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Stressed Assets Recovery Branch (SARB)  
1st Floor, Ratna Artemus, 42, Sardar Patel Nagar,  
Nr. Girish Cold Drinks Cross Roads, Nr. Samudra Annex,  
Off C.G. Road, Ellisbridge, Ahmedabad-380006.  
E-mail : sbi.05181@sbi.co.in

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**E-AUCTION  
SALE  
NOTICE**

Notice is hereby given to the public in general and in particular to the Borrower(s), Guarantor(s) & Mortgagor(s) that the below described movable / immovable properties charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of State Bank of India the "Secured Creditor", will be sold on "As Is Where Is", "As Is What Is" and "Whatever There Is" basis on 22.02.2024 or 07.03.2024 as per the following details, for recovery of dues due to the "Secured Creditor".

Sr. No.	Name of the Borrowers / Partners / Directors / Guarantors	Outstandings Rs. (as per Demand Notice) / Date of Demand Notice[13(2)]	Description of Property with eBikray Property ID	Type of Possession & Date of Possession	Reserve Price (Rs. in lacs) & EMD (Rs. lacs)	Bid Incremental Amt. (Rs.)	Date & time of inspection	Name of Authorised Officer Contact No.
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**ANNEXURE I SALE NOTICE FOR SALE OF MOVABLE PROPERTIES APPENDIX - II-A [SEE PROVISO TO RULE 6 (2)]**

E-Auction Sale Notice for Sale of Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with proviso to Rule6(2) of the Security Interest (Enforcement) Rules, 2002

30 Days' Notice for the e-Auction to be held on 07.03.2024 for recovery of dues due to Secured Creditor

For Sr. No. 1 to 3 Properties, as mentioned below, E-auction Date : 07.03.2024, Time 12.00 PM to 5.00 PM

1	Krishweld Electrode Engineering (1) Smt. Shitalben Miteshkumar Panchal (2) Smt. Salmaben Anwarbhai Luhar (3) Smt. Vahidaben Maheebubhai Luhar	49,26,740.16 ----- 21.07.2020	(1) Plant & Machinery used for manufacturing of electrode belonging to M/S Krishweld Electrode Engineering lying at the Borrower's factory site (rented premises) situated at B/h Punsari Gram Panchayat Shopping Centre, At-Punsari, Taluka Talod, Dist. Sabarkantha. (Property ID: SBIN000518108)	Physical Possession Dated 02.11.2023	12,56,000 ----- 1,26,000 ----- 9,49,000 ----- 95,000	10,000	28.02.2024 03.00 pm to 04.00 pm	J M Rathod 7600038900
2			(2) Industrial Shed belonging to M/S Krishweld Electrode Engineering lying at the Borrower's factory site (rented premises) situated at B/h Punsari Gram Panchayat Shopping Centre, At- Punsari, Taluka Talod, Dist. Sabarkantha (Property ID: SBIN7788649253)				28.02.2024 03.00 pm to 04.00 pm	J M Rathod 7600038900
3	Anjali Gum Industries	6,92,21,895.00 ----- 13.02.2023	Plant and Machinery at Non-Agriculture (N.A.) industrial land admeasuring 17604 Sq. Mtrs., bearing Sara Revenue Survey No. 435(P)1(P), lying and being at Sara, within Panchayat limits, Taluka: Muli, District Surendranagar (Property ID: SBIN0518102024)	Physical Possession Dated 27.10.2023	53,91,000 ----- 5,40,000	10,000	15.02.2024 2.00 pm to 03.00 pm	Rajesh Arora 9413397028

**ANNEXURE II SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX - IV-A [SEE PROVISO TO RULE 8 (6)]**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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.)

