**STATE BANK OF INDIA**
Stressed Assets Management Branch: 4th Floor, Old LHO SBI Building, Ganesh Vasudev Mavalankar Road, Old City, Lal Darwaja, Ahmedabad-380001Gujarat
**Phone** :079-26580795, 079-26581081, e-mail: team1samb.ahm@sbi.co.in
**Authorised Officer's name: Shri Digant Dave; Mob. 9909888240**

## 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 "AS IS WHATEVER THERE IS" basis**

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| 1 | Name and address of the Borrower | **M/s. Elegance Food Processing & Impex Pvt Ltd. Registered Office**: Shop No. 47, Vasant Park Society, Nr. SBI-Halvad, Halvad Morbi – 363330 **Factory Address:** Survey No 1315/P1, Maliya Highway, Halvad, Halvad – 363330. | | |
| 2 | Name and address of Branch, the secured creditor | **STATE BANK OF INDIA** Stressed Assets Management Branch: 4th Floor, Old LHO Building, Ganesh Vasudev Mavlankar Road, Old City, Lal Darwaja, Ahmedabad-380 001. | | |
| 3 | Description of the immovable and movable secured assets to be sold.<br><br>**(scan here for Direct Link to E-auction website)** | **(Lot No), Property ID & Location QR Code& Photo/Video QR Code** | **Details of property/ies** | |
| | | **(Lot No-1) SBIN200016645550** | *The Movable Properties: only Plant & Machinery use for manufacture of Food Products lying in the Factory premises of M/s. Elegance Food Processing & Impex Pvt Ltd. situated at Halvad, Halvad Maliya Road, Tal: Halvad, Dist: Morbi.<br>**Physical Possession with the bank w.e.f. 28.04.2023.**<br><br>**Property Location Short Address: 232G+H3Q** | |
| | | **Photo/Video QR Code** | | |

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| | | | **(Lot No-2)**<br>**SBIN200016642449**<br><br>**Photo/Video QR Code**<br> | *The immovable property of Factory Land & Building, Survey no. 1315/P1, Industrial NA Land, Oil Agro & Food Products Purpose (Single Unit), admeasuring 6475-00 Sq Mtr, Halvad, Tal: Halvad, Dist: Morbi in the name of Mr. Bharatbhai Valamjibhai Raiyani & Mr. Abhimanyu Arjunbhai Nakrani and lease hold rights with the Company (M/s. Elegance Food Processing & Impex Pvt Ltd)<br>**Physical Possession with the bank w.e.f. 28.04.2023.**<br><br>**Property Location Short Address: 232G+H3Q** |
| | | | **(Lot No-3)**<br>**SBIN200016642957**<br><br>**Photo/Video QR Code**<br> | The immovable property of Residential Flat No.403, Tower-E, 4TH Floor, Survey No.574/2, VUDA T.P Scheme No.2, residential Juno Plot No.17/1, Navo Plot No.19, Admeasuring 69-13 Sq. Mtr, Dream Garden, At: Sayajipura, Tal: Vadodara Vibhag-5 (Bapod) in the name of Mr. Jitendra Beacharbhai Patel.<br>**Physical Possession with the bank w.e.f. 25.04.2023.**<br><br>**Property Location Short Address: 86JX+5Q5** |
| | | | **(Lot No-4)**<br>**SBIN200016644530**<br><br>**Photo/Video QR Code** | The immovable property of Plot No 492, Survey No 2204/1/p-2, 2204/1/p.1, 2204/1p/p.1, 2204/2, 2213,2214,2215,2219 Door/House No 6868/492 admeasuring 120.00 Sq. Mtrs Rudra Township, Halvad, Taluka: Halvad District owned by Hasmukhbhai Valambhai Patel<br>**Physical Possession with the bank w.e.f. 28.04.2023**<br><br>**Property Location Short Address: X5WR+F64** |

