State Bank of India
Stressed Assets Recovery Branch(SARB)(05181)
4th Floor, Left Wing, Old LHO Building, Bhadra, Laldarwaja, Ahmedabad - 380001

Phone No. 079-26403522 **E-mail: sbi.05181@sbi.co.in**

Date: 12.11.2026

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 Innovative Softech Pvt Ltd
2	Name and address of Branch, the secured creditor	**State Bank of India** **Stressed Assets Recovery Branch (SARB) (05181)** 4th Floor, Left Wing, Old LHO Building, Bhadra, Laldarwaja, Ahmedabad - 380001.
3	Description of the immovable secured assets to be sold.	All piece and parcel of Immovable Property, Unit/ Shop No. 304/305, 3rd Floor, Heritage Plaza, Opp. Gurukul Drive -in Road, Memnagar, Ahmedabad – 380015, total Super Built up area of 116.12 Sq. Mtrs. (Area as per physical Measurement 77.21 Sq. Mtr. Carpet and 92.65 Sq. Mtrs – Built Up) R.S. No. 82, 83/1/2/3, 84, 99 T.P. S. No. F.P. No. 269, Mouje Memnagar, Taluka and District Ahmedabad. Bounded in East:-Office No. 306, West:- Common toiled, North:- Margin and sun point commercial building, South:- Common Passage and office No. 307 (Property ID :- SBIN00305306INNSOFT)
	Name of Title Holder	M/s Innovative Softech 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. 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. ***Successful bidder has to pay the outstanding AMC tax and other dues, if any**
5	The secured debt for recovery of which the property is to be sold	DUES: **Rs. 1,33,101.53 (Rupees One Lac Thirty Three Thousand One Hundred One and paise Fifty Three only) as on 31.03.2002 + interest thereon w.e.f 01.04.2022 + expenses & costs (Less repayment made after date of Demand Notice date 31.05.2013) due to the Secured Creditor from the Borrowers, Mr. Akash Maheshbhai Patel.**
6	Deposit of earnest money	Rs. 4.038 lakh being the 10% of Reserve price to be remitted by RTGS / NEFT to BAANKNET Wallet Account of The Bidder to be opened with BAANKNET by the bidder himself.
7	Reserve price of the immovable secured assets.	Rs. 40.38 lakh
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 15thday 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 BAANKNET portal via https://baanknet.com on **15/12/2026** from **12.00 P.M. to 05.00 P.M.** with unlimited extensions of 10 Minutes each

10	The e-Auction will be conducted through the Bank's approved service provider.	**https://baanknet.com/**
11	(i) Bid increment amount: (ii) Auto extension: **10 Minutes times**. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs. 50,000/- Unlimited RTGS / NEFT in Rupees
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	30/11/2026 02.00 PM to 03.00 PM Name: Bhishma Subodh (M) 9879537717 Ajay Kumar (M) 8290881133
13	Other conditions	1. Bidders shall hold 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 **https://baanknet.com/** portal. 2. 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. 3. 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. 4. The bidders are required to submit online acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction. 5. 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. 6. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 7. 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. 8. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. 9. 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. 10. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). 11. 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. 12. 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. 13. 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. 14. 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.

***Successful bidder has to pay the outstanding AMC tax and other dues, if any.**

15. 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.

16. 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.

17. E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" basis will be conducted "Online". The auction will be conducted through https://ebkray.in/. E-auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available on https://e-bikray.in.

18. The intending purchasers / bidders are required to register themselves on the auction portal https://**baanknet.com**.

19. The Bidders have to register themselves well before the auction date as registration of bidders take minimum of three working days. The bidder has to ensure and confirm for himself/herself that the EMD amount is transferred from his bank account to his own wallet with e-bkray.in/ by means of NEFT/RTGS transfer from his bank account. The bidder will be accepted by the system for auction only if the requisite amount of EMD is present in his wallet or else he/she will be not accepted as bidder by system and he/she will be not able to participate in auction.

20. In the event of failure of auction, the bidder has to place refund request from wallet to bank account through his account maintained by ebkray which will refund the same back to bidder's bank account. For further information, kindly contact Bank's Authorised Officer.

21. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/-ies. 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. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms & conditions of the e-Auction are published in the following websites: www.sbi.co.in & https://ebkray.in/.

22. The Earnest Money Deposited (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price immediately on acceptance of bid price by the Authorised Officer and the balance of sale price on or before 15th day of confirmation of sale. The amount of sale price (over and above the EMD amount) will have to be deposited in Bank's Account in the name of "State Bank of India SARC Ahmedabad-No Lien Account" Account No.31216135467 with SBI, Meethakhali Branch, Ahmedabad, IFS Code: SBIN0003792. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of the property/amount.

		23. The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. 24. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone / cancel / adjourn / discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 25. The successful purchaser, on payment of entire sale price and on completion of sale formalities, shall be issued a Sale Certificate as per format prescribed under SARFAESI Act & Rules 2002. The purchaser shall bear the expenses on Stamp duty and Registration charges, if any, on the Sale Certificate. 26. The bidder must ensure Internet Connectivity, Power Back-up, etc. during the auction. The Bank will not be responsible for difficulties like Internet Connection Failure, Power cut or any other issues that could affect the e-auction. 27. GST, wherever applicable, will have to be borne by the successful bidder / buyer, over and above the bid amount. 28. Where factory land & building and plant & machinery both are put on auction for any borrower, EMD only for factory land and building will not be considered. Sale of factory land & building will be confirmed only after the plant & machinery are sold out.

Date: 12.11.2026
Place: Ahmedabad

AUTHORISED OFFICER
STATE BANK OF INDIA