15 Days' Notice for the e-Auction to be held on 22.02.2024 for recovery of dues due to Secured Creditor

For Sr. No.04 to 10 Properties, as mentioned below, E-auction Date: 22.02.2024, Time 12.00 PM to 5.00 PM

4	Mrs. Hemlata Prateek Kejriwal	1,94,38,326.00 ----- 26.04.2022	All that piece and parcel of the immovable property being Residential Unit no 115, admeasuring 861.21 sqmtrs. (Plot area). Share in the land of internal roads and common plots within the said scheme along with construction admeasuring 117.89 sqmtrs. In the scheme known as Nirvana Greens (Paiki 931, 932, 933, 934, 937, 938/01, 938/02, 939, 940, 941, 942,943.) situated lying and being at Mouje Goraj of Taluka Sanand in the registration of Sub-district Sanand and District- Ahmedabad standing in the name of Mrs. Hemlata Prateek Kejriwal. [Property ID SBIN200062444581]	Physical Possession Dated 13.07.2022	1,27,47,000 ----- 12,75,000	25,000	08.02.2024 12.00 pm to 01.00 pm	Rajesh Arora 9413397028
5	Mr. Saji Yohan Fernandez Mrs. Stancy Saji Fernandez	26,15,092.00 ----- 29.01.2022	All the piece and parcel of freehold land and hereditaments and premises situate lying and being at mouje Khokhra-Mahemdabad taluka Marinagar within Registration District Ahmedabad and Registration Sub-district Ahmedabad-5 (Narol) bearing Flat no.4 on Ground Floor admeasuring 70 Sq. Yards i.e. 58.53 Sq. Mtrs. in the Bhavin Members Owners Association known as "Bhavin Apartment" constructed on Revenue Survey No.371/55, Final Plot No. 483 of T.P.S. No. 25 in the name of Mr. Saji Yohan Fernandez and Mrs. Stancy Saji Fernandez [Property ID: SBIN051810820231]	Physical Possession Dated 09.07.2023	22,24,000 ----- 2,23,000	10,000	13.02.2024 12.30 PM to 01.30 PM	Rajesh Arora 9413397028
6	Mr. Vadansinh Mohabatsinh Vaghela	13,45,451.00 ----- 31.01.2022	Block / Survey No. 560 (Old Block No 583) paiki new Survey No. 308, Mouje Nandol, in the Scheme known as 'Shree Thakomath Residency' Block No L 1-401, with undivided share of land of 44.17 Sq. Mtrs with construction of 92.80 Sq. Mtrs. (Super built-up area) and 53 Sq. Mtrs. (Carpet area), Ta- Dehgam, Dist- Gandhinagar in the name of Mr.Vadansinh Mohabatsinh Vaghela [Property ID SBIN05181082022]	Physical Possession Dated 15.10.2023	15,87,000 ----- 1,59,000	10,000	14.02.2024 11.30 AM to 12.30 PM	Rajesh Arora 9413397028
7	Mr. Vadansinh Mohabatsinh Vaghela & Mrs. Paruba Vadansinh Vaghela	14,76,548.00 ----- 31.01.2022	Block / Survey No. 560 (Old Block No 583) paiki new Survey No. 308, Mouje Nandol, in the Scheme known as 'Shree Thakomath Residency' Block No L 1-304, with undivided share of land of 44.17 Sq. Mtrs with construction of 92.80 Sq. Mtrs. (Super built-up area) and 53 Sq. Mtrs. (Carpet area), Ta- Dehgam, Dist- Gandhinagar in the name of Mrs. Paruba Vadansinh Vaghela [Property ID SBIN051810820221]	Physical Possession Dated 15.10.2023	15,87,000 ----- 1,59,000	10,000	14.02.2024 11.30 AM to 12.30 PM	Rajesh Arora 9413397028
8	Mrs. Jyotiben Narendrabhai Rathod	32,94,856.00 ----- 28.07.2015	All that part and parcel of the property consisting of Residential property situated at Plot No. 1854/B, R S No.3072, Ward No.6, Sheet No.260, Gayatri Residency, Third Floor, Flat No.401, Opp. Jawahar Ground (Gathering Field), Atabhai to Golibar Hanuman Temple Road, Rupani, Bhavnagar adm. Built up area 81.33 Sqmtr. (875.45 Sqft) as per Sale Deed [Property ID SBIN400005996109]	Physical Possession Dated 11.01.2024	32,53,000 ----- 3,26,000	10,000	19.02.2024 3.00 PM to 4.00 PM	J M Rathod 7600038900
9	A & M Jumbo Bags Ltd. Directors / Guarantors: 1) Mrs. Zalak Purvesh Parikh, 2) Mr. Varun Jigneshkumar Shah 3) Mr. Balwantsingh Ujagarsingh Pannu	4,34,02,871.44 ----- 26.05.2021	All that piece and parcel of Non Agriculture Land admeasuring 3102 sq. Mtrs being Western side of total N.A Land admeasuring 6205 sq.mtrs of Revenue Survey No 2/2 paiki situate being and lying at Mouje Village - Changodar, Taluka - Sanand, District -Ahmedabad.. (Note:- The attachment over secured asset of Rs. 5,00,874/- in pursuance of Court of Nominees order dated 18.05.2022. No Legal Encumbrance) [Property ID SBIN01131302022]	Physical Possession Dated 4.08.2021	2,80,00,000 ----- 28,00,000	25,000	17.02.2024 3.00 PM to 4.00 PM	J M Rathod 7600038900
10	Shree Hari Oil Clining and Sortex 1. Mr. Amarkumar Rameshbhai Patel 2. Ms. Ekta Rameshbhai Patel 3. Ms. Jalpa Bhavikbhai 4. Ms. Chandrikaben Rameshbhai 5. Mr. Rameshbhai Patel	1,83,28,007.66 ----- 08.05.2018	Industrial Land with Shed on R.S.No.1341, 1342,1343/A paiki of Gozaria, Plot No.43, admeasuring 628.52 sq mtrs "Nirman Industrial Park", "Shree Hari Oil Cleaning & Sortex", Shree Hari-Om Industrial Co.op. Estate Ltd., New GIDC, Kherva-Gozaria Road, At-Gozaria, Ta- Mehsana, Dsi-Mehsana, Gujarat. [Property ID SBIN200008808734]	Physical Possession Dated 05.09.2020	45,00,000 ----- 4,50,000	10,000	15.02.2024 3.00 PM to 4.00 PM	Rajesh Arora 9413397028

