

**STATE BANK OF INDIA**

Stressed Assets Management Branch: 4<sup>th</sup> Floor, Old LHO SBI Building, Lal Darwaja, Bhadra, Ahmedabad-380 001,  
e-mail: [team6samb.ahm@sbi.co.in](mailto:team6samb.ahm@sbi.co.in)

Dealing Officer: Shri Sudhakar Chaudhary (Mo: 9723926076)

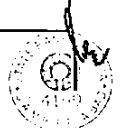
Authorised Officer: Shri Harshad Saholia (Mo: 7600043736)

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	<b>All Guarantors of the Borrower Company M/s Cengres Tiles Limited (Now resolved under CIRP):</b> (1) Dixitkumar Chandubhai Patel (Borrower in capacity of Mortgager & Guarantor), At-Narsinhapura, Po-Kukadia, Ta-Idar, Sabarkantha-383430. (2) Arvindkumar Dwarkadas Patel (Borrower in capacity of Mortgager & Guarantor), At-Narsinhapura, Near Samajvadi, Po-Kukadia, Ta-Idar, Sabarkantha-383410. (3) Vishnubhai Vithalbhaji Patel (Borrower in capacity of Mortgager & Guarantor), At & Po - Badoli, Ta-Idar, Sabarkantha-383410. (4) Ajaykumar Pravinbhai Patel (Borrower in capacity of Mortgager & Guarantor), A-501, Sopan Sharan, Nr Simandhar Flat, Chandlodia, Ahmedabad-380060. (5) Ditin Narayanbhai Patel (Borrower in capacity of Mortgager & Guarantor) D-501, SopanSharan, Nr Simandhar Flat, Chandlodia, Ahmedabad-380060. (6) Bipinchandra Mulshankar Patel (Borrower in capacity of Mortgager & Guarantor), At Badoli, Idar, Sabarkantha-383410. (7) Ashish Chandravadan Patel (Borrower in capacity of Guarantor), AT: C-102, Altius 3, Near Shaligram Bungalow, Thaltej, Ahmedabad-380059, (8) Chiragkumar Maganbhai Patel (Borrower in capacity of Guarantor). AT: B-301, Shompole, Avlon Hotel Road, Thaltej, Ahmedabad-380059. (9) Vijay Dinkarray Maniar (Borrower in capacity of Guarantor), AT:21, Aishwarya -2, Science City Road, Ahmedabad-380060. (10) Rakeshkumar Khacharbhai Patel (Borrower in capacity of Guarantor), AT- Rangpur, Prempur, Himatnagar-373003. (11) Parth Rajeshbhai Shah (Borrower in capacity of Mortgager), AT:9, Matru Pitru Asish, Shrini Ketan Society, Shanti Nagar, Naranpura, Ahmedabad-380013.	
2	Name and address of Branch, the secured creditor	<b>STATE BANK OF INDIA</b> Stressed Assets Management Branch, 4 <sup>th</sup> Floor, Old LHO SBI Building, Lal Darwaja, Bhadra, Ahmedabad-380 001	
3	Description of the immovable secured assets to be sold.	Property ID no. SBIN000077140013	<b>Details of properties</b> All that piece and parcel of immovable property bearing NA land of SR No.1175, admeasuring 6677 sq. mtr and SR No.1176, admeasuring 5969 sq. mtrs. (New Survey No.933 & 934 respectively) and after amalgamated new survey number 1175, admeasuring 12605 sq. mtr situated at village: Nandasan, Taluka- Kadi, Dist: Mehsana belonging to Dixitkumar Chandubhai Patel, Arvindkumar Dwarkadas Patel, Vishnubhai Vithalbhaji Patel, Ajaykumar Pravinbhai Patel, Ditin Narayanbhai Patel and Bipinbhai Mulshankarbhai Patel.
4	Details of the	To the best of knowledge and information of the Authorised Officer, there are	



