STATE BANK OF INDIA
Stressed Assets Management Branch,
4th Floor, Old LHO Building, Lal Darwaja, Bhadra,
Ahmedabad- 380001
E -mail: sbi.04199@sbi.co.in, team6samb.ahm@sbi.co.in
Authorised Officer : Shri Kamlesh Kumar Bairwa - Mob: 9587652468;

Property will be sold on "**AS IS WHERE IS, AS IS WHAT IS & WHATEVER THERE IS"** basis

<table>
<tr><td>1</td><td>Name and address of the Borrower</td><td>M/s Jiya Eco Products Ltd (Resolved under CIRP)
Registered Office: Rev. Sy. No. 202 Paiki 2/ Paiki 1 At-Navagam, Taluka Vallabhipur, Dist. Bhavnagar, Gujarat.</td></tr>
<tr><td>2</td><td>Name and address of Branch, the secured creditor</td><td>STATE BANK OF INDIA
Stressed Assets Management Branch: 4th Floor, Old LHO Building, Lal Darwaja, Bhadra, Ahmedabad- 380001</td></tr>
<tr><td>3</td><td>Description of the immovable secured assets to be sold.</td><td>
<table>
<tr><td>Property ID No</td><td>Details of property/ies</td></tr>
<tr><td>SBIN001016080005</td><td>Property (1). All that piece and parcel of immovable residential property bearing Flat no- 501 in building No. 'G/2' of Suryam Residency admeasuring about 43.725 Sq. Mts. builtup, consisting a part of R.S. No. 112, Hissa No.2. T.P. Scheme No.26 (Singanpor), F.P. No. 50/3 paiki of village Siganpor, Tal- Katagram, Dist-Surat, Gujarat, along with 24.542 Sq. Mts. Undivided proportionate share in the land of the building.@

Property (2). All that pieces & parcel of the immovable residential property bearing Flat No. 502 in building No. 'G/2' of Suryam Residency admeasuring about 43.725 Sq. Mts. builtup, consisting a part of R.S. No 112, Hissa No.2, T.P. Scheme No.26(Singanpor), F.P. No. 50/3 paiki of village Siganpor, Tal- Katagram, Dist-Surat, Gujarat, along with 24.542 Sq. Mts. Undivided proportionate share in the land of the building.@

@ Both the flats will be auctioned as a single lot. Both flats have single entrance and combined as one flat from inside</td></tr>
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STATE BANK OF INDIA 4199 S.A.M.B. BR.

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<tr><td>4</td><td>Details of the encumbrances known to the secured creditor.</td><td>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.</td></tr>
<tr><td>5</td><td>The secured debt for recovery of which the property is to be sold</td><td>Rs. 13,37,02,779.11 as on 11.04.2021 + interest thereon + expenses & costs as per demand Notice dated 13.04.2021 issued under section 13(2) of SARFAESI Act 2002.
Less: Recoveries thereafter if any.</td></tr>
<tr><td>6</td><td>Deposit of earnest money</td><td><table><tr><th>Property ID No</th><th>EMD (Rs.)</th></tr><tr><td>SBIN001016080005</td><td>3,10,000/-</td></tr></table>
Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by https://baanknet.com on its e-auction site by means of RTGS/NEFT.</td></tr>
<tr><td>7</td><td>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:</td><td><table><tr><th>Property ID No</th><th>Reserve Price (Rs.)</th></tr><tr><td>SBIN001016080005</td><td>31,00,000/-</td></tr></table>
Bidders own wallet Registered with baanknet.com on its e-auction site https://baanknet.com/eauction-psb/bidder-registration

Interested bidder may deposit Pre-Bid EMD with baanknet.com before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in baanknet.com Bank account and updating 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. Bidders are requested to visit user manual on baanknet.com portal in Help menu.</td></tr>
<tr><td>8</td><td>Time and manner of payment</td><td>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.</td></tr>
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<tr><td>9</td><td>Time and place of public e-Auction or time after which sale by any other mode shall be completed.</td><td>Auction will be held online at the web portal on 10.08.2026 from 11.00 A.M. to 4.00 P.M. with unlimited extensions of 10 Minutes each.</td></tr>
<tr><td>10</td><td>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.</td><td>baanknet.com web Portal
https://baanknet.com

'Click here for register'->https://baanknet.com/eauction-psb/bidder-registration Registration.