30 Days' Notice for the e-Auction to be held on 07.03.2024 for recovery of dues due to Secured Creditor

For Sr. No.11 to 19 Properties, as mentioned below, E-auction Date:07.03.2024, Time 12.00 PM to 5.00 PM

11	Mrs. Sangitaben Rajeshbhai Mishra, Ashish Rajeshbhai Mishra And Abhishek Rajeshbhai Mishra	49,26,740.16 ----- 04.10.2022	All the piece and parcel of 2 BHK Flat no N/202 on second floor block N admeasuring 108.69 sq mts (Super built up area) in a building known as "ADITYA", Block No. 176/A(Old Block No-176/A, 177, 179, 196 admeasuring 62488 sq mts and TP scheme no 76 and Final Plot No 97+101+106/2 and 105/1 admeasuring 7238 sq mts of Mouje Vatva Taluka Hathijan city in the registration district, Ahmedabad and sub district Ahmedabad-11 (Aslali) [Property ID: SBIN776555253]	Physical Possession Dated 05.11.2023	26,09,000 ----- 2,61,000	10,000	19.02.2024 3.00 PM to 4.00 PM	J M Rathod 7600038900
12	Mr. Amit Dhirubhai Rajput and Mrs Shivangin Umeshbhai Trivedi	29,38,486.00 ----- 03.04.2023	All that piece and parcel of immovable property bearing 3 BHK Flat No. D/21, (Municipal Tenement No. 634-01-2620-0001-M) on second floor in Block No. D, admeasuring about 104 sq. yds, along with penthouse in the scheme known as "AVANI PARK", of Avani Park Co. Op. So. Situated upon non-agricultural land bearing survey No. 516 being allotted final Plot No. 18 paiki sub Plot No. B in the town planning scheme No. 1 of Mouje & Taluka : Vejalpur, Dist: Ahmedabad [Property ID: SBIN7793173116]	Physical Possession Dated 24.11.2023	38,26,000 ----- 3,83,000	10,000	19.02.2024 5.30 PM to 7.00 PM	J M Rathod 7600038900
13	M/s Dadabhai Hathibhai (1) Navedkhan Vajirkhan Sindhi (2) Ishradkhan Akbarkhan Sindhi (3) Pravezkhan Ahmedkhan Sindhi (4) Sadabkhan Abadkhan Sindhi (5) Nasarathkhan Dadabhai Sindhi	5,72,63,700.40 ----- 29.09.2022	(1) All that Part and Parcel of the property owned by Shri Sohilkhan Akbarkhan Sindhi & Irshradkhan Akbarkhan Sindhi being Commercial Shop No 9 and rear portion of shop no 8 & 10 front portion, shop no 12 & south side & east side open land of rear portion of shop no 12 & East side open land of rear side of shop No 8,9,10 & 12 & residential plot No 1,2,3 & open terrace alongwith constructed structure thereon, Karnavati Shopping Centre Ahmedabad highway, at & post Palanpur, dist Banaskantha, Palanpur Nagarpalika old akarani no 9/3174 having property No 12/1247 admeasuring 696.75 sq.mtrs & built up area on GF 220.17 sq mtrs & builtup area F 132.88 sq mtrs total land area 7500 Sq. feet more particularly situated on Survey No 776/paiki. [Property ID: SBIN77643649996]	Physical Possession Dated 17.12.2023	6,12,00,000 ----- 61,20,000	50,000	27.02.2024 1.30 PM to 3.00 PM	J M Rathod 7600038900
