

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE
SECURED CREDITOR
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	<u>Rim Enterprise (Borrower)</u> Unit Address: Survey No. 110/1/Paiki, situated at Plot no SME 1/111,GIDC Halol-2, Maswad, Halol.							
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 2 nd floor, Samyak Status, Opp. D.R. Amin School, Diwalipura Main Road, Vadodara (Gujarat)-390007.							
3	Description of the immovable secured assets to be sold	<table><tr><th>Property ID No</th><th>Details of Property(ies)</th></tr><tr><td>SBIN200034799723</td><td>Lot (1) : Land and Building All that piece and parcel of property bearing Survey No. 110/1/Paiki, situated at Plot no SME 1/111,GIDC Halol-2, Maswad, Halol. Admeasuring Total Area: 400.00 Sq. Mtrs (Property in the name of Rimpalben Panchal)</td></tr><tr><td>SBIN20004800099</td><td>Lot (2) : Plant and Machinery (used in Mineral Water processing and packaging) All that piece and parcel of plant and machinery used in mineral water packaging/processing available at Survey No. 110/1/Paiki, Plot No. SME 1/111, GIDC Halol-2, Maswad, Halol (Property in the name of Rimpalben Panchal)</td></tr></table> Note: (i) Bidding for <u>both</u> Lot (1) and Lot (2) is compulsory and H1 Bidder will be decided as per the highest consolidated bid amount i.e Lot (1) and Lot (2) collectively.		Property ID No	Details of Property(ies)	SBIN200034799723	Lot (1) : Land and Building All that piece and parcel of property bearing Survey No. 110/1/Paiki, situated at Plot no SME 1/111,GIDC Halol-2, Maswad, Halol. Admeasuring Total Area: 400.00 Sq. Mtrs (Property in the name of Rimpalben Panchal)	SBIN20004800099	Lot (2) : Plant and Machinery (used in Mineral Water processing and packaging) All that piece and parcel of plant and machinery used in mineral water packaging/processing available at Survey No. 110/1/Paiki, Plot No. SME 1/111, GIDC Halol-2, Maswad, Halol (Property in the name of Rimpalben Panchal)
Property ID No	Details of Property(ies)								
SBIN200034799723	Lot (1) : Land and Building All that piece and parcel of property bearing Survey No. 110/1/Paiki, situated at Plot no SME 1/111,GIDC Halol-2, Maswad, Halol. Admeasuring Total Area: 400.00 Sq. Mtrs (Property in the name of Rimpalben Panchal)								
SBIN20004800099	Lot (2) : Plant and Machinery (used in Mineral Water processing and packaging) All that piece and parcel of plant and machinery used in mineral water packaging/processing available at Survey No. 110/1/Paiki, Plot No. SME 1/111, GIDC Halol-2, Maswad, Halol (Property in the name of Rimpalben Panchal)								
4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no other 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	Demand Notice dated 30.05.2023 for Rs.1,09,15,556.29 (Rupees One crore nine lakhs fifteen thousand five hundred fifty six							

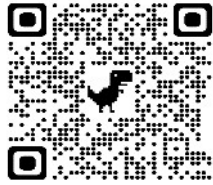
	property is to be sold	and paise twenty nine only) as on 30.05.2023 /ess: recoveries thereafter together with further interest at the contractual rate on aforesaid amount together with incidental expenses, costs charges thereon.							
6	Registration of intending Bidders	The intending Bidders/ Purchasers are requested to get themselves registered on portal (https://baanknet.com) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e- auction service provider (which may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.							
7	Deposit of earnest money	<table><tr><td>Property ID No</td><td>EMD (Rs.)</td></tr><tr><td>SBIN200034799723</td><td>4,77,000.00</td></tr><tr><td>SBIN20004800099</td><td>1,35,000.00</td></tr></table>		Property ID No	EMD (Rs.)	SBIN200034799723	4,77,000.00	SBIN20004800099	1,35,000.00
Property ID No	EMD (Rs.)								
SBIN200034799723	4,77,000.00								
SBIN20004800099	1,35,000.00								
8	Reserve price of the immovable secured assets Payment of Earnest Money Deposit (EMD) amount Last Date and Time within which EMD to be remitted	<table><tr><td>Property ID No</td><td>Reserve Price (Rs.)</td></tr><tr><td>SBIN200034799723</td><td>47,70,000.00</td></tr><tr><td>SBIN20004800099</td><td>13,50,000.00</td></tr></table> EMD amount as mentioned above shall be paid online through NEFT/ RTGS mode only (After generation of Challan from (https://baanknet.com) in bidders Global EMD Wallet). NEFT/ RTGS transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. Interested bidder may deposit Pre-Bid EMD with https://baanknet.com (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in Baanknet (PSB Alliance) 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.		Property ID No	Reserve Price (Rs.)	SBIN200034799723	47,70,000.00	SBIN20004800099	13,50,000.00
Property ID No	Reserve Price (Rs.)								
SBIN200034799723	47,70,000.00								
SBIN20004800099	13,50,000.00								
9	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, by NEFT/ RTGS to Bank Account No. 40253211845 (Name of the Account- "SBI SARB Vadodara") of State Bank of India, SARB Vadodara Branch,							

