

STATE BANK OF INDIA

BRANCH	STRESSED ASSET MANAGEMENT BRANCH (04199)
Address of the Branch	04 <sup>th</sup> Floor, Old LHO Building, Bhadra, Lal Darwaja, Ahmedabad
Authorized Officer's Details	
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NOTICE OF SALE THROUGH PRIVATE TREATY

**SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)**

The undersigned as Authorized Officer of State Bank of India has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act.

Public at large is informed that the secured property(ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
2. The intending purchaser shall submit duly filled Application Form along with necessary enclosures as may be specified by the Bank, including acceptance of these standard terms and conditions.
3. The intending purchaser shall receive a letter from the Bank containing detailed terms and conditions of sale of property through private treaty. The intending purchaser shall be eligible to send an offer for purchase of secured asset(s) through private treaty only after the Bank receives his/her acceptance of the detailed terms and conditions.
4. Acceptance of the offer made by a intending purchaser shall be intimated by issue of a sale confirmation advice by the Bank. Thereupon, the intending purchaser will be required to deposit 25% of the sale consideration before the next working day

of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.

5. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
6. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% amount paid along with application.
7. In case of non-acceptance of intending purchaser's offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
8. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The AO/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights / dues. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the AO / Secured Creditor in this regard at a later date. The Bank reserves the right to reject any offer without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer.
10. The interested parties may contact the AO for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, other expenses, taxes, duties etc. in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules.

#### SCHEDULE

Description of the Property(ies)	Reserve Price (Rs.) (Below which the properties will not be sold)
38 Open Plots situated at Mahemdabad (Gujarat), total land adms. 181994 Sq. Mtrs. owned by B Nanji Enterprises Ltd	Rs. 26,50,00,000/- (Rupees Twenty-Six Crore Fifty Lacs only)
Total	Rs. 26,50,00,000/-

Date: 01.09.2025

Place: Ahmedabad

For STATE BANK OF INDIA

AUTHORISED OFFICER

