

**STATE BANK OF INDIA**

Stressed Assets Management Branch

Paramsiddhi Complex, 2nd Floor, Opp. V. S. Hospital, Ellisbridge,
Ahmedabad-380 006,

Phone : 079-26581081, Fax: 079-26581137,

e-mail: team2samb.ahm@sbi.co.in

Dealing Officer : Inderjit Singh ; Mob: 7490042574

Authorised Officer's name: Shri Niraj Waghela; Mob: 7600042606

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	M/s SYSCO INDUSTRIES LIMITED Registered Office: 206, Rajhans Complex, Civil Char Rasta Near Nirmal Children Hospital, Ring Road, Surat Gujarat - 395002								
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch, Paramsiddhi Complex, 2 nd Floor, Opp. V. S. Hospital, Ellisbridge, Ahmedabad-380 006.								
3	Description of the immovable secured assets to be sold.	<table border="1"><thead><tr><th>Lot No</th><th>Details of properties</th></tr></thead><tbody><tr><td>SIL -1</td><td>All the piece of immovable property of Plot No. 23, admeasuring 501.66 Sq. Meters in Vasundhara Co-operative Housing Society Limited situated on the land bearing Revenue Survey No. 30, New Revenue Survey No. 23, Part No.1, Town Planning Scheme No.1 (Vesu), Final Plot No.60 and 61, Behind Big Bazar, Opp - Jakatnaka, Dumas Road, Village Vesu, Taluka Choryasi, District Surat and building constructed thereupon belonging to Shri Bharatbhushan Randhirsingh Jain</td></tr><tr><td>SIL -2</td><td>All the piece of immovable property known as Office No. 206, admeasuring 934 Sq. Feets, (super built-up) on the 2nd Floor of the building known as "Rajhans", along with undivided proportional share admeasuring about 8.8520 Sq. Meters, in the land of the said building constituting the land bearing Nondh Nos. 1420/A paikie and 1420/B paikie of the Ward No. 2 situated at Rajhans Tower, Near Jeevandeep Complex, Opp. J.K. Tower, Sagrampura, Surat belonging to M/s. Sourabh Syntex Proprietor Shri Saurabh Bharatbhushan Jain</td></tr><tr><td>SIL -3</td><td>All the piece of immovable property known as Office No. 207-A, admeasuring 552.50 Sq. Feets, (super built-up) on the 2nd Floor of the building known as "Rajhans", along with undivided proportional share admeasuring about 5.2361 Sq. Meters, in the land of the said building constituting the land bearing Nondh Nos. 1420/A paikie and 1420/B paikie of the Ward</td></tr></tbody></table>	Lot No	Details of properties	SIL -1	All the piece of immovable property of Plot No. 23, admeasuring 501.66 Sq. Meters in Vasundhara Co-operative Housing Society Limited situated on the land bearing Revenue Survey No. 30, New Revenue Survey No. 23, Part No.1, Town Planning Scheme No.1 (Vesu), Final Plot No.60 and 61, Behind Big Bazar, Opp - Jakatnaka, Dumas Road, Village Vesu, Taluka Choryasi, District Surat and building constructed thereupon belonging to Shri Bharatbhushan Randhirsingh Jain	SIL -2	All the piece of immovable property known as Office No. 206, admeasuring 934 Sq. Feets, (super built-up) on the 2 nd Floor of the building known as "Rajhans", along