square meters constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at <b>Ghod Dod Road, Athwalines, Surat</b> belonging to M/s Raj Infraspac Gujarat Pvt. Ltd under our <b>Physical Possession</b></p>
<p><b>4) SBIN100000286658</b></p> <p><b>Property Location:</b>  <b>5QFX+J6Q Surat, Gujarat</b></p> <p><b>Ghod - Dod Road, Union Point, Surat</b></p>		<p><b>Commercial Property : Showroom (Shop type), House No. 3 as per sale deed, front side, A- Block, 3<sup>rd</sup> floor at Union Point, Surat.</b> Super Built up area admeasuring 3055.00 sq. fts equivalent to 283.92 sq.mts its carpet area admeasuring 1833.00 square fts equivalent 170.35 square meters constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at <b>Ghod Dod Road, Athwalines, Surat</b> belonging to M/s Raj Infraspac Gujarat Pvt. Ltd under our <b>Physical Possession</b></p>
<p><b>5) SBIN100000286313</b></p> <p><b>Property Location:</b>  <b>5QFX+J6Q Surat, Gujarat</b></p>		<p><b>Commercial Property : Showroom (Shop type), House No. 3 as per sale deed, front side, A- Block, 4<sup>th</sup> floor at Union Point, Surat.</b> Super Built up area admeasuring 3055.00 sq. fts equivalent to 283.92 sq.mts its carpet area admeasuring 1833.00 square fts equivalent 170.35 square meters constructed on the bearing</p>

	<p><b>Ghod - Dod Road, Union Point, Surat</b></p> 	<p>City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at <b>Ghod Dod Road, Athwalines, Surat</b> belonging to M/s Raj Infraspaces Gujarat Pvt. Ltd under our <b>Physical Possession</b></p>
	<p><b>6) SBIN100000286374</b></p> <p><b>Property Location:</b></p> <p><b>5QFX+J6Q Surat, Gujarat</b></p> <p><b>Ghod - Dod Road, Union Point, Surat</b></p> 	<p><b>Commercial Property: Showroom (Shop type), House No. 4 as per sale deed, front side, A- Block, 4<sup>th</sup> floor at Union Point, Surat.</b> Super Built up area admeasuring 2570.00 sq. fts equivalent to 238.85 sq.mts its carpet area admeasuring 1542.00 square fts equivalent 143.31 square meters constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at <b>Ghod Dod Road, Athwalines, Surat</b> belonging to M/s Raj Infraspaces Gujarat Pvt. Ltd under our <b>Physical Possession.</b></p>
	<p><b>7) SBIN100000286476</b></p> <p><b>Property Location:</b></p> <p><b>5QFX+J6Q, Surat, Gujarat</b></p> <p><b>Ghod - Dod Road, Union Point, Surat</b></p>	<p><b>Commercial Property : Showroom (Shop type), House No. 3 as per sale deed, back side, B- Block, 4<sup>th</sup> floor at Union Point, Surat,</b> its carpet area admeasuring 1143.00 square fts equivalent 106.2268 square meters behind the House No.3 towards from Eastern side at union point constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at <b>Ghod Dod Road, Athwalines, Surat</b> belonging to M/s Raj Infraspaces Gujarat Pvt. Ltd under our <b>Physical Possession</b></p>

		
	<p><b>8)SBIN10000278738</b>  <b>Property Location:</b></p> <p><b>5RWV+2MSurat, Gujarat</b></p> <p><b>Twin Tower, Ring Road, Surat</b></p> 	<p><b>Commercial Office: Twin Tower, A Tower, 501, Surat</b></p> <p>All right title and interest in super structure right of Office no. 501, admeasuring 303.5315 sq. mtrs equivalent to 3266.00 sq. fts. Carpet area on 5th floor of "A" tower at Twin Tower, constructed on the lease hold land bearing Revenue Survey No. 86 Part T. P. Scheme No. 8 (Umarwada), F. P. Nos 164, 165 and 166 City Survey Nos. 4936 and 4937 of Ward No. 7, situated at Umarwada, Sub District Choryasi, Dist: Surat, included in the city limit of Surat belonging to M/s Raj International Ltd under our <b>Physical Possession</b>.</p>
<p>4 Details of the encumbrances known to the secured creditor.</p>	<p>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 shall not be responsible in any way for any third party claims/ rights/ dues.</p>	
<p>5 The secured debt for recovery of which the property is to be sold</p>	<p>Rs. 128.23 Crs as on 29.04.2013 of SBI interest &amp; cost thereon</p> <p>Less: Recoveries thereafter if any</p>	

