

TENDER DOCUMENT

TERMS OF INVITATION AND SALE

AXIS BANK LTD.
Structured Assets Group, 7th Floor, Axis House, C-2,
Wadia International Centre, P.B. Marg, Worli, Mumbai-400025.
Tel.-8451832131
www.axisbank.com/auction-notices



AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769)
Structured Assets Group, Corporate Office, "Axis House", C-2, 7th Floor, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025.
Mob.- 8451832131, www.axisbank.com
Registered Office: "Trishul", 3rd Floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge Ahmedabad – 380006

PUBLIC NOTICE FOR SALE/E-AUCTION

Appendix II-A and IV-A [Read with 6(2) and Rule 8(6)} of Security Interest (Enforcement) Rules, 2002

E-Auction Sale Notice for Sale of the Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act 2002) read with the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules)

Notice is hereby given to the public in general and in particular to the Borrower i.e. **Shubh Shree Industries** and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. **Mr. Vikas D Gheewala, Mrs. Nilisha V Gheewala, Ms. Dipali P Sopariwala & Ms. Nalini P Sopariwala** that the below described immovable property mortgaged/charged to Axis Bank Ltd. i.e. the Secured Creditor, the physical possession of which have been taken by Court Commissioner, and handed it over to the Authorised Officer of Axis Bank Limited (Secured Creditor) pursuant to the order dated **30.12.2022** passed by **Additional Chief Judicial Magistrate, Mangrol, Dist. Surat in exercise of powers conferred on him under Section 14 of the said Act** read with the SARFAESI Rules on 2nd July 2023, will be sold on "**As is Where Is Basis**", "**As Is What Is Basis**", "**Whatever There Is Basis**" and "**No recourse Basis**" on **August 26th, 2025, at 11am to 12 p.m** for recovery of **Rs.8,39,75,387.00 (Rupee Eight Crore Thirty Nine Lakh Seventy Five Thousand Three Hundred Eighty Seven only)** being the amount due as on **10.11.2019** as mentioned in Demand Notice dated 12th November 2019 bearing reference No **AXIS/SA/RP/2019-20/448** issued u/s. 13 (2) of SARFAESI Act, along with further interest thereon w.e.f. 11th November, 2019 **with further interest thereon at contractual rates together with costs, charges, other monies until payment or realization in full.**, due to the Secured Creditor from Principal Borrower i.e. **Shubh Shree Industries** and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. **Shubh Shree Industries, Mr. Vikas D Gheewala, Mrs. Nilisha**

V Gheewala, Ms. Dipali P Sopariwala & Ms. Nalini P Sopariwala that for the below mentioned property for various facilities enjoyed by the Borrower.

And

Notice is hereby given to the public in general and in particular to the Borrower i.e. **Shubhshree Texo-Twist** and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. **Mr. Vikas D Gheewala**, that the below described movable property mortgaged/charged to Axis Bank Ltd. i.e. the Secured Creditor, the physical possession of which have been taken by Court Commissioner, and handed it over to the Authorised Officer of Axis Bank Limited (Secured Creditor) pursuant to the order dated **30.12.2022** passed by **Additional Chief Judicial Magistrate, Mangrol, Dist. Surat in exercise of powers conferred on him under Section 14 of the said Act** read with the SARFAESI Rules on 2nd July 2023, will be sold on **"As is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis" and "No recourse Basis" on August 26th, 2025, at 11.00 a.m to 12.00 p.m** for recovery of **Rs.1,92,09,074.66 (Rupee One Crore Ninty Two Lakh Nine Thousand Seventy Four and Six Six paisa only)**, being the amount due as on 10.11.2019 as mentioned in Demand Notice dated 12th November 2019 bearing reference No AXIS/SA/RP/2019-20/450 issued u/s. 13 (2) of SARFAESI Act, along with further interest thereon w.e.f. 11th November, 2019 at contractual rates payable/compounded at monthly rests till the actual payment or realization in full, due to the Secured Creditor from Principal Borrower i.e. **Shubhshree Texo-Twist** and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. **Mr. Vikas D Gheewala**, that for the below mentioned Movable property for various facilities enjoyed by the Borrower.

The details of Reserve Price and Earnest Money Deposit of the movable property are given below
The description of hypothecated and mortgaged assets/properties for sale along with reserve price and the earnest money deposit are as under:

And

Notice is hereby given to the public in general and in particular to the Borrower i.e. **Jay Shree Threads Pvt. Ltd** and its Guarantors and/or Mortgagors i.e. **Mr. Vikas D Gheewala, Mrs. Nilisha V Gheewala, Ms. Dipali P Sopariwala, Mr. Pravinchandra Venilal Sopariwala, Mr. Kailash P. Rajdev, Mrs. Krishna K. Rajdev & Shubh Shree Industries** that the below described immovable properties mortgaged/charged to Axis Bank Limited i.e. Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Axis Bank Limited, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS" on August 26th, 2025, at 11.00 a.m to 12.00 p.m** for Remittance for recovery of **Rs. 2,00,40,377.85/- (Rupee Two Crore Forty Thousand Three Hundred Seventy Seven and Eight Five paisa only)** being the amount due as on 10.11.2019 plus further interest at the contractual rate thereon and net of all the credits received till date, due to the Axis Bank Limited from Jay Shree Threads Pvt. Ltd being the Borrower and Mr. Vikas D Gheewala, Mrs. Nilisha V Gheewala, Ms. Dipali P Sopariwala, Mr. Pravinchandra Venilal Sopariwala, Mr. Kailash P. Rajdev, Mrs. Krishna K. Rajdev & Shubh Shree Industries being the Guarantors / Mortgagors. The reserve price will be:

DESCRIPTION OF PROPERTY	RESERVE PRICE (in Rs.)	EARNEST MONEY DEPOSIT (EMD in Rs.)
a) Lot 1:- All that piece and parcels of the land bearing Plot No. 16/A admeasuring about 1,321 sq. and Plot No. 16/B admeasuring about 3,316 sq mtrs. of Pipodara Industrial Estate situated on the land bearing Revenue Survey No. 67 i.e. Block No. 58 of village Pipodara Taluka	Rs. 3,39,00,000/- (Rupees Three core thirty-nine lakh only)	Rs 33,90,000/- (Rupees Thirty-three lakh and ninety thousand only)

Mangrol District Surat is of the co-ownership of Mrs. Nilisha Vikas Gheewala & Mrs. Dipali Pravinchandra Sopariwala. (Said Land) in the account ShubhShree Industries		
b) Lot 2: -Movable assets inside above property viz. Plant & machinery in the account ShubhShree Industries. (Details mentioned in Tendor document)	Rs 29,00,000/- (Rupees Twenty-nine lakh only)	Rs 2,90,000/- (Rupees Two lakh and ninety thousand only)
c) Lot 3: - Movable assets inside above property viz. Plant & machinery in the account Shubhshree Texo-Twist (Details mentioned in Tendor document)	Rs 5,40,000/- (Rupees Five lakh and forty thousand only)	Rs 54,000/- (Rupees Fifty-four thousand only)
d) Lot 4: - Movable assets inside above property viz. Plant & machinery in the account Jay Shree Threads Pvt Ltd (Details mentioned in Tendor document)	Rs 23,00,000/- (Rupees Twenty-three lakh only)	Rs 2,30,000/- (Rupees Two lakh and thirty thousand only)

ShubhShree Industries, Shubhshree Texo-Twist, Jay Shree Threads Pvt Ltd and Nulon Enterprise had created a hypothecation on Movable assets in favor of the Bank in order to secure their receptive Loan. The movables of **Jay Shree Threads Pvt Ltd, ShubhShree Textto-Twist ShubhShree Industries and Nulon Enterprise** are lying in the Said Land mentioned above hence please take note that possession of the said land is subjected to sale of all the movable assets pertaining to the above four companies/firm.

***Please note possession of Factory Land & Building of Plot No. 16A & 16B won't be given until the confirmation of sale/disposal of all the Plant & Machinery owned by Jay Shree Threads Pvt Ltd, ShubhShree Textto-Twist ShubhShree Industries and Nulon Enterprise.**

Auction ID	Lot 1:- 341015 Lot 2: - 341016
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	Lot 3 :- 341017 Lot 4 :- 341018
Last date for submission of bid and EMD Remittance	Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai, to be submitted on or before 25th Aug, 2025, by 5pm at the following address :- – Mumbai – Mr. Rahul Phonde, Axis Bank Ltd, Structured Assets Group, 7th Floor, Corporate Office, "Axis House", C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai -400025; Mob: +91-8451832131
Inspection of Property	Aug 08, 2025 , between 1.00PM to 2.00PM only with prior appointment
Date and time of e-auction	Aug 26, 2025, between 11 a.m to 12 p.m with auto-extension of five minutes each in the event of bids placed in the last five minutes.
Bid Increment Amount	Rs.5,00,000/- (Rupees Five lakh Only)
Encumbrance known to the Secured Creditor: No known encumbrances	
The Borrower/Guarantor(s)/Mortgagor(s) attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.	
This notice should be considered as notice to the Borrowers /Guarantors / Mortgagors under Rule 8 & 9 of The Security Interest (Enforcement) Rules, 2002.	
For detailed terms and conditions of the sale, please refer to the link provided in https://www.axisbank.com/auction-notice and/or https://axisbank.auctiontiger.net .	
Date: Aug 05 2025 Place: Surat <div style="float: right;"> A Authorized Officer Axis Bank Ltd. </div>	

TERMS AND CONDITIONS OF THE INVITATION AND SALE

1. The Secured Asset is being sold on “**As Is Where Is Basis**”, “**As Is What Is Basis**”, “**Whatever There Is Basis**” and “**No Recourse Basis**”.

All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise, and other dues (by whatever name called in whichever form, mode, manner), if any, in respect of the Secured Asset and if payable in law and/or attachable to the Secured Asset/sale proceeds, shall be the sole responsibility and to the account of the prospective buyer/s (also known as “Offeror/s”). Accordingly, the sale proceeds arising out of the proposed sale hereunder shall not be available for payment of any such liabilities, encumbrances, dues etc., and the sale proceeds shall be exclusive of all such liabilities, encumbrances, dues, (by whatever name called) whether known or unknown. The Secured Asset is being sold with all known and unknown encumbrances, if any, except the encumbrance by way of mortgage / charge and liabilities to Axis Bank Ltd.

