

**STATE BANK OF INDIA**Stressed Assets Management Branch: 4th Floor, State Bank of India, Old LHO Building.Mail Id: team2samb.ahm@sbi.co.in & sbi.04199@sbi.co.in

Authorized Officer: Shri Rajesh B Kumar; Mobile No: 9824275526

Dealing Officer : Shekhar R Srivastava; Mobile No: 7600037735

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. SAPANA COOL PRODUCT PRIVATE LIMITED Regd. Add. - Survey No. 232/1, Near Railway Crossing, Opp. Bharat petrol pump, Derdi Road, Village Moti Kunkavav, Ta-Moti Kunkava ,Dist Amreli, Gujarat.-365450		
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch, 4th Floor, Old SBI LHO Building, Lal Darwaja, Bhadra, Ahmedabad, Pin- 380001.		
3	Description of the immovable secured assets to be sold.			
		Lot No	Property ID	Details of property/ies
		1	SBIN400050773729 (Lot No-1)	Lot (1): Factory Land & Buildings Factory Land & Buildings situated at bearing Survey Number: Revenue Survey No.-232 paiki 1, situated at Vadiya, Kunkavav Road, At - Moti Kunkavav, Vadiya Kunkavav, 365450, Admeasuring Total Area: 9713.00 Sq. Mtr. In the name of M/s. Sapana Cool Products Pvt Ltd.
		2	SBIN400050777764 (Lot No-2)	Lot (2): Plant and machinery: Situated at Factory Land & Buildings bearing Survey Number: Revenue Survey No.-232 paiki 1, situated at Vadiya, Kunkavav Road, At - Moti Kunkavav, Vadiya Kunkavav, 365450, Admeasuring Total Area: 9713.00 Sq. Mtr. In the name of M/s. Sapana Cool Products Pvt Ltd.
	3	SBIN200050774157 (Lot No-3)	Lot (3): Combine Lot (Factory Land & Building and Plant and Machinery): Factory Land & Buildings with Plant & Machinerries bearing Survey Number: Revenue Survey No.-232 paiki 1, situated at Vadiya, Kunkavav Road, At - Moti Kunkavav, Vadiya Kunkavav, 365450, Admeasuring Total Area: 9713.00 Sq. Mtr. In the name of M/s. Sapana Cool Products Pvt Ltd.	



		4	SBIN200050769189	<p>Residential Plot bearing Survey Number: City Survey No.- 457 and No.- 459 paiki, situated at Kalal Street, Moti Kunkavav, Kunkavav, 365450, (Rural), Admeasuring Total Area: 425.43 Sq. Mtr., in the name of Shri. Atulkumar Maneklal Jayswal.</p> <p style="text-align: center;">&</p> <p>Residential Plot bearing Survey Number: City Survey No.-457 & 459 paiki situated at Kalal Street, Moti Kunkavav, Kunkavav, 365450, (Rural), Admeasuring Total Area : 497.48 Sq. Mtr. in the name of Smt. Sudhaben Vipulkumar Jaysval</p> <p style="text-align: center;">&</p> <p>Residential Plot bearing Survey Number: City Survey No.-457 & 459 paiki, situated at Kalal Street, Moti Kunkavav, Kunkavav, 365450, (Rural), Admeasuring Total Area: 427.48 Sq. Mtr in the name of Shri Rajendrakumar Maneklal Jaysval</p>
			<p>Note:</p> <p>(i) Sale of Lot No. (1) Factory Land & Building will be confirmed only if bid for Lot No. (2) Plant & Machineries is successful.</p> <p>(ii) If bids received for Lot No. (1), (2) & (3) then priority will be given to higher side i.e. bid for Lot No. (3) on one side and bid for Lot No. (1) & (2) collectively on the other side.</p> <p>All the Assets are under physical possession of the Bank under SARFAESI Act 2002.</p>	
4	Details of the encumbrances known to the secured creditor.	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	Recovery of dues of Rs.11,83,40,430.53 (Rupees Eleven Crore Eighty-Three Lakhs Forty Thousand Four Hundred Thirty and Paise Fifty-Three Only) due to the Secured Creditor SBI as on 03.12.2023 and as mentioned in the demand notice under Section 13(2) of SARFAESI Act, dated 04.12.2023 with further interest thereon plus expenses & costs thereon and thereafter, less; Recoveries thereafter, due to the secured creditor from M/s Sapana Cool Product Service Pvt Ltd (Borrower) and from its Mortgagors and Guarantors 1. Shri Rajendrabhai Maneklal Jayswal (guarantor & mortgagor) 2. Shri Nitinkumar Rajendra Jayswal (guarantor) 3. Smt Ashaben Rajendrabhai Jayswal (guarantor) 4. Shri Nirajkumar Rajendra Jayswal (guarantor) 5. Smt		