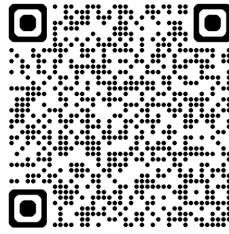
		IFSC: SBIN0001141, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.							
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date: 26.05.2026 online Time between 11:00 a.m. and 04.00 p.m., with auto extension of ten (10) minutes from last highest bid till sale is completed							
11	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	The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited having its Registered Office at Unit 1, 3 rd Floor, VIS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Numbers:+918291220220) at the web portal https://baanknet.com For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e-auctions .							
12	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	<table border="1"><thead><tr><th>Property ID No</th><th>Bid increment amount in multiple of Rs.</th></tr></thead><tbody><tr><td>SBIN200034799723</td><td>50,000/-</td></tr><tr><td>SBIN20004800099</td><td>10,000/-</td></tr></tbody></table> 10 minutes (unlimited) Bid currency in Indian Rupees		Property ID No	Bid increment amount in multiple of Rs.	SBIN200034799723	50,000/-	SBIN20004800099	10,000/-
Property ID No	Bid increment amount in multiple of Rs.								
SBIN200034799723	50,000/-								
SBIN20004800099	10,000/-								
13	Date and Time during which inspection of the immovable secured 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>SBIN200034799723</td><td>14.05.2026 11: 00A.M. to 1:00 P.M.</td></tr><tr><td>SBIN20004800099</td><td>14.05.2026 11: 00A.M. to 1:00 P.M.</td></tr></tbody></table> Name: R P Govindan Mobile No. 9909037276		Property ID No	Date and time of public inspection	SBIN200034799723	14.05.2026 11: 00A.M. to 1:00 P.M.	SBIN20004800099	14.05.2026 11: 00A.M. to 1:00 P.M.
Property ID No	Date and time of public inspection								
SBIN200034799723	14.05.2026 11: 00A.M. to 1:00 P.M.								
SBIN20004800099	14.05.2026 11: 00A.M. to 1:00 P.M.								
14	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 https://baanknet.com 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 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 and confirm that his wallet maintained with https://baanknet.com portal is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (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. (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 bidder for any interruption or delay in access to 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 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 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. (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) 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. (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. (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. (s) 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. (t) Applicable GST & all other dues will be borne by successful buyer over and above bid amount. (u) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com Portal only.
15	Details of pending litigation, if any in respect of property proposed to be sold	To the best of knowledge and information of the Authorised Officer, there is no litigation advised to the Bank. Further in future if any Securitisation Application is filed then the bidder has to deposit the

		sale price as per the rule 9 of SARFAESI Rules 2002 and no extension /deviation for payment of sale price shall be granted on the ground of aforesaid Securitisation Application and non payment of the sale price as per rule 9 shall lead to forfeiture as mentioned on rule 9 of SARFAESI Rules.
--	--	---

Bank website	E-auction website
	

Property location	Photo and Video of Property	Photo and Video of Machinery
		

(Kaushal Kishore)

Date: 04.05.2026

Place: Vadodara

AUTHORISED OFFICER,
STATE BANK OF INDIA