

**STATE BANK OF INDIA**

Stressed Assets Management Branch: 4th Floor, Old LHO Building, Lal Darwaja, Bhadra, Ahmedabad- 380001

E -mail: team6samb.ahm@sbi.co.in

Contact Person: Ravindra Parmar - Mob: 6356038004.

P R Patel – Mob: 9427223984

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

1	Name and address of the Borrower	M/s. Agri Fiber Ltd. Address: 101, 21st Century Business Centre, Beside World Trade Centre, Ring Road, Surat – 395 002.	
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch: 4 th Floor, Old LHO Building, Lal Darwaja, Bhadra, Ahmedabad- 380001	
3	Description of the immovable secured assets to be sold.	Property ID No SBIN2847071 	Details of property/ies All that part and parcels of Commercial Property at 801/A, 8th Floor, 21st Century Business Centre, Beside World Trade Centre, Ring Road, Rustampura, Surat. (Area: 1180 Sq. Ft. feet) standing in the name of Mrs. Sejal Manojbhai Mevawala.
		SBIN2847072 	All that part and parcels of Commercial Property at 801/B, 8th Floor, 21st Century Business Centre, Beside World Trade Centre, Ring Road, Rustampura, Surat. (Area: 1180 Sq. ft) standing in the name of Mr. Shashikant Ganpatbhai Patel.
		SBIN2837619 	All that part and parcels of Commercial Property at 810/B, 8th Floor, 21st Century Business Centre, Beside World Trade Centre, Ring Road, Rustampura, Surat. (Area: 1115 Sq. ft) standing in the name of Mr. Prashant Kantibhai Patel.
		Properties are under Physical 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	Demand Notice dated 10.06.2015 for Rs. 37,23,26,208.21 as on 09.06.2015 with further interest, cost, charges etc. thereon and less recovery thereafter.									
6	Deposit of earnest money	<table><tr><td>Property ID No</td><td>EMD (Rs.)</td></tr><tr><td>SBIN2847071</td><td>5,30,000/-</td></tr><tr><td>SBIN2847072</td><td>5,30,000/-</td></tr><tr><td>SBIN2837619</td><td>5,30,000/-</td></tr></table>	Property ID No	EMD (Rs.)	SBIN2847071	5,30,000/-	SBIN2847072	5,30,000/-	SBIN2837619	5,30,000/-	Being the 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance (https://baanknet.com/) on its e-auction website by means of RTGS/NEFT/Online Transfer etc. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last minute issues. In case EMD is not available in Global EMD wallet, system will not allow to bid. Lien to the extent of EMD amount will be applied on the wallet by the system.
Property ID No	EMD (Rs.)										
SBIN2847071	5,30,000/-										
SBIN2847072	5,30,000/-										
SBIN2837619	5,30,000/-										
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><tr><td>Property ID No</td><td>Reserve Price (Rs.)</td></tr><tr><td>SBIN2847071</td><td>53,00,000/-</td></tr><tr><td>SBIN2847072</td><td>53,00,000/-</td></tr><tr><td>SBIN2837619</td><td>53,00,000/-</td></tr></table>	Property ID No	Reserve Price (Rs.)	SBIN2847071	53,00,000/-	SBIN2847072	53,00,000/-	SBIN2837619	53,00,000/-	Bidder EMD wallet maintained with PSB Alliance on its e-auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal. Interested bidder may deposit Pre-Bid EMD with https://baanknet.com before the close of e-Auction.
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SBIN2837619	53,00,000/-										

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 amount 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 auction purchaser not exceeding three months from the date of auction. Details of Bank account: <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>Stressed Assets Management 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, SBI Old LHO Building, Laldarwaja, Bhadra, Ahmedabad</td></tr></table>	Account Number	31666015329	Account Name	Stressed Assets Management Branch Ahmedabad Recovery Account	Bank Name	State Bank of India	Branch Name	Stressed Assets Management Branch, Ahmedabad	Branch Code	04199	IFS Code	SBIN0004199	Address	4 th Floor, SBI Old LHO Building, Laldarwaja, Bhadra, Ahmedabad
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IFS Code	SBIN0004199															
Address	4 th Floor, SBI Old LHO Building, Laldarwaja, Bhadra, Ahmedabad															
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 26.10.2026 from 11.00 A.M. to 4.00 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.com web Portal https://baanknet.com 'Click here for register' ->https://baanknet.com/bidder-registration. For any assistance email with bidder registration number: support.BAANKNET@psballiance.com 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><tr><td>Property ID No</td><td>Bid increase amount in multiple of (Rs.)</td></tr><tr><td>SBIN2847071</td><td>50,000/-</td></tr><tr><td>SBIN2847072</td><td>50,000/-</td></tr><tr><td>SBIN2837619</td><td>50,000/-</td></tr></table> (ii) Unlimited. (iii) Indian Rupees (INR)	Property ID No	Bid increase amount in multiple of (Rs.)	SBIN2847071	50,000/-	SBIN2847072	50,000/-	SBIN2837619	50,000/-
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SBIN2847071	50,000/-									
SBIN2847072	50,000/-									
SBIN2837619	50,000/-									
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><tr><td>Property ID No</td><td>Date and time of public inspection</td></tr><tr><td>SBIN2847071</td><td>17.10.2026 12:00 P.M. to 02.00 P.M.</td></tr><tr><td>SBIN2847072</td><td>17.10.2026 12:00 P.M. to 02.00 P.M.</td></tr><tr><td>SBIN2837619</td><td>17.10.2026 12:00 P.M. to 02.00 P.M.</td></tr></table> Name : P R PATEL Mo No: 9427086580	Property ID No	Date and time of public inspection	SBIN2847071	17.10.2026 12:00 P.M. to 02.00 P.M.	SBIN2847072	17.10.2026 12:00 P.M. to 02.00 P.M.	SBIN2837619	17.10.2026 12:00 P.M. to 02.00 P.M.
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13	Other conditions: (1) Intending Bidders should get themselves registered on https://baanknet.com/eauctionpsb/bidder-registration by providing requisite KYC documents and registration fee as per the guidelines provided on BAANKNET well before the auction date (The registration process is detailed on the above website). (2) Bidders have to visit the website (https://www.baanknet.com/login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/e-mail ID mentioned on the home page of https://www.baanknet.com. (3) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) (4) 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. (5) 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. (6) 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.									

(7) 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.

(8) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(9) 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.

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

(11) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.

(12) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(13) 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(14) 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.

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

(16) 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.

(17) 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.

(18) 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 of 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.

(19) 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. Provided if the sale price is above Rs 50,00,0000/- (Rupees Fifty Lacs) it shall be responsibility of the auction purchaser has to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per Section 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. No request for change of name in the sale certificate other than the person who submitted the bid/ participated in the auction will be entertained.

(20) 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.

(21) 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.

(22) 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.

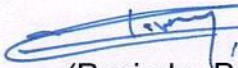
(23) Above all the properties are in Physical Possession of the Bank under SARFAESI Act.

(24) Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.

(25) 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	The original Title Deeds are available with the Bank. It came to the notice of the Bank that there is transaction on the property. 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
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Date : 30.09.2026
Place : Ahmedabad


(Ravindra Parmar)
Authorised Officer
State Bank of India