with undivided proportional share admeasuring about 8.8520 Sq. Meters, in the land of the said building constituting the land bearing Nondh Nos. 1420/A paikie and 1420/B paikie of the Ward No. 2 situated at Rajhans Tower, Near Jeevandeep Complex, Opp. J.K. Tower, Sagrampura, Surat belonging to M/s. Sourabh Syntex Proprietor Shri Saurabh Bharatbhushan Jain	SIL -3	All the piece of immovable property known as Office No. 207-A, admeasuring 552.50 Sq. Feets, (super built-up) on the 2 nd Floor of the building known as "Rajhans", along with undivided proportional share admeasuring about 5.2361 Sq. Meters, in the land of the said building constituting the land bearing Nondh Nos. 1420/A paikie and 1420/B paikie of the Ward
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	No. 2 situated at Rajhans Tower, Near Jeevandeep Complex, Opp. J.K. Tower, Sagrampura, Surat belonging to M/s. Sourabh Syntex Proprietor Shri Saurabh Bharatbhushan Jain
SIL -4	All the piece and parcel of the land bearing Plot No.7, admeasuring 162.82 Sq. Meters together with undivided proportionate share in road and COP of Block No. 603/Part (after computerization and KJP) at "Relax Farm" situated on the land bearing New Block No. 603 (Old Block Nos. 603, 604, 605 and 606) admeasuring 70409 Sq. Meters of Village Umbharat, Sub District Jalalpore, District Navsari belonging to Shri Saurabh Bharatbhushan Jain
SIL -5	All the piece and parcel of the land bearing Plot No.8, admeasuring 167.17 Sq. Meters together with undivided proportionate share in road and COP of Block No. 603/Part (after computerization and KJP) at "Relax Farm" situated on the land bearing New Block No. 603 (Old Block Nos. 603, 604, 605 and 606) admeasuring 70409 Sq. Meters of Village Umbharat, Sub District Jalalpore, District Navsari belonging to Shri Saurabh Bharatbhushan Jain
SIL -6	All the piece and parcel of the land bearing Plot No.9, admeasuring 167.17 Sq. Meters together with undivided proportionate share in road and COP of Block No. 603/Part (after computerization and KJP) at "Relax Farm" situated on the land bearing New Block No. 603 (Old Block Nos. 603, 604, 605 and 606) admeasuring 70409 Sq. Meters of Village Umbharat, Sub District Jalalpore, District Navsari belonging to Shri Sidharth Bharatbhushan Jain
SIL -7	All the piece and parcel of the land bearing Plot No. 10, admeasuring 167.17 Sq. Meters together with undivided proportionate share in road and COP of Block No. 603/Part (after computerization and KJP) at "Relax Farm" situated on the land bearing New Block No. 603 (Old Block Nos. 603, 604, 605 and 606) admeasuring 70409 Sq. Meters of Village Umbharat, Sub District Jalalpore, District Navsari belonging to Shri Siddharth Bharatbhushan Jain
Properties at Lot no. SIL – 1, SIL – 4, SIL – 5, SIL – 6, SIL – 7 is under physical possession of the Bank under SARFAESI Act.	
Properties at Lot no. SIL – 2 & SIL – 3, are under symbolic possession of the Bank under SARFAESI Act.	