2. Neither the Bank nor the Authorised Officer undertakes any responsibility to procure any permission/ license/ approvals etc. from any person/ department/ authority/ Government etc. in respect of the Secured Asset offered for sale.

3. Bank/ Authorised Officer does not make any representations regarding the existence or otherwise of aforesaid liabilities, encumbrances, dues etc. The Offeror/s may do his / their own necessary due diligence in this regard.
4. The person(s) interested in submitting quotations/offers/bids shall submit their online bids (such person(s) giving the quotation/offer/bid is herein after referred to as **"Offeror"/"Bidder"** and the quotation/offer given is hereinafter referred to as **"Offer/Bid"**) for purchase of the Secured Asset as mentioned herein above in the prescribed Offer/ Bid Form as specified in **Annexure I** herein and available in auction portal i.e. **<https://axisbank.auctiontiger.net>** to those who have submitted the EMD amount with the Bank within the time period prescribed hereinabove. An Offeror would be required to submit (i) full name of the bidder (ii) copy of PAN Card (iii) Active Mobile Number (iv) Email Address and (v) Address proof as well as credit worthiness / financial standing, in the form and manner acceptable to the Bank / Authorised Officer, in an envelope which should be subscribed with the words **"Auction related documents for purchase of Secured Asset in the matter of Shubh Shree Industries"** and the said envelope should be to Mr. Rahul Phonde in Mumbai on the address mentioned hereinabove during working hours of the Bank (except Sunday and Bank Holidays) on or before **before 25th Aug, 2025, by 5pm**. Any Bid not in the prescribed Bid Form may be treated as invalid. No correspondence shall be entertained in this behalf.
5. Please note that intending bidders may avail training for online bidding from M/s. e-Procurement Technologies. Ltd., A-801, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat.; Contact Persons: Ramprasad / Praveen Thevar on Mobile Nos: 9978591888 / 9722778828 or email: ramprasad@auctiontiger.net / praveen.thevar@auctiontiger.net / support@auctiontiger.net or Landline Nos. 079-68136880/ 881/ 837/ 842.
6. The Offeror/Bidder shall remit the EMD as mentioned above by way of pay order/demand draft/RTGS/NEFT drawn on a Scheduled Bank in favour of **"Axis Bank Ltd."** payable at Mumbai at Axis Bank Ltd., Structured Assets Group, 7th Floor, "Axis House" C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. The EMD shall not carry any interest. The EMD shall be returned (without any interest thereon) to the unsuccessful Offeror/Bidder by the Authorised Officer / Bank in due course of time after conclusion of the auction. The EMD shall not be refundable in case of a Successful Offeror/Bidder and shall either be adjusted against the purchase consideration or be forfeited in accordance with this Tender Document. Only those who have submitted the EMD amount as mentioned hereinabove on or before **25th Aug, 2025, by 5pm**. shall be able to access the auction portal. Eligible bidder(s) who have duly paid the EMD amount as mentioned hereinabove and submitted the KYC documents as required, shall be contacted and provided with User ID and Password for participating and submitting bids in the e-auction portal. The e-auction will be conducted on. **26th Aug, 2025, between 11.00 a.m to 12.00 p.m.** Bids submitted in the format, other than what is prescribed in the portal shall not be eligible for consideration and will be liable for rejection.
7. The Secured Asset will be sold by way of e-auction through website **<http://axisbank.auctiontiger.net>** of 'e-procurement technologies Ltd.' (auction tiger), the Bank approved service provider, who are assisting the Authorised Officer in conducting the e-auction.
8. The inspection can be done with prior intimation as per below schedule:

With prior permission of the Authorised Officer **August 08, 2025**, between 1.00PM to 2.00PM. For inspection, please contact Mr. Rahul Phonde on +91 8151832131 The

persons deputed for inspection by the Offeror/Bidder should carry with him/them appropriate authorisations on the letterhead of the organization/person, he/she/they represent(s), failing which inspection may be refused.

9. The Bank shall make available to the prospective Bidder(s) / Offeror(s) all the relevant papers, documents, notices etc. with respect to Secured Asset and proceedings under the SARFAESI Act and Rules made thereunder for perusal / verification by the Offeror(s). The Offeror(s) may, if he / she / it / they so desire, peruse / verify the same at a time mutually convenient to the Bank and the Offeror(s) – with prior appointment on any working day other than Saturdays, Sundays and Bank holidays. However, no photocopies of the documents etc. shall be given to the prospective buyer(s) / Offeror(s).
10. By accepting this document the Offeror/Bidder undertakes to keep the information gathered during the due diligence process including information available as per Bank's records / interaction with Bank officials, confidential and not to disclose the said information etc. to any person / entity and shall not use the said information etc., for any purpose other than making an Offer pursuant to the Tender Document / Auction Notice.
11. The Offeror/Bidder may improve their offers by way of inter se bidding among the bidders. The inter se bidding shall commence at the amount of highest bid received via sealed bids. The bidder(s) may improve their offer in multiple of the amounts mentioned under the column "Bid Increment Amount". In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as a Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
12. The eligible Bidder(s) may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/ herself/ itself/ themselves. The Authorised Officer/ Axis Bank/ e-auction service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. The e-auction will be conducted on **26th Aug, 2025, between 11 a.m to 12 p.m.** Auto extension i.e. in case a bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes. The bidder(s) may improve their offer by Rs.5,00,000/- and in multiple thereof for all Lots. The bidder who emerges as the highest bidder on closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval of the Authorised Officer/ Secured Creditor(s).
13. By accepting this document, the Bidder(s) undertakes not to question, challenge, raise issues against the decision of the Bank/Authorised Officer, in any court of law, tribunal, forum, regulatory authority etc.
14. Authorised Officer / Bank reserves the right to reject any/or all the Offers including the highest Offer or adjourn, postpone or cancel the sale / auction without assigning any reason thereof.
15. In case, only single bid is submitted for abovementioned Secured Asset then Authorised Officer/ Axis Bank, at its sole discretion, may declare such bidder as Successful Bidder.

