

STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH, AHMEDABAD (04199)

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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".

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**".
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. 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.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
7. 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 Authorized Officer / Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.

9. In case of more than one offer, the Bank can accept the highest offer as under:
- Offers for combo lot No. 1 will be given priority against individual lots.
 - If combo offer at Lot No. 1 is received and offer for each and all of 4 individual lot No. 2,3,4 & 5 is not received, then individual lot offer will not be considered for treaty.
 - If no combo offer is received, then all individual offers for Lot No. 2,3,4 & 5 will be considered for treaty lot wise.
 - Offer will be decided on the basis of Highest total value of offer price for all lots meaning thereby that if total of offers for Lot Nos 2,3,4 & 5 is more than combo offer at Lot no. 1, then offer for Lot No. 2,3,4 & 5 will be considered.
 - If total value of offer price for each of 4 individual lot is more than the offer price of the combo lot, Individual offers will be considered for Private Treaty.
 - If offer price of combo lot is more than the total value of offer price for each of 4 individual lot, then only combo lot will be considered.
 - All rights are reserved by the Authorised officer to decide on the offers under SARFAESI Act and the Authorised officer's decision will be final in this regard.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their offers.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE

LOT NO.	Description of the Property(ies)	Reserve Price (Rs.) (below which the properties will not be sold)
	<u>Land and Building</u>	
Combo Lot-1	Bungalows (four units) at 2008/A1, A2, A3 & A4 at Shri Kanvar Colony Co-op Housing Soc, Sindhunagar, Bhavnagar. (land area in sq. mtrs. - 179.497(A1); 179.497 (A2);250.714(A3) & 250.714(A4) Total land area 860.42 sq. mtrs. and Total built up area 839.51 sq. mtrs)	3,27,32,735.00
	<u>TOTAL</u>	3,27,32,735.00

OR

Individual Lot-2	Bungalow at Plot No. 2008/A1 at Shri Kanvar Colony Co-op Housing Soc, Sindhunagar, Bhavnagar. (land area in sq mtrs - 179.497 and built up area 171.21 sq. mtrs.)	67,95,113.00
Individual Lot-3	Bungalow at 2008/A2 at Shri Kanvar Colony Co-op Housing Soc, Sindhunagar, Bhavnagar. (land area in sq. mtrs. - 179.497 and built up area 171.21 sq. mtrs.)	67,95,112.00

Individual Lot-4	Bungalow at 2008/A3 at Shri Kanvar Colony Co-op Housing Soc, Sindhunagar, Bhavnagar. (land area in sq. mtrs. - 250.714 and built up area 213.04 sq. mtrs.)	92,69,462.00			
Individual Lot-5	Bungalow at 2008/A4 at Shri Kanvar Colony Coop Housing Soc, Sindhunagar, Bhavnagar. (land area in sq. mtrs. - 250.714 and built up area 284.05 sq. mtrs.)	98,73,048.00			
	TOTAL	3,27,32,735.00			
Property(ies) Bounded by:					
Plot No.	North	South	East	West	Admeasuring
2008/A/1	Plot No. 2008/B	Common Road	Common Road	Plot No. 2008/3	179.497 sq. mtrs.
2008/A/2	Plot No. 2008/A/4	Common Road	Public Road	Plot No. 2008/A/4	179.497 sq. mtrs.
2008/A/3	Plot No. 2008/A/1 & Common Road	Plot No. 2008/B	Plot No. 2008/A/1 & Common Road	Gali land	250.714 sq. mtrs.
2008/A/4	Plot No. 2008/A/2 & Common Road	Plot No. 2008/A/3	Gali land	Gali land	250.714 sq. mtrs.

FOR STATE BANK OF INDIA

Date: 17/06/2019
Place: Ahmedabad

-sd/-
AUTHORISED OFFICER