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. 69,68,24,895.41 as on 11.11.2018 + interest thereon + expenses & costs as per demand Notice dated 12.11.2018 issued under section 13(2) of SARFAESI Act 2002. Less : Recoveries thereafter if any.																
6	Deposit of earnest money	<table border="1" data-bbox="544 763 1439 1106"> <thead> <tr> <th>Lot No</th> <th>EMD (Rs.)</th> </tr> </thead> <tbody> <tr> <td>SIL -1</td> <td>65,70,000/-</td> </tr> <tr> <td>SIL -2</td> <td>6,22,000/-</td> </tr> <tr> <td>SIL -3</td> <td>3,72,000/-</td> </tr> <tr> <td>SIL -4</td> <td>50,000/-</td> </tr> <tr> <td>SIL -5</td> <td>50,000/-</td> </tr> <tr> <td>SIL -6</td> <td>50,000/-</td> </tr> <tr> <td>SIL -7</td> <td>50,000/-</td> </tr> </tbody> </table> <p>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.</p>	Lot No	EMD (Rs.)	SIL -1	65,70,000/-	SIL -2	6,22,000/-	SIL -3	3,72,000/-	SIL -4	50,000/-	SIL -5	50,000/-	SIL -6	50,000/-	SIL -7	50,000/-
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7	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted:	<table border="1" data-bbox="544 1263 1439 1583"> <thead> <tr> <th>Lot No</th> <th>Reserve Price</th> </tr> </thead> <tbody> <tr> <td>SIL -1</td> <td>6,57,00,000/-</td> </tr> <tr> <td>SIL -2</td> <td>62,20,000/-</td> </tr> <tr> <td>SIL -3</td> <td>37,15,000/-</td> </tr> <tr> <td>SIL -4</td> <td>5,00,000/-</td> </tr> <tr> <td>SIL -5</td> <td>5,00,000/-</td> </tr> <tr> <td>SIL -6</td> <td>5,00,000/-</td> </tr> <tr> <td>SIL -7</td> <td>5,00,000/-</td> </tr> </tbody> </table> <p>Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp By means of RTGS/NEFT. 07.01.2022 on or before 4:00 p.m.</p>	Lot No	Reserve Price	SIL -1	6,57,00,000/-	SIL -2	62,20,000/-	SIL -3	37,15,000/-	SIL -4	5,00,000/-	SIL -5	5,00,000/-	SIL -6	5,00,000/-	SIL -7	5,00,000/-
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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 11.01.2022 from 11.00 a.m. to 01.00 p.m. 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.	M/s MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp 'Click here for register'->complete online form->Login at website->Upload KYC documents->Documents authorization by MSTC. For any assistance email ibapiop@mstcecommerce.com 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: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) <table border="1"> <thead> <tr> <th>Lot No.</th> <th>Bid Increase amount in multiple of Rs.</th> </tr> </thead> <tbody> <tr> <td>SIL -1</td> <td>1,00,000/-</td> </tr> <tr> <td>SIL -2</td> <td>50,000/-</td> </tr> <tr> <td>SIL -3</td> <td>50,000/-</td> </tr> <tr> <td>SIL -4</td> <td>10,000/-</td> </tr> <tr> <td>SIL -5</td> <td>10,000/-</td> </tr> <tr> <td>SIL -6</td> <td>10,000/-</td> </tr> <tr> <td>SIL -7</td> <td>10,000/-</td> </tr> </tbody> </table> (ii) Unlimited (iii) Indian Rupees (INR)	Lot No.	Bid Increase amount in multiple of Rs.	SIL -1	1,00,000/-	SIL -2	50,000/-	SIL -3	50,000/-	SIL -4	10,000/-	SIL -5	10,000/-	SIL -6	10,000/-	SIL -7	10,000/-
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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>Lot No.</th> <th>Date and time of public inspection</th> </tr> </thead> <tbody> <tr> <td>SIL -1</td> <td>20.12.2021 Time 10:00 am to 11:30 pm</td> </tr> <tr> <td>SIL -2</td> <td>20.12.2021 Time 12:00 pm to 01:00 pm</td> </tr> <tr> <td>SIL -3</td> <td>20.12.2021 Time 12:00 pm to 01:00 pm</td> </tr> <tr> <td>SIL -4</td> <td>20.12.2021 Time 02:30 pm to 03:30 pm</td> </tr> <tr> <td>SIL -5</td> <td>20.12.2021 Time 02:30 pm to 03:30 pm</td> </tr> <tr> <td>SIL -6</td> <td>20.12.2021 Time 02:30 pm to 03:30 pm</td> </tr> <tr> <td>SIL -7</td> <td>20.12.2021 Time 02:30 pm to 03:30 pm</td> </tr> </tbody> </table> Name : Inderjit Singh Mobile No. 7490042574	Lot No.	Date and time of public inspection	SIL -1	20.12.2021 Time 10:00 am to 11:30 pm	SIL -2	20.12.2021 Time 12:00 pm to 01:00 pm	SIL -3	20.12.2021 Time 12:00 pm to 01:00 pm	SIL -4	20.12.2021 Time 02:30 pm to 03:30 pm	SIL -5	20.12.2021 Time 02:30 pm to 03:30 pm	SIL -6	20.12.2021 Time 02:30 pm to 03:30 pm	SIL -7	20.12.2021 Time 02:30 pm to 03:30 pm
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13	Other conditions	<p>(a) The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp By providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC Ltd well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).</p> <p>(b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp By means of NEFT/RTGS transfer from his bank account.</p> <p>(c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s MSTC Ltd 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/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>(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</p>
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		<p>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 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 it may 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 that 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 will be borne by successful buyer over and above bid amount.</p>
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Date : 07.12.2021
Place : Ahmedabad


(NIRAJ WAGHELA)
AUTHORISED OFFICER
STATE BANK OF INDIA