6	Deposit of earnest money	<b>Lot No</b>	<b>Property ID</b>	<b>EMD (Rs.)</b>
		1	SBIN1000VM582100	39,10,000/-
		2	SBIN1000PB780600	11,10,000/-
		3	SBIN100000286867	15,20,000/-
		4	SBIN100000286658	14,00,000/-
		5	SBIN100000286313	14,00,000/-
		6	SBIN100000286374	11,80,000/-
		7	SBIN100000286476	7,80,000/-
		8	SBIN100000278738	40,20,000/-
Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by M/s MSTC Ltd on its e-auction site.				
By means of RTGS/NEFT.				
7	Reserve price of the movable/immovable secured assets:  Account / Wallet in which EMD to be remitted  Last Date and Time within which EMD to be remitted:	<b>Lot No</b>	<b>Property ID</b>	<b>Reserve Price (Rs.)</b>
		1	SBIN1000VM582100	3,91,00,000/-
		2	SBIN1000PB780600	1,11,00,000/-
		3	SBIN100000286867	1,52,00,000/-
		4	SBIN100000286658	1,40,00,000/-
		5	SBIN100000286313	1,40,00,000/-
		6	SBIN100000286374	1,18,00,000/-
		7	SBIN100000286476	78,00,000/-
		8	SBIN100000278738	4,02,00,000/-
Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>				
Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's 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.				
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	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Auction will be held <b>online</b> at the web portal on <b>26.12.2023 from 11.00 A.M. to 4.00 P.M.</b> with unlimited extensions of <b>10 Minutes</b> 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.	M/s MSTC Ltd at the web portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>  'Click here for register'->complete online form->Login at website->Upload KYC documents->Documents authorization by MSTC.  For any assistance email <a href="mailto:ibapiop@mstcecommerce.com">ibapiop@mstcecommerce.com</a> with bidder registration number Or Call Helpdesk Number: 033-40645207, 40609118, 40645316, 22831002, 22891401, 22891005, 22901004, 22895064																											
11	(i) Bid increment amount:  (ii) Auto extension: unlimited times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) <table border="1" data-bbox="592 853 1525 1424"> <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>SBIN1000VM582100</td> <td>1,00,000/-</td> </tr> <tr> <td>2</td> <td>SBIN1000PB780600</td> <td>50,000/-</td> </tr> <tr> <td>3</td> <td>SBIN100000286867</td> <td>50,000/</td> </tr> <tr> <td>4</td> <td>SBIN100000286658</td> <td>50,000/</td> </tr> <tr> <td>5</td> <td>SBIN100000286313</td> <td>50,000/-</td> </tr> <tr> <td>6</td> <td>SBIN100000286374</td> <td>50,000/-</td> </tr> <tr> <td>7</td> <td>SBIN100000286476</td> <td>50,000/-</td> </tr> <tr> <td>8</td> <td>SBIN100000278738</td> <td>1,00,000/-</td> </tr> </tbody> </table> (ii) Unlimited. (iii) Indian Rupees (INR)	Lot No	Property ID	Bid Increase amount in multiple of (Rs.)	1	SBIN1000VM582100	1,00,000/-	2	SBIN1000PB780600	50,000/-	3	SBIN100000286867	50,000/	4	SBIN100000286658	50,000/	5	SBIN100000286313	50,000/-	6	SBIN100000286374	50,000/-	7	SBIN100000286476	50,000/-	8	SBIN100000278738	1,00,000/-
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1 3	Other conditions	<p>(a) The Bidders should get themselves registered on <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> By providing requisite KYC documents and registration fees By means of NEFT/RTGS transfer from his bank account.</p> <p>(b) Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's 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> <p>(c) 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>(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.</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 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</p>
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	<p>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) In case of any dispute arises as to the validity of the bid 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 e-Auction will be entertained.</p> <p>(s) Applicable GST / TDS will be borne by successful buyer over and above bid amount.</p> <p>(t) 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>
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Date: 07.12.2023  
Place: Ahmedabad

**AUTHORISED OFFICER  
STATE BANK OF INDIA**





1) WIND MILL SITUATED AT VERSAMEDI VILLAGE, MALIYA TALUKA PHOTO:



2) WIND MILL SITUATED AT PORBANDAR PHOTO:



3) COMMERCIAL PROPERTY SHOP TYPE HOUSE NO 3 IN SECOND FLOOR, UNION POINT, SURAT



3) COMMERCIAL PROPERTY SHOP TYPE HOUSE No.3 IN THIRD FLOOR, UNION POINT,SURAT



4) COMMERCIAL PROPERTY SHOP TYPE HOUSE NO 3 A BLOCK IN FOURTH FLOOR



5) COMMERCIAL PROPERTY SHOP TYPE HOUSE NO 4 IN FOURTH FLOOR



7) COMMERCIAL PROPERTY HOUSE NO 3 BACK SIDE FOURTH FLOOR , UNION POINT , SURAT



8) COMMERCIAL OFFICE , TWIN TOWER, A TOWER 501 , RING ROAD, SURAT

