

STATE BANK OF INDIA
Stressed Assets Management Branch
4th Floor, Old LHO building, Lal Darwaja, Bhadra
Ahmedabad-380 001
e-mail: team6samb.ahm@sbi.co.in

Authorised Officer's name: Kamlesh Kumar Bairwa; Mob: 9587652468

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 B R DESIGNS PRIVATE LIMITED Registered Office: Shop No. 2 to7 "Samavasaran" opp. Jain Temple Near Lal Bunglow, Athwalines, Surat 395007							
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA 4th Floor, Old LHO building, Lal Darwaja, Bhadra Ahmedabad-380 001							
3	Complete Description of the immovable secured assets to be sold.	<table><tr><th>Property ID no.</th><th>Details of properties</th></tr><tr><td>SBIN100001395979 </td><td>All right title and interest in on ground floor below mention property together with Shops No 2 to 7 "SAMAVASARAN" Building constructed on the bearing City survey Nondh Nos.2580 and 2581 T.P. Scheme No 5 (Athwa-Umra) F.P.No 256 Vibhag-B situated at Athwalines of ward AATHWA Lal Bunglow Area Surat (Property bearing Shop No.2 to 7 in podium Block of "Samavasaran" Building), Surat-395007, Admeasuring Total Area- 5081 Sq Ft. belonging to Director/Guarantor Shri Dilipkumar Tarachand Shah (since deceased) and Bharatiben Dilipkumar Shah</td></tr><tr><td>SBIN200038701126 </td><td>All right title and interest in second floor towards northern portion i.e. back side admeasuring 1232.00 Sq. Fts. and Southern portion admeasuring 1618.00 Sq. Fts. together with undivided proportionate share in underneath land admeasuring 118.50 Sq. Mtrs. of Kamal Building constructed on the land bearing City Survey Nondh Nos.1308/A-1/1 admeasuring 464.3204 Sq. Mtrs of Ward No.1 situated at Nanpura Near Athwagate Surat. (Property bearing Second Floor Northern Portion i.e. back side of Kamal Building belonging to Dilipkumar</td></tr></table>		Property ID no.	Details of properties	SBIN100001395979 	All right title and interest in on ground floor below mention property together with Shops No 2 to 7 "SAMAVASARAN" Building constructed on the bearing City survey Nondh Nos.2580 and 2581 T.P. Scheme No 5 (Athwa-Umra) F.P.No 256 Vibhag-B situated at Athwalines of ward AATHWA Lal Bunglow Area Surat (Property bearing Shop No.2 to 7 in podium Block of "Samavasaran" Building), Surat-395007, Admeasuring Total Area- 5081 Sq Ft. belonging to Director/Guarantor Shri Dilipkumar Tarachand Shah (since deceased) and Bharatiben Dilipkumar Shah	SBIN200038701126 	All right title and interest in second floor towards northern portion i.e. back side admeasuring 1232.00 Sq. Fts. and Southern portion admeasuring 1618.00 Sq. Fts. together with undivided proportionate share in underneath land admeasuring 118.50 Sq. Mtrs. of Kamal Building constructed on the land bearing City Survey Nondh Nos.1308/A-1/1 admeasuring 464.3204 Sq. Mtrs of Ward No.1 situated at Nanpura Near Athwagate Surat. (Property bearing Second Floor Northern Portion i.e. back side of Kamal Building belonging to Dilipkumar
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	Shah, Dilipkumar Shah and Property bearing Second Floor Southern Portion of Kamal Building belonging to Subhdil Exports (Partnership firm with partners Dilipkumar Tarachand Shah, Bharatiben Dilipkumar Shah, Hardik Dilipkumar Shah & B R Designs Pvt Ltd)	Tarachand Shah (since deceased) and Hardik Dilipkumar Shah and Property bearing Second Floor Southern Portion of Kamal Building belonging to Subhdil Exports (Partnership firm with partners Dilipkumar Tarachand Shah, Bharatiben Dilipkumar Shah, Hardik Dilipkumar Shah & B R Designs Pvt Ltd)						
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.11,94,23,314.99 as on 16.03.2022 + interest thereon + expenses & costs thereon and thereafter, as per Demand Notice dated 16.03.2022 less : Recoveries thereafter if any due to the secured creditor-State Bank of India(Consortium Leader) and Rs. 22,81,23,446/- as on 11.01.2023 + interest thereon + expenses & costs thereon and thereafter, as per Demand Notice dated 11.01.2023 less : Recoveries thereafter if any due to the secured creditor-Axis Bank(Consortium Member)						
6	Deposit of earnest money (EMD)	<table><tr><th>Property ID no.</th><th>EMD (Rs.)</th></tr><tr><td>SBIN100001395979</td><td>84,60,000/-</td></tr><tr><td>SBIN200038701126</td><td>10,50,000/-</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/Online Transfer etc.	Property ID no.	EMD (Rs.)	SBIN100001395979	84,60,000/-	SBIN200038701126	10,50,000/-
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7	Reserve price of the immovable secured assets:	<table><tr><th>Property ID no.</th><th>Reserve Price</th></tr><tr><td>SBIN100001395979</td><td>8,46,00,000/-</td></tr><tr><td>SBIN200038701126</td><td>1,05,00,000/-</td></tr></table>	Property ID no.	Reserve Price	SBIN100001395979	8,46,00,000/-	SBIN200038701126	1,05,00,000/-
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	Account / Wallet in which EMD to be remitted	Interested bidder may deposit Pre-Bid EMD with https://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's 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 https://baanknet.com/eauction-psb/x-login portal in Help						