	encumbrances known to the secured creditor.	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.22,66,94,210.77 as on 12.12.2024 as per Demand Notice of State Bank of India dated 13.12.2024 with further interest and incidental expenses, cost etc thereon and less Recoveries, if any due to the secured creditor.					
6	Deposit of earnest money	<table><tr><td>Property ID No</td><td>EMD (Rs.)</td></tr><tr><td>SBIN000077140013</td><td>30,20,000/-</td></tr></table>	Property ID No	EMD (Rs.)	SBIN000077140013	30,20,000/-	Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by <a href="https://baanknet.com">https://baanknet.com</a> on its e-auction site by means of RTGS/NEFT.
Property ID No	EMD (Rs.)						
SBIN000077140013	30,20,000/-						
7	Reserve price of the immovable secured assets:  Account / Wallet in which EMD to be remitted <b>Last Date and Time</b> within which EMD to be remitted:	<table><tr><td>Property ID No</td><td>Reserve Price (Rs.)</td></tr><tr><td>SBIN000077140013</td><td>3,02,00,000/-</td></tr></table>	Property ID No	Reserve Price (Rs.)	SBIN000077140013	3,02,00,000/-	Interested bidder may deposit Pre-Bid EMD with <a href="https://baanknet.com">https://baanknet.com</a> 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 <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a> portal in Help menu.
Property ID No	Reserve Price (Rs.)						
SBIN000077140013	3,02,00,000/-						
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 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 30.05.2025 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 <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a> 'Click here for register'-> <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a> >bUYER Registration.  Buyer's manual> <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a> >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><tr><td>Property ID No</td><td>Bid Increase amount in multiple of (Rs.)</td></tr><tr><td>SBIN000077140013</td><td>10,000/-</td></tr></table> (ii) Unlimited  (iii) Indian Rupees (INR).	Property ID No	Bid Increase amount in multiple of (Rs.)	SBIN000077140013	10,000/-	
Property ID No	Bid Increase amount in multiple of (Rs.)						
SBIN000077140013	10,000/-						




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>SBIN000077140013</td><td>Date: 17.05.2025 &amp; Time: 11.00 A.M. to 01.00 P.M.</td></tr></table> <p>Name: Sudhakar Chaudhary Mobile No. 9723926076</p>	Property ID No	Date and time of public inspection	SBIN000077140013	Date: 17.05.2025 & Time: 11.00 A.M. to 01.00 P.M.										
Property ID No	Date and time of public inspection															
SBIN000077140013	Date: 17.05.2025 & Time: 11.00 A.M. to 01.00 P.M.															
13	Other conditions	<p>(a) The Bidders should get themselves registered on <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a> By providing requisite KYC documents and registration fees By means of NEFT/RTGS transfer from his bank account.</p> <p>(b) Interested bidder may deposit Pre-Bid EMD with <b>BAANKNET.COM</b> before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in <b>BAANKNET's</b> 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.</p> <p>(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.</p> <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>: Commercial Branch Ahmedabad</td></tr><tr><td>Branch Code</td><td>: 06926</td></tr><tr><td>IFS Code</td><td>: SBIN0006926</td></tr><tr><td>Address</td><td>: 2nd Floor, Paramsidhi Complex, Opp. VS Hospital, Ellisbridge, Ahmedabad</td></tr></table> <p>(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.</p> <p>(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.</p> <p>(f) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(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 result in forfeiture of the amount paid by defaulting bidder.</p>	Account Number	: 31666015329	Account Name	: Stressed Assets Management Branch Ahmedabad Recovery Account	Bank Name	: State Bank of India	Branch Name	: Commercial Branch Ahmedabad	Branch Code	: 06926	IFS Code	: SBIN0006926	Address	: 2nd Floor, Paramsidhi Complex, Opp. VS Hospital, Ellisbridge, Ahmedabad
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		<p>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(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).</p> <p>(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.</p> <p>(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.</p> <p>(o) 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.</p> <p>(p) 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.</p> <p>(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.</p> <p>(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 required to contact the concerned authorised officer of the concerned bank branch only.</p> <p>(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).</p> <p>(t) 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</p>
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		<p>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.</p> <p>(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.</p> <p>(v) Above properties are in Physical Possession of the Bank under SARFAESI Act.</p> <p>(w) Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.</p> <p>(x) Applicable GST / TDS will be borne by successful buyer over and above bid amount.</p>
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Bank website	E-auction website	Property Location- Nandasan, Kadi, Mehsana
<a href="http://www.sbi.co.in">www.sbi.co.in</a>	<a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a>	

Date : 24.04.2025  
Place : Ahmedabad

  
 (HARSHAD R SAHOLIA)  
 AUTHORISED OFFICER