		Sudhaben Girdharlal Jayswal (guarantor & mortgagor) 6. Shri Rahulkumar Rasiklal Jayswal (guarantor & mortgagor) 7. Shri Atulbhai Maneklal Jayswal (guarantor & mortgagor) for various credit facilities were granted time to time by State Bank of India.															
6	Deposit of earnest money	<table border="1"> <thead> <tr> <th>Lot No</th><th>Property ID</th><th>EMD (Rs.)</th></tr> </thead> <tbody> <tr> <td>1</td><td>SBIN400050773729</td><td>35,00,000/-</td></tr> <tr> <td>2</td><td>SBIN400050777764</td><td>35,60,000/-</td></tr> <tr> <td>3</td><td>SBIN200050774157</td><td>70,60,000/-</td></tr> <tr> <td>4</td><td>SBIN200050769189</td><td>8,00,000/-</td></tr> </tbody> </table> <p>Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by https://baanket.com on its e-auction site</p> <p>By means of RTGS/NEFT</p>	Lot No	Property ID	EMD (Rs.)	1	SBIN400050773729	35,00,000/-	2	SBIN400050777764	35,60,000/-	3	SBIN200050774157	70,60,000/-	4	SBIN200050769189	8,00,000/-
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7	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be remitted	<table border="1"> <thead> <tr> <th>Lot No</th><th>Property ID</th><th>Reserve Price (Rs.)</th></tr> </thead> <tbody> <tr> <td>1</td><td>SBIN400050773729</td><td>3,50,00,000/-</td></tr> <tr> <td>2</td><td>SBIN400050777764</td><td>3,56,00,000/-</td></tr> <tr> <td>3</td><td>SBIN200050774157</td><td>7,06,00,000/-</td></tr> <tr> <td>4</td><td>SBIN200050769189</td><td>80,00,000/-</td></tr> </tbody> </table> <p>Bidders own wallet Registered with https://baanknet.com on its e-auction site https://baanknet.com</p> <p>Interested bidder may deposit Pre-Bid EMD with http://baanknet.com before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in BANKNET'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 BAANKNET portal in Help menu.</p>	Lot No	Property ID	Reserve Price (Rs.)	1	SBIN400050773729	3,50,00,000/-	2	SBIN400050777764	3,56,00,000/-	3	SBIN200050774157	7,06,00,000/-	4	SBIN200050769189	80,00,000/-
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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 Auction purchaser not exceeding three months from the date of 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 23.11.2026 from 11:00 am to 04:00 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	<p>BAANKNET web Portal https://baanknet.com/eauction-psb/x-login 'Click here for register'-></p> <p>https://baanknet.com/eauction-psb/x-login> BUYER Registration.</p> <p>Buyer's manual></p> <p>Help>User manual">https://baanknet.com/eauction-psb/x-login>Help>User manual</p>															

	documents containing e-bid form, declaration etc., are available in the website of the service provider as mentioned above.	For any assistance email with bidder registration number Or Call support.BAANKNET@psballiance.com Toll Free Helpdesk Number: +91 82912 20220															
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) <table border="1"> <thead> <tr> <th>Lot No</th><th>Property ID</th><th>Bid Increase amount in multiple of (Rs.)</th></tr> </thead> <tbody> <tr> <td>1</td><td>SBIN400050773729</td><td>50,000/-</td></tr> <tr> <td>2</td><td>SBIN400050777764</td><td>50,000/-</td></tr> <tr> <td>3</td><td>SBIN200050774157</td><td>50,000/-</td></tr> <tr> <td>4</td><td>SBIN200050769189</td><td>25,000/-</td></tr> </tbody> </table> (ii) Unlimited extensions of 10 minutes each if a bid is placed in the last 10 minutes of the scheduled closing time of e Auction and bidding continues further Indian Rupees (iii) Indian Rupees (INR)	Lot No	Property ID	Bid Increase amount in multiple of (Rs.)	1	SBIN400050773729	50,000/-	2	SBIN400050777764	50,000/-	3	SBIN200050774157	50,000/-	4	SBIN200050769189	25,000/-
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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"> <thead> <tr> <th>Lot No</th><th>Property ID</th><th>Date and time of public inspection</th></tr> </thead> <tbody> <tr> <td>1</td><td>SBIN400050773729</td><td rowspan="3">19.11.2026 Time 12.00 pm to 02.00 pm</td></tr> <tr> <td>2</td><td>SBIN400050777764</td></tr> <tr> <td>3</td><td>SBIN200050774157</td></tr> <tr> <td>4</td><td>SBIN200050769189</td><td>19.11.2026 Time 11.00 am to 12.00 pm</td></tr> </tbody> </table> Shri Rajesh B Kumar (Authorized Officer): Mobile No: 9824275526 Shekhar R Srivastava (Case Officer) Mobile No. 7600037735	Lot No	Property ID	Date and time of public inspection	1	SBIN400050773729	19.11.2026 Time 12.00 pm to 02.00 pm	2	SBIN400050777764	3	SBIN200050774157	4	SBIN200050769189	19.11.2026 Time 11.00 am to 12.00 pm		
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13	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com By providing requisite KYC documents and registration fee as per the practice followed by https://baanknet.com portal well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with portal at https://baanknet.com By means of NEFT/RTGS transfer from his bank account. (c) 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 <https://baanknet.com> portal is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.