16. It is clarified that no unsolicited correspondence, of any nature, shall be entertained by Authorised Officer / Bank. Offeror/Bidder acknowledges that Bank / Authorised Officer is not obliged to respond to questions or to provide clarifications.
17. The Successful Offeror/Bidder shall be required to pay minimum 25% (including the EMD amount) of the Offer amount / final Purchase Consideration by D.D. or P.O. in favour of "Axis Bank Ltd." or electronic means like RTGS/SWIFT transfer, immediately i.e. on the same day or not later than next working day, upon being declared as "Successful Offeror/Bidder" and the balance 75% of the purchase consideration within fifteen days from the date of confirmation of sale or such extended period (as may be agreed upon in writing between the Successful Bidder(s) and the Bank, in any case not exceeding three months) from the date of confirmation of sale, by way of Demand Draft / Pay Order drawn on a Scheduled Bank in favour of "Axis Bank Ltd" or electronic means like RTGS/SWIFT transfer.
18. In the event of any default in payment of purchase consideration in full, or if the sale is not completed by reason of any default on the part of the Successful Offeror/Bidder, the Authorised Officer, shall be entitled to forfeit all the moneys/EMD/purchase consideration till then paid by the Successful Offeror/Bidder and put up the Secured Asset for resale/disposal or at his discretion, may call upon the second highest Offeror(s) and negotiate for the best value. Further, all costs, charges and expenses (by whatever name called including legal and other fees) incurred by Bank, on account of such resale shall be borne by the defaulting Successful Offeror/Bidder who shall also be bound to make good any deficiency in eventual Purchase Consideration arising on such resale. However, such defaulting Successful Offeror/Bidder shall neither be entitled to make any claim in the event of the Secured Asset realising higher price on such resale nor ask for a refund of any sorts.
19. All costs, expenses, taxes relating to or incidental to the sale and / or transfer of the Secured Asset including but not limited to charges with respect to adjudication of stamp duty, payment of stamp duty, registration charges, cess, sales tax and excise / VAT/GST, transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Secured Asset and further documentation charges including but not limited to conveyance, stamp duty, fees/charges/premium payable to Housing Society etc., shall be borne by the Successful Offeror/Bidder.
20. In case the final price, exceeds Rs. 50 lakh, the Offeror/Bidder is require to deduct the TDS @1% under section 194IA of the Income tax Act on the aggregate offer/bid amount/sale consideration and deposit the same with the Income Tax authority in the name of property owner and furnish the details of the same with the Bank.
21. Transfer of the Secured Asset to the Successful Offeror/Bidder shall be effected by the Authorised Officer by execution of the Sale Certificate as per the format annexed as **Annexure II** hereto in accordance with the Security Interest (Enforcement) Rules, 2002, only upon receipt and realisation from the Successful Offeror of the entire purchase consideration and execution by Successful Offeror of such other documents as may be deemed necessary by the Authorised Officer.
22. As from the date of confirmation of the Offer as Successful Offer of the Secured Asset, all the risks, costs, responsibilities including the risks and costs as regards any loss or damage to the Secured Asset by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever shall be that of the Successful Offeror/Bidder and neither Axis Bank nor the Authorised Officer shall be liable for any such loss or damages.