		menu.						
8	Time and manner of payment	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. 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 05.10.2026 from 11.00 a.m. to 04.00 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.	BAANKNET web Portal https://baanknet.com/eauction-psb/x-login 'Click here for registration'-> https://baanknet.com/eauction-psb/x-login>bUYER Registration. Buyer's manual> https://baanknet.com/eauction-psb/x-login >Help>User manual For any assistance email on support.BAANKNET@psballiance.com with bidder registration number Or Call Helpdesk Number: +91 8291220220						
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) <table border="1"><thead><tr><th>Property ID no.</th><th>Bid Increase amount in multiple of Rs.</th></tr></thead><tbody><tr><td>SBIN100001395979</td><td>100,000/-</td></tr><tr><td>SBIN200038701126</td><td>50,000/-</td></tr></tbody></table> (ii) Unlimited (iii) Indian Rupees (INR)	Property ID no.	Bid Increase amount in multiple of Rs.	SBIN100001395979	100,000/-	SBIN200038701126	50,000/-
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12	Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy	<table border="1"><thead><tr><th>Property ID no.</th><th>Date and time of public inspection</th></tr></thead><tbody><tr><td>SBIN100001395979</td><td>24.09.2026 Time 11:30 am to 13:30 pm</td></tr><tr><td>SBIN200038701126</td><td>24.09.2026 Time 14:00 am to 15:00 pm</td></tr></tbody></table>	Property ID no.	Date and time of public inspection	SBIN100001395979	24.09.2026 Time 11:30 am to 13:30 pm	SBIN200038701126	24.09.2026 Time 14:00 am to 15:00 pm
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	themselves about the assets and their specification. Contact person with mobile number	Name : P R PATEL Mobile No. 9427223984														
13	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com/eauction-psb/x-login By 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 BAAKNET.COM before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in BAAKNET.COM's 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. (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. <table><tr><td>Account Number</td><td>: 31666015329</td></tr><tr><td>Account Name</td><td>: Stressed Assets Management Branch Ahmedabad Recovery Account</td></tr><tr><td>Bank Name</td><td>: State Bank of India</td></tr><tr><td>Branch Name</td><td>: SAM Branch Ahmedabad</td></tr><tr><td>Branch Code</td><td>: 04199</td></tr><tr><td>IFS Code</td><td>: SBIN0004199</td></tr><tr><td>Address</td><td>: 4th Floor, Old LHO building, Lal Darwaja, Bhadra Ahmedabad-380 001.</td></tr></table> (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/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	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-380 001.
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		result in forfeiture of the amount paid by defaulting bidder. (h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (i) 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. (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 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 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. (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) 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 Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever. (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
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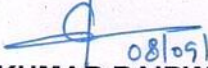


		required to contact the concerned authorised officer of the concerned bank branch only. (s) Sale Confirmation will be subject to consent of mortgagor/borrower if auction do not fetch more than the reserve price as per provision of SARFAESI rule 9 (2). (t) It shall be the responsibility of the successful 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 Government Account within 15 days of e-auction. (u) 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. (v) The Sale Certificate will not be issued pending operation of any stay/injunction/ restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be paid on the amount deposited during this period. No request of for return of deposit either in part or full/ cancellation of sale will be entertained. (w) 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 (x) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e-auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatsoever from the bidder thereon affecting the auction process. (y) Above all the properties are in Physical Possession of the Bank under SARFAESI Act. (z) Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders. (aa) 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	Securitization application U/s. 17 of SARFAESI Act filed by the borrower is pending in DRT-II, Ahmedabad. No stay exists at present.



Bank website www.sbi.co.in	E-auction website https://baanknet.com/eauction-psb/x-login	Property Location "Samavasaran"	Property Location "Kamal building"
			

Date: 08.09.2026
Place: Ahmedabad


(KAMLESH KUMAR BAIRWA)
AUTHORISED OFFICER