For any assistance email with bidder registration number:
support.BAANKNET@psballiance.com
Or
Call Helpdesk Number: +91 8291220220</td></tr>
<tr><td>11</td><td>(i) Bid increment amount:

(ii) Auto extension: ______ times. (limited / unlimited).

(iii) Bid currency & unit of measurement</td><td>(i)<table><tr><td>Property ID No</td><td>Bid increase amount in multiple of (Rs.)</td></tr><tr><td>SBIN001016080005</td><td>50,000/-</td></tr></table>
(ii) Unlimited.

(iii) Indian Rupees (INR)</td></tr>
<tr><td>12</td><td>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.</td><td><table><tr><td>Property ID No</td><td>Date and time of public inspection</td></tr><tr><td>SBIN001016080005</td><td>28.07.2026
11:00 P.M. to 01.00 P.M.</td></tr></table>
Name : (1) Kamlesh Kumar Bairwa
Mo No: 9587652468

(2) P R PATEL
9427223984</td></tr>
<tr><td>13</td><td>Other conditions</td><td>(a) The Bidders should get themselves registered on https://baanknet.com/eauction-psb/bidder-registrationBy providing requisite KYC documents and registration fees by means of NEFT/RTGS transfer from his bank account.
(b) Interested bidder may deposit Pre-Bid EMD with Baanknet portal before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in Baanknet's Bank account and</td></tr>
</table>

updating 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.

(c) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized 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.

Account Number	:	31666015329
Account Name	:	Stressed Assets Management Branch Ahmedabad Recovery Account
Bank Name	:	State Bank of India
Branch Name	:	SAM Branch Ahmedabad
Branch Code	:	04199
IFS Code	:	SBIN0004199
Address	:	4th Floor, Old LHO Building, Lal Darwaja, Bhadra, Ahmedabad- 380001

(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.

(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.

(f) 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.

(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.

(h) The decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(i) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no

STATE BANK OF INDIA 4199 S.A.M.B. BR., AMD correspondence regarding any change in the bid shall be entertained.

(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).

(m)The Authorized Officer is not bound to accept the highest offer and the Authorized 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.

(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.

(o) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST etc. for transfer of the property in his/her name.

(p) The payment of all statutory / non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

(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 Authorized 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 authorized officer of the concerned bank branch only.

(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 a change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.

(s) Sale Confirmation will be subject to consent of mortgagor/borrower if auction do not fetch more than the reserve price as per provision of SARFAESI rule 9 (2).

(t) It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194/A. If the aggregate of the sum credited or paid for such consideration is Rs. 50.00 lacs or more, TDS shall be filed online by filling Form 26QB & TDS Certificate to be issued in Form 16B. The purchaser has to produce the proof of having deposited this Income Tax into the

STATE BANK OF INDIA 4199 S.A.M.B. BR

		Government Account within 15 days of e-auction. (u) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable 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 the Authorized Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever. (v) **Above properties are in Physical Possession of the Bank under SARFAESI Act.** (w) **Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.** (x) 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 Baanknet web Portal only (y) **Applicable GST / TDS will be borne by successful buyer over and above bid amount.**
14	Details of pending litigation, if any, in respect of property proposed to be sold	Not Known. 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

Date : 15.07.2026
Place : Ahmedabad

(Kamlesh Kumar Bairwa)
Authorised Officer
State Bank of India

STATE BANK OF INDIA S.M.E. BR., AHMD. 15/7/2026

Bank website www.sbi.co.in	E-auction website https://baanknet.com	Property Location:	Photos & Video

STATE BANK OF INDIA 4199 S.A.M.B. BR.