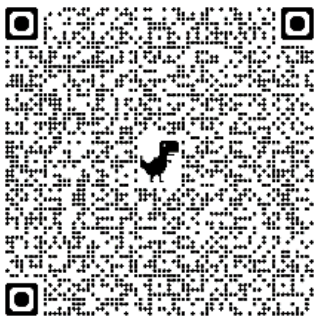


**STATE BANK OF INDIA**

Stressed Assets Management Branch: Paramsiddhi Complex, 2nd Floor, Opp. V. S. Hospital, Ellisbridge, Ahmedabad-380 006, Phone : 079-26581081, Fax: 079-26581137, e –mail: team2samb.ahm@sbi.co.in
 Dealing Officer : Pravin Patel ; Mo: 9427223984
 Authorised Officer: Shri Ajay Kumar Singh ; Mo: 8454046200

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

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. SHAMROCK CHEMIE PRIVATE LIMITED Regd. Add. - Survey no. 34 35 44, Near GSPC gas station, Tarapur - Kanavada road, at Changada Taluka-Tarapur Dis - Anand Gujarat.											
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch, Paramsiddhi Complex, 2 nd Floor, Opp. V. S. Hospital, Ellisbridge , Ahmedabad-380 006.											
3	Description of the immovable secured assets to be sold. 	<table><tr><th>Lot No</th><th>Property ID</th><th>Details of property/ies</th></tr><tr><td>1</td><td>SBIN200004797795</td><td>Factory Land & building situated at Survey no. 34 35 44, Near GSPC gas station, Tarapur - Kanavada road, at Changada Taluka-Tarapur Dis - Anand Gujarat. Admeasuring Total Area 13877 Sq.Mtr.</td></tr><tr><td colspan="3">Above all the properties are in physical possession of the Bank under SARFAESI Act.</td></tr></table>			Lot No	Property ID	Details of property/ies	1	SBIN200004797795	Factory Land & building situated at Survey no. 34 35 44, Near GSPC gas station, Tarapur - Kanavada road, at Changada Taluka-Tarapur Dis - Anand Gujarat. Admeasuring Total Area 13877 Sq.Mtr.	Above all the properties are in physical possession of the Bank under SARFAESI Act.		
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Above all the properties are in 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	Rs.19,58,30,277/- as on 17.01.2018 of SBI interest & cost thereon Less : Recoveries thereafter		
6	Deposit of earnest money	Lot No	Property ID	EMD (Rs.)
		1	SBIN200004797795	23,40,000/-
7	Reserve price of the immovable secured assets:	Lot No	Property ID	Reserve Price (Rs.)
	Account / Wallet in which EMD to be remitted	1	SBIN200004797795	2,34,00,000/-
		Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site: https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT		
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 15 th 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 27.12.2023 from 11:00 am to 01:00 pm 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.	M/s MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp  'Click here for register'->complete online form->Login at website->Upload KYC documents->Documents authorization by MSTC. For any assistance email ibapiop@mstcecommerce.com with bidder registration number OR Call Helpdesk Number: 033-40645207, 40609118, 40645316, 22831002, 22891401, 22891005, 22901004, 22895064		

11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) <table border="1"> <tr> <th>Lot No</th><th>Property ID</th><th>Bid Increase amount in multiple of (Rs.)</th></tr> <tr> <td>1</td><td>SBIN200004797795</td><td>50,000/-</td></tr> </table> (ii) Unlimited (iii) Indian Rupees (INR)	Lot No	Property ID	Bid Increase amount in multiple of (Rs.)	1	SBIN200004797795	50,000/-
Lot No	Property ID	Bid Increase amount in multiple of (Rs.)						
1	SBIN200004797795	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 border="1"> <tr> <th>Lot No</th><th>Property ID</th><th>Date and time of public inspection</th></tr> <tr> <td>1</td><td>SBIN200004797795</td><td>15-12-2023 Time 11:00 am to 01:00 pm</td></tr> </table> Name : Shri Pravin Patel Mobile No. 9427223984	Lot No	Property ID	Date and time of public inspection	1	SBIN200004797795	15-12-2023 Time 11:00 am to 01:00 pm
Lot No	Property ID	Date and time of public inspection						
1	SBIN200004797795	15-12-2023 Time 11:00 am to 01:00 pm						
13	Other conditions	(a) The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp By providing requisite KYC documents and registration fees By means of NEFT/RTGS transfer from his bank account. (b) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (c) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised 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. (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 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.						

		(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 etc. for transfer of the property in his/her name. (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. (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
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		(r) In case of any dispute arises as to the validity of the bid 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. (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) 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. (u) Applicable GST / TDS will be borne by successful buyer over and above bid amount. .
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Date : 04.12.2023

Place : Ahmedabad

**AUTHORISED OFFICER
STATE BANK OF INDIA**



2 Sep 2023 14:19:28
Changada
Gujarat