- 23.** By accepting this document the Offeror(s)/Bidder / Successful Offeror undertakes to keep the Bank indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by Bank for the enforcement of this indemnity), which the Bank shall suffer as a result of any failure on the part of the Successful Offeror / Bidder and to meet and clear any such liabilities, encumbrances and dues or any claim, proceedings, litigations, made by any person related or unrelated to the Secured Asset in respect of such liabilities, encumbrances and dues. By accepting this document the Offeror(s) / Bidder / Successful Offeror undertakes to keep the Bank indemnified and save harmless the Bank from any and all claims, losses, penalties, damages etc., on account of any deficiency in respect of stamp duty payable on the Sale Certificate which shall be executed in favour of the Successful Offeror /Bidder / Purchaser by the Bank for sale of the Secured Asset under provisions the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Rules made thereunder.
- 24.** The Offeror / Bidder (s), in order to protect his/their individual interests is/are advised to verify the Secured Asset, conduct due diligence at his/their own costs in respect of the same, as well as ascertain the known and unknown liabilities, encumbrances and any other dues from the concerned authorities or stakeholders/claimants to their satisfaction before submitting the Offers. Any Offer made shall be deemed to have been submitted after complete satisfaction of title (including mortgage / charge of the Bank) of the property / Secured Asset and / or all claims there against and after due & proper inspection of the Secured Asset and hence the Offeror/ Bidder (s) shall not be entitled to make any requisition or raise any query/objection vis-à-vis Authorised Officer/ Bank as to the title (including mortgage / charge of the Bank) or condition of the Secured Asset or any part thereof or any dues / taxes / levies irrespective as to whether disclosed or undisclosed.
- 25.** It is presumed and understood that by submitting an Offer, the Offeror /Bidder(s) has made his/their own independent assessment, due-diligence, legal and otherwise of the Secured Asset and their condition and has sought independent professional, financial and legal advice.
- 26.** Preference will be given to bidder who submits bids for all Lots- Lot No.1, Lot No.2, Lot No.3 and Lot No.4. The Authorised Officer reserves the right to accept or reject any/or all the offers/bids or adjourn, postpone or cancel the auction sale without assigning any reason thereof in case no bids are received for Lot No.2, Lot No.3 and Lot No.4. The Authorised Officer's / Bank's decision in this behalf shall be final and binding on all the Offeror / Bidder (s).
- 27.** The Authorised Officer reserves the right to accept or reject any/or all the offers/bids or adjourn, postpone or cancel the auction sale without assigning any reason thereof.
- 28.** The unsuccessful bidders may contact the Authorised Officer of the Bank to collect the EMD amount which will be returned without interest to them within one week from the date of the auction.
- 29.** Conditional offers may be treated as invalid and contingent Offers shall be treated as invalid.
- 30.** The Successful Offeror/Bidder shall be bound by the regulations of the local / any other authority, as applicable with regard to the use of the Secured Asset in question.
- 31.** The Offeror / Bidder (s) shall not be entitled to withdraw or cancel an Offer/Bid once submitted.

- 32.** The Authorised Officer reserves its right to reject any or all Offers without assigning any reason and in case all the Offers are rejected, either to hold negotiations with any of the Offeror / Bidder or sell the asset through private negotiations with any of the Offeror / Bidder or any other party/parties or invite fresh Offers or through any other process. The Authorised Officer also reserves its right to cancel this sale process at any stage before confirmation of the sale and in that event, in his/her absolute discretion, to follow a different method for sale of the Secured Asset or to adopt or resort to any other remedy available to it for recovery of its dues. Upon such action on the part of the Authorised Officer, the Offeror / Bidder (s) shall not be entitled to claim any interest, compensation or damage on any ground whatsoever from the Authorised Officer or the Bank. The Bank's decision in this behalf shall be final and binding on all the Offeror /Bidder (s).
- 33.** All costs, expenses and liabilities incurred by each Offeror/Bidder in connection with the transaction, including (without limitation) in connection with due diligence, preparation and/or submission of the Offers, including fees and expenses of its own advisors, if any, shall be borne and paid by such Offeror / Bidder, whether its Offer is accepted or rejected for any reason, and the Bank does not assume any liability whatsoever in this connection.
- 34.** If the dues of the Bank secured by the asset put up for sale together with all costs, charges and expenses incurred by the Bank are tendered to the satisfaction of the Bank by or on behalf of the Borrower at any time before the date fixed for sale or transfer of the Secured Asset, the asset in question shall not be sold or transferred.
- 35.** The information in respect of the Secured Asset has been stated to the best of the knowledge of the Authorised Officer, who, however, shall not be responsible for any error, misstatement or omission in the said particulars. The Offeror / Bidder (s) are, therefore, requested to verify the same, in his/their own individual interests before submitting his/their Offers.
- 36.** The Offeror/Bidder shall furnish to the satisfaction of the Bank, particulars for the purpose of KYC norms, information regarding the source of its funds and such other information as the Authorised Officer may require in the context of the Offer / sale. Any falsehood, inaccuracy or incompleteness in this regard in any respect by an Offeror / Bidder, shall lead to disqualification of such Offeror /Bidder.
- 37.** Removal of encroachments and / or unauthorized tenants / constructions, if any, on the Secured Asset as also resolution of the pending litigation including title dispute, if any, in respect of the Secured Asset shall be the sole responsibility of the successful Offeror / Bidder and the Bank does not undertake any responsibility in this regard.
- 38.** Any expenses (by whatever name called) incurred towards moving, handling, re-locating, transportation, demarcation in respect of any action related to Secured Asset and any other incidental expenses including insuring laborers for the same shall be borne by the Successful Offeror / Bidder and the Bank shall not be liable for the same.
- 39.** The Authorised Officer shall be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in the light of the facts and circumstances of the case.
- 40.** All payments to be made to the Bank with respect to the EMD/ Offer / proposed sale / online sale shall be made in favour of "Axis Bank Ltd." by way of a pay order / demand draft drawn on a Scheduled Bank.

41. Disputes, if any, shall be subject to jurisdiction of Mumbai Courts/ Tribunals only.
42. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.

Sd/-

**Authorised Officer
Axis Bank Ltd.**

I / We confirm and accept the terms and conditions of this Tender Document, including Annexures hereof

For OFFEROR/ BIDDER:

Authorised Signatory

Name :
Designation :
Contact Nos :
Fax No.:
Email ID :

ANNEXURE – I

BID / OFFER FORM

Date:

AXIS BANK LTD.