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| | | **(Lot No-5)**<br>**SBIN200016644416**<br><br>**Photo/Video QR Code**<br> | The immovable property being situated at Residential Plot No. 2 paiki Residential House admeasuring 62.732 Sq. Mtrs Mahendranagar, Taluka: Morbi, District: Morbi owned by Becharbhai B Patel<br>**Physical Possession with the bank w.e.f. 29.02.2024.**<br><br>**Property Location Short Address: RVQ6+MHX** |
| | | **(Lot No-6)**<br>**SBIN200016642655**<br><br>**Photo/Video QR Code**<br> | The immovable property Survey No 426/p1, Commercial N A Land admeasuring 4047 Sq. Mtrs Zikiyari , Taluka : Morbi , District Morbi in the name of Maganbhai Dayabhai Bavarva<br>**Physical Possession with the bank w.e.f. 29.02.2024.**<br><br>**Property Location Short Address: HHGC+4G3** |

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| | | **Note**:*It is to be noted that Plant and Machineries has been put to sale at Lot No.-1, and factory Land building at Lot No.-2. Thus, it made clear that, Sale of Lot No.-2 will only be confirmed, if bid for Lot No-1 is successful. |
| 4 | Details of the encumbrances known to the secured creditor. | To the best of knowledge and information as available to the Authorised Officer, there are no encumbrances advised to the Bank, other than those specified in this notice. 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. This e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Bank. The property is being sold with all 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. 13,14,80,047.42 (Rupees Thirteen crore Fourteen Lacs Eighty Thousand Fourty Seven and Paise Fourty Two Only**) as on 31.03.2022 as per the demand notice issued by State Bank of India dated 31.03.2022 + interest thereon, cost and expenses etc. thereafter. Less: Recoveries thereafter, if any. |
| 6 | Deposit of earnest money | **Schedule & Sr. No.** / **EMD (Rs in Crore)**<br>SCH-A Lot No.- 1 / 0.11<br>SCH-B Lot No.- 2 / 0.44<br>SCH-B Lot No.- 3 / 0.02<br>SCH-B Lot No.- 4 / 0.01<br>SCH-B Lot No.- 5 / 0.01<br>SCH-B Lot No.- 6 / 0.05<br>Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by BAANKNET Portal on its e-auction site by means of RTGS/NEFT. |
| 7 | Reserve price of the immovable secured assets:<br><br>**Bank account** in which EMD to be remitted.<br><br>**Last Date and Time** within which EMD to | **Schedule & Lot No.** / **Reserve Price (Rs in Crore)**<br>SCH-A Lot No.- 1 / 1.14<br>SCH-B Lot No.- 2 / 4.42<br>SCH-B Lot No.- 3 / 0.19<br>SCH-B Lot No.- 4 / 0.09<br>SCH-B Lot No.- 5 / 0.10<br>SCH-B Lot No.- 6 / 0.47<br>Bidders own wallet Registered with BAANKNET on its e-auction site https://baanknet.com by means of RTGS/NEFT.<br><br>Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in BAANKNET's Portal Bank account and updation 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 |

