



State Bank of India  
Stressed Assets Recovery Branch (SARB) (18735)  
2<sup>nd</sup> Floor, Administrative Office Building, Nilambaugh Chowk,  
Bhavnagar, Gujarat - 364 001

Phone No. 0278 - 2514051

E-mail: [sbi.18735@sbi.co.in](mailto:sbi.18735@sbi.co.in)

Property will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' basis

1	Name of the Borrower	M/s Balaji Cottex ✓
2	Name and address of Branch, the secured creditor	<b>STATE BANK OF INDIA</b> Stressed Assets Recovery Branch, 2 <sup>nd</sup> Floor, Administrative Office Building, Nilambaugh Chowk, Bhavnagar-364002
3	Description of the immovable secured assets to be sold.	(1) All that piece and parcel of industrial property (Factory Land & Building) in the name of Hansaben Dhirubhai Bodar, at R.S. No 233 paiky 41, N.A. Land at outskirts of village Panchavada, Ta. Jasdan, Di. Rajkot admeasuring 5260 Sq. Mtrs. Registered in the name of Mrs. Hansaben Dhirubhai Bodar. (Under Symbolic Possession of the Bank w.e.f. 19/05/2017) [Property ID: SBIN400008245038]  (2) All that piece and parcel of residential building in the name of Shri Vipulbhai Bhanubhai Parakhiya, at Gamtal, Plot No 21, at Village Pratappur, Gundala Road, Taluka Jasdan, Dist. Rajkot admeasuring 334.45 Sq. Mtrs. Registered in the name of Shri Vipulbhai Bhanubhai Parakhiya. (Under Symbolic Possession of the Bank w.e.f. 19/05/2017) [Property ID: SBIN400004874434]  (3) All that piece and parcel of residential building Jointly in the name of Patel Jadavbhai Lakhabhai Bodar and Patel Dhirubhai Lakhabhai Bodar, at R.S No 238 & 235/2 Plot No.1, at Jivapar, Taluka: Jasdan, Dist. Rajkot admeasuring 1057.66 Sq. Mtrs. Registered in the name of Shri Jadavbhai Lakhabhai Bodar and Shri Dhirubhai Lakhabhai Bodar (Under Symbolic Possession of the Bank w.e.f. 19/05/2017) [Property ID: SBIN400004874554]  (4) All that piece and parcel of residential building in the name of Shri Harjibhai Jivrajbhai Bhayani, at R.S.No 340 parki, Plot No. 12, at Ghugharala, Taluka: Babra, Dist: Amreli, admeasuring 357.67 Sq. Mtrs. Registered in the name of Shri Harjibhai Jivrajbhai Bhayani (Under Physical Possession of the Bank w.e.f. 10/08/2021) [Property ID: SBIN400004874949]
	Name of Title Holder	(1) Mrs. Hansaben Dhirubhai Bodar (2) Shri Vipulbhai Bhanubhai Parakhiya (3) Shri Jadavbhai Lakhabhai Bodar & Shri Dhirubhai Lakhabhai Bodar (4) Shri Harjibhai Jivrajbhai Bhayani
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. 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.

5 The secured debt for recovery of which the property is to be sold

**DUES : Rs.4,02,53,531.42** as per Demand Notice of State Bank of India dated 01/02/2017 under section 13(2) of SARFAESI Act 2002 plus interest thereon, cost and expenses etc. thereafter.

Less: Recovery, if any

6 Deposit of earnest money

Property No.	Earnest Money Rs. In Lacs
1	7.20
2	0.85
3	3.80
4	0.90

To be remitted by RTGS / NEFT to MSTC wallet account of the Bidder to be opened with MSTC by the bidder himself

7 Reserve price of the immovable secured assets:

Property No.	Reserve price Rs. in Lacs
1	72.00
2	8.50
3	38.00
4	9.00

Bank account in which EMD to be remitted.

**EMD TO BE REMITTED DIRECTLY ONLINE TO E-BIKRAY THROUGH E-MSTC E-COMMERCE PORTAL**

Last Date and Time within which EMD to be remitted:

**27/12/2021  
2.00 PM**

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 **e-Bikray** (login: <https://www.mstcecommerce.com/auctionhome/ipapi/index.jsp>) on **28/12/2021** from 11.00 A.M. to 02 00 P.M. with unlimited extensions of 05 Minutes each.

10 The e-Auction will be conducted through the Bank's approved service provider.

e-Bikray at the web portal <https://www.mstcecommerce.com/auctionhome/ipapi/index.jsp>

Help Desk No. : 033-40602403, 033-40645316, 033-40067351, 033-40645207

033-40628253, 033-40609118

e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service

FAQ :

provider as mentioned above.

<https://www.mstcecommerce.com/auctionhome/ipapi/fag.html>

11 (i) Bid increment amount:

Property No.	Bid increment amount Rs.
1	0.30
2	0.10
3	0.10
4	0.10

(ii) Auto extension: \_\_\_\_\_ times. (limited / unlimited) Unlimited

(iii) Bid currency & unit of measurement: INR

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

Property No.	Date & Time for Inspection
1	22/12/2021 from 11.00 AM to 12.00 PM Noon
2	22/12/2021 from 12.30 AM to 01.30 PM
3	22/12/2021 from 02.00 AM to 03.00 PM
4	23/12/2021 from 10.00 AM to 11.00 AM

Contact person with: R. P. Dewatwal 7600038902  
mobile number.

13 Other conditions

- (a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder) as all the relevant information and allotment of ID and Password by e-Bikray may be conveyed through e-mail
- (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification(KYC) Viz. ID card/Driving Licence/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder(iv) valid e-mail ID, (v) contact number(mobile/Land Line) of the bidder etc., to be uploaded on eBIKRAY site by 27/12/2021 up to 2:00 PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer [sbi.18735@sbi.co.in](mailto:sbi.18735@sbi.co.in).
- (c) Names of Eligible Bidders will be identified by the MSTC, E-Commerce to participate in online e-Auction on the portal **e-Bikray** <https://www.mstcecommerce.com/auctionhome/ipapi/index.jsp> (name of the portal). User ID and Password will be generated by bidder themselves through **e-Bikray** portal via <https://www.mstcecommerce.com/auctionhome/ipapi/index.jsp>
- (d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.
- (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.
- (f) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
- (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.
- (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 the defaulting bidder.
- (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (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.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (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.
- (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).
- (n) The successful bidder shall deposit 25% of sale price after adjusting EMD already paid, immediately i.e on the same day or not later than next working day through RTGS/NEFT/in the following account  
STATE BANK OF INDIA, SARB- NO LIEN ACCOUNT  
ACCOUNT NO. 36056537114  
IFSC SBIN0060318
- (o) 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) 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.
- (q) 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.

- (r) 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.
- (s) 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.
- (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

Date : 01/12/2021  
Place : Bhavnagar

  
R. P. Dewatwal  
**AUTHORISED OFFICER  
STATE BANK OF INDIA**