**Structured Assets Group, 7th Floor, Axis House, C-2,
Wadia International Centre, P.B. Marg, Worli,
Mumbai-400025**

Dear Sirs,

Re: Offer & Auction related documents for purchase of Secured Asset(s) in the matter of Shubh Shree Industries pursuant to the Auction / Sale Notice published on 05th Aug, 2025, and Tender Document issued by Axis Bank Ltd.

1.	Name of the Borrower	Shubh Shree Industries Shubhshree Texo-Twist Jay Shree Threads Pvt Ltd
2.	Description of the Secured Asset for which offer/bid is being submitted	

3.	Name and address of the Offeror/Bidder	
4.	(Registered) Address of the Offeror/ Bidder	
5.	Name, Designation and Address of the Authorised Representative of the Offeror/ Bidder (only in case of a Company/legal entity being the offeror/ Bidder)	
6.	Telephone Number of the Offeror/ Bidder	
7.	Mobile Number of the Offeror/ Bidder	
8.	Email Address of the Offeror/ Bidder	
9.	Fax No.	
10.	Offer amount	
11.	PAN Number	
12.	EMD Detail	DD/PO No: Date: Issuing Bank:

I/We, the Offeror/Bidder understand that the sale of the Secured Asset by Axis Bank shall be under the provisions of the SARFAESI Act, 2002 and I declare that I have read and understood all the terms and conditions of auction sale as mentioned in the Tender Document.

I/We, the Bidder, confirm that:

- a. The sale of the Secured Asset by Axis Bank shall be under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002.
- b. The asset is being purchased by us on "As Is Where Is Basis", "As Is What Is Basis" "Whatever There Is Basis", and "No Recourse Basis".
- c. I / we have perused the relevant papers, documents etc. furnished by Axis Bank.

OR

I / we have in my / our sole discretion decided not to peruse the relevant papers, documents etc. However, I undertake and confirm not to raise any claims, contentions etc. against Axis Bank / Authorised Officer in this regard and my / our Bid is not conditional and shall not be withdrawn for whatsoever reason and if the same is accepted by you shall be binding on me / us.
(to retain / delete, as applicable)

- d. I / We have done necessary legal, technical and financial due diligence with respect to the Secured Asset and the Bid is being submitted after due consideration of relevant facts and commercial aspects and not merely based on the information provided by or representations, if any, made by Axis Bank / Authorised Officer.

- e. I / We have satisfactorily inspected the Secured Asset.
- f. I am / We are legally eligible to enter into necessary agreement / contract.
- g. I/We have read the entire terms and conditions of the Tender Document and understood them fully. I/We, hereby unconditionally agree to confirm with and to be bound by the said terms and conditions. The purchase of the Secured Asset by me / us is on the terms and conditions of the Tender Document.
- h. The information revealed by me/us in the Bid is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be rejected. Axis Bank will be at liberty to annul the Bid / Acceptance at any point of time. I/We also agree that after my/our Bid for purchase of the Secured Asset is accepted by Axis Bank and I/we fail to accept or act upon the terms & conditions of the Bid or am /are not able to complete the transaction within the time limit specified in the Bid confirmation letter for any reason whatsoever and/or fail to fulfill any/all the terms & conditions, the Earnest Money Deposit and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited by Axis Bank and that Axis Bank has also a right to proceed against me/us for specific performance of the contract, if so desired by Axis Bank. KYC documents are enclosed herewith.

Yours faithfully,

For _____
Signature of Bidder

KYC documents:

- 1.
- 2.

Annexure - II

DRAFT SALE CERTIFICATE

(For Immovable Property)

(As per Appendix III and V read with Rule 7(2) and 9(6) of the Security Interest (Enforcement) Rules, 2002)

Whereas

The undersigned being the Authorised Officer of Axis Bank Ltd. and having its Registered Office at Trishul, Opp. Samartheshwar Temple, Ellis Bridge, Ahmedabad and having its Corporate Office at "Axis House" C-2, Wadia International Centre, P. B. Marg, Worli, Mumbai 400 025 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of the powers conferred under sub-section (12) of Section 13 of the SARFAESI Act read with rules 6 and 7 and 8 and 9 of the Security Interest (Enforcement) Rules, 2002 has in consideration of the payment of Rs.-----/- (Rupees -----only) sold on behalf of Axis Bank Ltd (Secured Creditor) in favour of -----(purchaser), the property described and shown in the (name of the borrower) ("Borrower") towards the financial facilities (description) offered by Axis Bank Ltd.

The sale of the Schedule Property has been made with all encumbrances and liabilities, (known and unknown), except the said financial facilities of said Secured Creditor. The sale has been made subject to the terms and conditions mentioned in the **Schedule II** hereto. The Schedules are part and parcel of the Sale Certificate. The purchaser has signed this Sale Certificate in token of confirmation and acceptance of all the above. The undersigned acknowledges the receipt of the sale price in full as under:

Sr. No.	Demand Draft No/ Pay Order No	Date	Amount (in Rs.)	Drawn on Bank (Branch)
1				
2				
3				
TOTAL				

The undersigned has handed over the delivery and possession of the property, as mentioned in **Schedule I**, to _____ (purchaser).

List of encumbrances:

The Secured Asset are sold strictly on "**As Is Where Is Basis**", "**As Is What Is Basis**", "**Whatever There Is Basis**" and "**No Recourse Basis**" with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditor in respect of the financial facilities including interest thereon as against the Schedule Property).