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<tr><td></td><td>be remitted:</td><td>submit the pre-bid EMD amount well in advance to avoid any last-minute problem.<br>Date: 18th November, 2026 up to 04.00 P.M.</td></tr>
<tr><td>8</td><td>Time and manner of payment</td><td>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 stand 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 with applicable interest 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.</td></tr>
<tr><td>9</td><td>Time and place of public e-Auction or time after which sale by any other mode shall be completed.</td><td>Auction will be held online at the web portal on Wednesday 18th November 2026 from 11.00 A.M. to 04.00 P.M with unlimited extensions of 10 Minutes each.</td></tr>
<tr><td>10</td><td>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.</td><td>BAANKNET portal at the web portal<br>https://baanknet.com<br><br>Call Helpdesk Number<br><br>• +91 8291220220<br>• support.BAANKNET@psballiance.com</td></tr>
<tr><td>11</td><td>(i) Bid increment amount:<br><br>(ii) Auto extension: _____ times. (limited / unlimited)<br><br>(iii) Bid currency & unit of measurement</td><td>
<table>
<tr><th>Schedule & Lot No.</th><th>Bid Increase amount in multiple of (Rs.)</th></tr>
<tr><td>SCH-A Lot No.- 1</td><td>1,00,000/-</td></tr>
<tr><td>SCH-B Lot No.- 2</td><td>1,00,000/-</td></tr>
<tr><td>SCH-B Lot No.- 3</td><td>10,000/-</td></tr>
<tr><td>SCH-B Lot No.- 4</td><td>10,000/-</td></tr>
<tr><td>SCH-B Lot No.- 5</td><td>10,000/-</td></tr>
<tr><td>SCH-B Lot No.- 6</td><td>10,000/-</td></tr>
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(ii) Unlimited extensions of 10 Minutes each.<br>(iii) Indian Rupees (INR).</td></tr>
<tr><td>12</td><td>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.</td><td>
<table>
<tr><th>Schedule & Lot No.</th><th>Date and time of public inspection</th></tr>
<tr><td>Schedule A & B-Lot No.1 & 2</td><td>Date: 06.11.2026, 11:00 A.M. to 01:00 P.M.</td></tr>
<tr><td>Schedule B- Lot No.- 3</td><td>Date: 07.11.2026, 03:00 P.M. to 05:00 P.M.</td></tr>
<tr><td>Schedule B- Lot No.- 4</td><td>Date: 06.11.2026, 11:00 A.M. to 01:00 P.M.</td></tr>
<tr><td>Schedule B- Lot No.- 5</td><td>Date: 06.11.2026, 03:00 P.M. to 05:00 P.M.</td></tr>
<tr><td>Schedule B- Lot No.- 6</td><td>Date: 06.11.2026, 03:00 P.M. to 05:00 P.M.</td></tr>
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<tr><td></td><td>Contact person with mobile number</td><td>Name: Shri Digant Dave<br>Mobile No. 9909888240<br><br>Name: Shri P K Parmar<br>Mobile No. 7600039214</td></tr>
<tr><td>13</td><td>Other Conditions</td><td>
(a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fees by means of NEFT/RTGS transfer from his bank account.<br><br>
(b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with BAANKNET portal at https://baanknet.com. By means of NEFT/RTGS transfer from his bank account.<br><br>
(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 BAANKNET portal is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.<br><br>
(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 the same or not later than next working day, as the case may be. Credit in following account.
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<tr><td>Account Number</td><td>:</td><td>31666015329</td></tr>
<tr><td>Account Name</td><td>:</td><td>Stressed Assets Management Branch Ahmedabad Recovery Account</td></tr>
<tr><td>Bank Name</td><td>:</td><td>State Bank of India</td></tr>
<tr><td>Branch Name</td><td>:</td><td>Commercial Branch Ahmedabad</td></tr>
<tr><td>Branch Code</td><td>:</td><td>06926</td></tr>
<tr><td>IFS Code</td><td>:</td><td>SBIN0006926</td></tr>
<tr><td>Address</td><td>:</td><td>4th Floor, Old LHO Building, Ganesh Vasudev Mavlankar Road, Old City, Lal Darwaja, Ahmedabad-380 001.</td></tr>
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(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.<br><br>
(f) 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.<br><br>
(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.<br><br>
(h) 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.
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| | | (i) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.<br>(j) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.<br>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.<br>(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.<br>(m) 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).<br>(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.<br>(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 it may be subsequently sold.<br>(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.<br>(q) 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.<br>(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 Authorized 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 authorized officer of the concerned bank branch only.<br>(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).<br>(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.<br>(u) Applicable GST / TDS will be borne by successful buyer over and above bid amount.<br>(v) The bidders are advised to in their own interest to satisfy |

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| | | 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 Authorized Officer to withdraw his bid, either on the ground of discrepancy in size / area, defect in title, encumbrances or any other ground whatsoever.<br>(w) It is to be noted that Plant and Machineries has been put to sale at Lot No.-1, and factory Land building at Lot No.-2. Thus, it made clear that, Sale of Lot No.-2 will only be confirmed, if bid for Lot No-1 is successful<br>(x) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com, portal only |

**Date: 02.11.2026**
**Place: Ahmedabad**

**AUTHORISED OFFICER**
**STATE BANK OF INDIA**