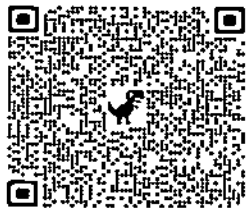
STATE BANK OF INDIA
Stressed Assets Management Branch: Paramsiddhi Complex, 2nd Floor,
Opp. V. S. Hospital, Ellisbridge, Ashram Road, Ahmedabad-380 006 Gujarat
Phone :079-26580795, 079-26581081, e-mail: sbi.04199@sbi.co.in
Authorised Officer's name: Shri Sanmat Jain ; Mob. 9753596829

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

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: Paramsiddhi Complex, 2nd Floor, Opp. V. S. Hospital, Ellisbridge, Ashram Road, Ahmedabad-380 006, Gujarat.	
3	Description of the immovable and movable secured assets to be sold.	**(Lot No),Property ID & Location 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. **Physical Possession with the bank w.e.f. 28.04.2023.** **Property Location Short Address: 232G+H3Q**
		(Lot No-2) **SBIN200016642449**	*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) **Physical Possession with the bank w.e.f. 28.04.2023.** **Property Location Short Address: 232G+H3Q**

		(Lot No-3) SBIN200016642957	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. **Physical Possession with the bank w.e.f. 25.04.2023.** **Property Location Short Address: 86JX+5Q5**
		(Lot No-4) SBIN200016644530	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 **Physical Possession with the bank w.e.f. 28.04.2023** **Property Location Short Address: X5WR+F64**
		(Lot No-5) SBIN200016644416	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 **Physical Possession with the bank w.e.f. 29.02.2024.** **Property Location Short Address: RVQ6+MHX**
		(Lot No-6) SBIN200062327504	The immovable property Survey No 67/p3, Residential Plot No. 7 Paiki admeasuring 41.82 Sq. Mtrs (East Side No. 4) Sanidhyapark-3 Mahendranagar, Taluka: Morbi in the name of Mr. Chetankumar Pravinbhai Vidja **Physical Possession with the bank w.e.f. 29.02.2024.** **Property Location Short Address: RVR6+WV5**
		(Lot No-7) SBIN200016642655	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 **Physical Possession with the bank w.e.f. 29.02.2024.**

		 Property Location Short Address: HHGC+4G3
		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 Lakhs)** SCH-A Lot No.- 1: 14.88 SCH-B Lot No.- 2: 51.44 SCH-B Lot No.- 3: 2.09 SCH-B Lot No.- 4: 1.10 SCH-B Lot No.- 5: 1.12 SCH-B Lot No.- 6: 1.19 SCH-B Lot No.- 7: 5.85 Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by M/s MSTC Ltd on its e-auction site, By means of RTGS/NEFT.
7	Reserve price of the immovable secured assets: **Bank account in which**	**Schedule & Lot No. / Reserve Price EMD(Rs in Lakhs)** SCH-A Lot No.- 1: 148.75 SCH-B Lot No.- 2: 514.41 SCH-B Lot No.- 3: 20.88 SCH-B Lot No.- 4: 10.98 SCH-B Lot No.- 5: 11.16 SCH-B Lot No.- 6: 11.86 SCH-B Lot No.- 7: 58.48 Bidders own wallet Registered with M/s MSTC Ltd on e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp

<table>
<tr><td></td><td>EMD to be remitted.

Last Date and Time within which EMD to be remitted:</td><td>by means of RTGS/NEFT.
It is better to registered with MSTC site before a day of Auction date to avoid technical problem.
Date: 21st May, 2024 up to 05.00 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 22nd May, 2024 from 11.00 A.M. to 02.00 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>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</td></tr>
<tr><td>11</td><td>(i) Bid increment amount:

(ii) Auto extension: _____ times. (limited / unlimited)

(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><tr><td>SCH-B Lot No.- 7</td><td>25,000/-</td></tr></table>(ii) Unlimited extensions of 10 Minutes each.
(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</td><td><table><tr><th>Schedule & Lot No.</th><th>Date and time of public inspection</th></tr></table></td></tr>
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