SCHEDULE I (Forming part of Sale Certificate)
a) Lot 1 :- DESCRIPTION OF THE SECURED ASSET CONSTITUTING SCHEDULE PROPERTY

DESCRIPTION OF PROPERTY
<p>a) All that piece and parcels of the land bearing Plot No. 16/A admeasuring about 1,321 sq. mtrs. of Pipodara Industrial Estate situated on the land bearing Revenue Survey No. 67 i.e. Block No. 58 of village Pipodara Taluka Mangrol District Surat is of the co-ownership of Mrs. Nilisha Vikas Gheewala & Mrs. Dipali Pravinchandra Sopariwala. The land is bounded as below:</p> <p style="padding-left: 40px;">On the East by: Open Land On the West by: Plot no. 16-B of Block. No. 58 On the North by: Land bearing Block. No. 59 On the South by: Land bearing Block. No. 58</p> <p>All that piece and parcels of the land bearing Plot No. 16/B admeasuring about 3,316 sq. mtrs. of Pipodara Industrial Estate (Presently known as Ekta Industrila Estate) situated on the land bearing Revenue Survey No. 67 i.e. Block No. 58 of village Pipodara Taluka Mangrol District Surat is of the co-ownership of Mrs. Nilisha Vikas Gheewala & Mrs. Dipali Pravinchandra Sopariwala. The land is bounded as below:</p> <p style="padding-left: 40px;">On the East by: Plot no. 16-A of Block. No. 58 On the West by: Estate Road On the North by: Land bearing Block. No. 59 On the South by: Land bearing Block. No. 58</p>

Physical possession of the above-mentioned assets/property is taken by the Respected tehsildar Khamgaon on 02th day of July 2023 appointed by Additional Chief Judicial Magistrate, Mangrol, Dist. Surat in exercise of powers conferred on him under Section 14 of the said Act vide order dated 30.12.2022 has appointed/directed the Court Commissioner to take the possession of the secured assets

b) Lot 2 : -Machineries charged in the account of Shubh Shree Industries:-
(This list is provided by the Bank for reference purpose and is indicative. The Offeror / Bidder should conduct their own / independent due diligence regarding the same before submission of bid. The Bank does not undertake any responsibility regarding this list or the condition of plant & machinery of whatsoever in nature.)

Sr.No	Particulars of Assets	
A	Production Machine	Name of the Suppliers
1	Connin Machine	Aalidhara Make Surat
2	Strapping Machine	Jay Sales Co , Surat
3	Shrink Tunnel Machine	Jay Sales Co , Surat
4	Plant & Machine PCW	Aalidhara Make, Surat
5	Splitting Machines	Progressive Engg Surat
7	UPS Inverter System	Sangam Marketing , Surat
8	Winder Machines	Aalidhara Make, Surat
10	Lab Dyeing Machine	Weavetech, Mumbai

11	Space Dyeing Machine	Weavetech, Mumbai
13	Beaker Dyeing Machine	B. Tex Lab, Surat
14	Air Textured Fan Machine	SSM Guidci SRL, Ital
16	TPM Twister Machine	Local
B	Utilities & Services:	Name of the Suppliers
1	Electric Fittings & Furniture	Local
2	Electric Panel	Empire Electricals, Surat
3	Fire Extinguisher	Local make
4	Hollow Spindle Machine	Sa ru En , Surat
5	Lift - 16/A	Kirti en . Surat
6	Lift - 161B	Kirti en Surat
7	Crates Container Box	Local
8	Furniture & Fixtures	Local make
9	Refrigerator	Toshiba
10	Vehicle –Splendor	Local
11	Boring Water Equipments	KSB , Pooja Sales Surat
12	Camera Equipments	Vishal Kore, Surat
13	Air Conditioner	Mitsubishi, Local dealer
14	Air Compressor With Drier & Receiver	Aquatech Services-Local
15	Air in & Accessories	Local
16	Air in & Accessories	Local
17	Steam Boiler	Weavetech, Mumbai
18	Steam Boiler	Bluemoon Eng ., Surat
19	Utilities Aluminum Roof- 16A	B.Mugatlal/Steel Trd. co.
20	Computer	Local
21	Accounting Software	Local
22	Vacuum Cleaner	Local
23	Weigh Scale	Local
24	Voltage Transformer	Local
25	Metal Cots	Local
26	Other Misc. Movable Items	

c) Lot 3: -Machineries charged in the account of Shubh Shree Textile Twist:-
(This list is provided by the Bank for reference purpose and is indicative. The Offeror / Bidder should conduct their own / independent due diligence regarding the same before submission of bid. The Bank does not undertake any responsibility regarding this list or the condition of plant & machinery of whatsoever in nature.)

Sr. No	PLANT AND MACHINERIES	NAME OF THE SUPPLIERS
	Production Machinery:	
1	Hollow Spindle Machine	Dhwani Engineering
2	Precision Winder Machine	Aalidhra Texspin Engineers

3	Cops Winder Machine	Auro Innovation, Surat
5	Splitting Machine	Progressive Technologies, Surat
6	TFO Machine	Auro Innovation, Surat

d) Lot 4 : -Machineries charged in the account of Jay Shree Threads Pvt. Ltd:-
DESCRIPTION OF THE MOVABLE ASSETS:- (This list is provided by the Bank for reference purpose and is indicative. The Offeror / Bidder should conduct their own / independent due diligence regarding the same before submission of bid. The Bank does not undertake any responsibility regarding this list or the condition of plant & machinery of whatsoever in nature.)