14	(6) Sohilkhan Akbarkhan Sindhi (7) Abadkhan Dadabhai Sindhi (8) Shahinbhai Sohilkhan Sindhi.		(2) All that Part and Parcel of the property owned by Shri Sohilkhan Akbarkhan Sindhi & Irshradkhan Akbarkhan Sindhi being Commercial Shop No10 having property No 12/1247 & survey No 776/paiki, Karnavati Shopping Centre, Ahmedabad Highway, at & Post Palanpur, Dist Banaskantha admeasuring built up area 795 Sq. feet (300 Sq. feet) Ground Floor and 495 Sq Feet) with open land and cover shed [Property ID: SBIN77643637094]		89,00,000 ----- 8,90,000	10,000	27.02.2024 1.30 PM to 3.00 PM	J M Rathod 7600038900
15	M/S SURAJ BIOTECH PRIVATE LIMITED (1) Mr. Shivpratapsingh Netrapalsingh Kushwaha (2) Mr. Martandsingh Shivpratapsingh Kushwaha (3) Ms. Priyanka Shivpratapsingh Kushwaha, (4) Ms. Shivani Shivpratapsingh Kushwaha (5) M/s Suraj Crosciences Limited (Corporate Guarantor & Mortgager)	8,72,49,959.57 ----- 06.10.2022	All piece and parcel Sub Plot no. 15 admeasuring 326.22 sq. mtrs. Including road and common area situated in scheme known as "Radhe Bunglows" lying and being at Block no. 517 and 518 paiki of village Kudasan, District and Sub District Gandhinagar. [Property ID: SBIN78149659657]	Symbolic Possession Dated 20.01.2023	1,38,00,000 ----- 13,80,000	10,000	27.02.2024 5.30 PM to 6.30 PM	J M Rathod 7600038900
16	Smt. Pushpaben Gopal Dantani	30,63,506.11 ----- 29.10.2021	Residential Property at Row House No.1050 in the scheme known as "Navi Pole" constructed on N.A. Land admeasuring 111.20 Sq.Mtrs with built-up area 192.36 Sq.Mtrs bearing City Survey No.1809 of Mouje Shahpur, Dist Ahmedabad [Property ID SBIN05181102021]	Physical Possession Dated 26.11.2023	30,02,000 ----- 3,10,000	10,000	13.02.2024 04.00 PM to 05.00 PM	Rajesh Arora 9413397028
17	Anjali Gum Industries	6,92,21,895.00 ----- 13.02.2023	All those pieces and parcels of immovable property of N.A.R.S. no. 2025 of Residential Plot No. 3 Paikhee West Side, Sq. Mtr.15-47 & Plot no. 4 Paikhee East Side Sq. Mtrs. 93-33, total Sq. Mtrs. 108- 80 Sq. Mtrs. Known as Uma Residency, House no. 5 Situated at Halvad, Ta-Halvad, Dist. Morbi [Property ID: SBIN05181032024]	Symbolic Possession Dated 15.05.2023	32,00,000 ----- 3,20,000	10,000	15.02.2024 12.00 PM to 01.00 PM	Rajesh Arora 9413397028
18			All piece and parcel of Non-Agriculture (N.A.) industrial land admeasuring 17604 Sq. Mtrs., bearing Sara Revenue Survey No. 435(P)1(P), lying and being at Sara, within Panchayat limits, Taluka: Muli, District Surendranagar [Property ID: SBIN05181022024]	Physical Possession Dated 27.10.2023	4,72,56,000 ----- 47,26,000	25,000	15.02.2024 02.00 PM to 3.00 PM	Rajesh Arora 9413397028
19	Medichi Bio care	1,59,96,432.11 ----- 15.04.2023	Immovable property - Flat No. B-6/103 admeasuring 58.52 square meter on 1st floor in the scheme known as "Vishwas City-I" of Anju Co operative Housing Society Ltd situated on N.A. land bearing Survey No. 158, Town Planning Scheme No. 18, Final Plot No. 47 at Mouje-Chandlodiya in registration Sub-District Ahmedabad -8 (Sola) of District Ahmedabad in the name of Mrs. Heena Bharatbhai Bhavsar & Ms. Prachi Snehal Bhavsar [Property ID SBIN90039602376]	Symbolic Possession Dated 04.07.2023	26,96,000 ----- 2,70,000	10,000	27.02.2024 02.00 PM to 3.00 PM	J M Rathod 7600038900