(d) 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 same day or not later than the next working day as the case may be

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	: 4th Floor, Old SBI LHO Building, Lal Darwaja, Bhadra, Ahmedabad, Pin- 380001

(e) 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.

(f) 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.

(g) 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.

(h) 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 the 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.

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

(j) 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.

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

(l) 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.

(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance Pvt Limited. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

		<p>(n) The Authorized Officer is not bound to accept the highest offer and the Authorized 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>(o) 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.</p> <p>(p) 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>(q) The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees, GST etc. owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(r) In case 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) 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 auction will be entertained.</p> <p>(t) 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>(u) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable 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) The Bank is not liable for any delay in handing over the possession to successful purchaser or to pay any interest / refund of EMD / money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.</p> <p>(w) It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194/A. If the aggregate of the sum credited or paid for such consideration is Rs. 50 Lacs or more, TDS shall be filed online by filling Form 26QB & TDS Certificate to be issued in Form 16B. The purchaser has to produce proof of having deposited this Income Tax into the Government Account within 15 days of e-auction.</p>
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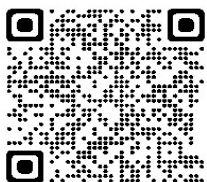
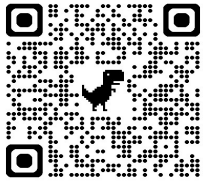
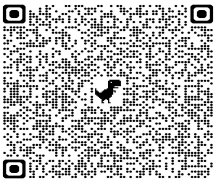
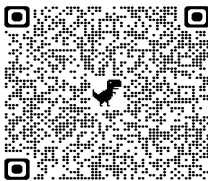
		<p>(x) It is to be noted that Land and Building as well as Plant and Machinery have been put to sale as composite at Lot No 3. Factory Land & Building separately at Lot No 1 and Plant and Machinery separately at Lot No 2. Thus, it is made clear that preference and priority will be given to the bidders for Lot No 3 and property under Lot No 1 & Lot No. 2 will be sold only in case of no bids are received for lot no 3. Property at Lot No. 1 will only be sold in case of Sale of Property at Lot No. 2 is successful.</p> <p>(y) Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.</p> <p>(z) The QR code for location/property video is provided only for indicative location and condition of the property. Bidders should ascertain the property location and condition by documents and by physical visit.</p> <p>(aa) Disposal of any material lying at the site will solely be the responsibility of the successful bidder, and at their own cost.</p> <p>(bb) Applicable GST / TDS & other taxes/dues will be borne by successful buyer over and above bid amount. Authorized officer and secured creditor shall not be responsible for any demarcation related and other litigations. Authorized officer/secured creditor shall not be liable for Govt scheme with regard to property.</p> <p>(cc) Bidder may make physical/ independent enquiry to ensure property location, GIDC legal issued and other details before bidding.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold.	<p>SA-520/2024 & 636/2024 filed by borrower/guarantors is pending before Hon'ble DRT, Ahmedabad.</p> <p>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.</p>

Date: 26.10.2026
Place: Ahmedabad

(Kumar B Rajesh)
AUTHORISED OFFICER
STATE BANK OF INDIA



QR CODE OF AUCTION & PROPERTIES

Bank website www.sbi.co.in	E-auction website https://baanknet.com/eauction-psb/x-login
	
Property No. 01 ,02 & 03 Location	Property No. 04 Location
	
Photo & Video Property No.01,02 & 03	Photo & Video Property No.04
	