Sr.	PLANT AND MACHINERIES	NAME OF THE SUPPLIERS
	Production Machinery:	
1	Hi Performance Doubling Wc. - I	SSM - Switzerland
2	Hi Performance Doubling M/c. - II	SSM - Switzerland
3	Jet Body, Texhead & Ultrasonic Bath	Local Make
4	Machine Assessories	Shah Ente rise - Surat
5	Machinery Foundation	Local Make
6	Air Receiver Tank	Godrej Sullair - Local
7	Servo Winder Machine	National Engg. - Surat
8	TFO Machine	National Engg. - Surat
9	Yarn Testing M/c.	R. Tex Laboratory
10	Hydrolic Pallet Trolley	Local Make
	Utilities & Services:	
1	Air Compressor	Godrej Sullair - Import
2	Air Conditioner	Panasonic - Local
3	Air Purifier	Local Make
4	Creel	Kirti Engg - Surat
5	Distribution Transformer	Vikrant Transformers Navsari
6	Electrical Installation	Kay-bee Electricals Surat
7	Electric Pannel	Kay-bee Electricals Surat
8	Voltage Conditioner	Sangam Marketing Surat
9	Water Softner Plant	Akshat Enterprise
10	Weighing Scale	Local Make
11	Submersible Pump	KSB - Local

Schedule II (Forming part of Sale Certificate)**TERMS AND CONDITIONS**

- 1) The Schedule Property is sold strictly on **“As Is Where Is Basis”, “As Is What Is Basis”, “Whatever There Is Basis” and “No Recourse Basis”**.

All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise, Society dues and any other dues (by whatever name called in whichever form, mode, manner), if any, in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property /sale proceeds, shall be the sole responsibility and to the account of the Purchaser. Accordingly, the sale proceeds arising out of the sale hereunder shall not be available for payment of any such aforesaid liabilities, encumbrances, dues etc. and the sale proceeds shall be exclusive of all such liabilities, encumbrances, dues, (by whatever name called) whether known or unknown. The Schedule Property is sold with all known and unknown encumbrances, if any, except the encumbrance by way of mortgage / charge and liabilities to the Bank in respect of the Financial Facilities as against the Schedule Property.
- 2) All costs, expenses, taxes relating to or incidental to the sale and / or transfer of the Schedule Property including but not limited to charges with respect to adjudication of stamp duty, payment of stamp duty, registration charges, cess, sales tax and excise / VAT / GST (as applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Schedule Property and further documentation charges including but not limited to conveyance, stamp duty, fees/charges/premium payable to Housing Society etc. shall be borne by the Purchaser.
- 3) As from the date of confirmation of the sale of the Schedule Property, the Purchaser shall hold the Schedule Property at his / her / its / their sole risks and costs as regards any loss or damage to the Schedule Property by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever shall be that of the Purchaser and neither the Bank nor the Authorised Officer shall be liable for any such loss or damages.
- 4) The Purchaser hereby gives an indemnity and accordingly shall keep the Bank indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by the Bank for the enforcement of this indemnity), which the Bank may suffer as a result of any failure on the part of the Purchaser to meet and clear any liabilities, encumbrances and dues or any claim made by any person in respect of such liabilities, encumbrances and dues pertaining to the Schedule Property as also on account of any deficiency in respect of stamp duty payable on the Sale Deed/Certificate which has been executed in favour of the Purchaser by the Bank for sale of the Schedule Property under provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Rules made thereunder.
- 5) The Purchaser shall be bound by the regulations of the local / any other authority, as applicable in regard to the use of the Schedule Property. Procurement of any permission/license/approvals etc. from any person / department / authority / Government etc. in respect of the Schedule Property shall be the responsibility of the Purchaser.
- 6) Removal of encroachments and/or unauthorized tenants/constructions, if any, on the Schedule Property as also resolution of the pending litigation including title dispute, if

any, in respect of the Schedule Property shall be the sole responsibility of the Purchaser and the Bank does not undertake any responsibility in this regard.

- 7) Any expenses (by whatever name called) incurred towards moving, handling, re-locating, transporting demarcation, in respect of any action related to Schedule Property and any other incidental expenses including insuring labourers for the same shall be borne by the Purchaser and the Bank shall not be liable for the same.
- 8) The entire responsibility for completion of all procedures, formalities, compliances, approvals etc. required for completion of the sale including mutations etc. shall be that of the Purchaser.
- 9) The Purchaser shall not have any Claim whatsoever against the Bank with respect to the purchase of the Schedule Property or any matter incidental thereto including liabilities, encumbrances, dues, claims, taxes etc. which may exist or arise with respect to the purchase transaction / Schedule property.
- 10) All other terms and conditions mentioned in Bank's Tender Document shall form integral part of this Sale Certificate.
- 11) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.

Sd/- For and on Behalf of (Purchaser)	Sd/- Authorised Officer Axis Bank Ltd
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