**General Terms & conditions for E-auction :** 1) The e-Auction will be conducted "Online" through IBAPI Portal viz. <https://ibapi.in>. E-auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available on <https://ibapi.in>. 2) The intending purchasers / bidders are required to register themselves on the auction portal <https://www.mstccommerce.com/auctionhome/ibapi/index.jsp>. 3) Interested bidders have to register themselves well before the auction date as registration of bidders takes minimum of three working days. Interested bidder may deposit Pre-Bid EMD 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. The bidder has to ensure and confirm for himself/herself that the EMD amount is transferred to his own wallet with MSTC by means of NEFT/RTGS from his/her bank account. 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. 4) In the event of failure of auction, the bidder has to place refund request from wallet to bank account through his account maintained by MSTC which will refund the same back to bidder's bank account. For further information, kindly contact Bank's Authorised Officer. 5) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies, unless specifically mentioned. However, 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. The sale shall be subject to rules / conditions prescribed under the Securitisation 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: [www.sbi.co.in](http://www.sbi.co.in) & <https://ibapi.in>. 6) The Earnest Money Deposited (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 interest. The successful bidder shall have to deposit 25% of the sale price immediately on acceptance of bid price by the Authorised Officer and the balance of sale price on or before 15th day of confirmation of sale. The amount of sale price (over and above the EMD amount) will have to be deposited in Bank's Account in the name of "State Bank of India SARC Ahmedabad-No Lien Account", Account No. 31216135467 with SBI, Meethakhali Branch, Ahmedabad, IFS Code: SBIN0003792. 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. 7) The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. 8) The Authorised 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. 9) 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. 10) The bidder must ensure Internet Connectivity, Power Backup, 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. 11) TDS / GST / Other Taxes, wherever applicable, will have to be borne by the successful bidder / buyer, over and above the bid amount. 12) Sale Confirmation will be subject to consent of mortgagor / borrower, if auction does not fetch more than the Reserve Price, as per provision of SARFAESI Rule 9(2). 13) Where both factory land & building and plant & machinery of a single borrower, are put on auction, sale of factory land & building will be confirmed only after the plant & machinery are sold out.

Sd/- Authorized Officer, State Bank of India

**STATUTORY 15 / 30 DAYS SALE NOTICE UNDER SARFAESI ACT**

The Borrowers / Guarantors are hereby notified to pay the sums mentioned above before the date of Auction, failing which the property/ies will be auctioned and balance, if any, will be recovered from them with interest and cost through legal avenues.