

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	Smt. Snehal Thakkar H No 6-12-71/1 Namdevwada, Behind Vittaleshwar temple, Nizamabad – 503002 Shri Bhavesh Thakkar H No 6-12-71/1 Namdevwada, Behind Vittaleshwar temple, Nizamabad – 503002
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch 1 st Floor, D. No.3-4-1013/A, 1 st Floor, CAC, TSRTC Bus Station, Kacheguda, Hyderabad. E-mail Id: sbi.18359@sbi.co.in
3	Description of the secured asset to be sold. <u>Property ID: SBIN78428860870</u> All the existing/proposed RCC Roofed Residential Building constructed over the Plot No 9 vide L P No.4/97 approved by the Director of Town and Country Planning, A.P Hyderabad forming part of Survey Nos 209, 210 and 211 of Nizamabad Shivar, Mandal & Dist Nizamabad situated in Ward No 5 Block No 6 at Mathura Nagar, Nizamabad admeasuring 302.22 sq.yds or 252.68 sq.meters with in the Municipal Corporation limits of Nizamabad, Registration Sub District and Registration District, Nizamabad standing in the name of Shri Bhavesh Thakkar and Smt Snehal Thakkar as per Sale deed No 5814/2022 dated 08.06.2022. Bounded by North : 33'0 Wide Road South : Plot No 8 East: Plot No 10 West: 40'0 Wide Road	
4	Details of the encumbrances known to the secured creditor.	Municipal mortgage exists for the property.
5	The secured debt for recovery of which the property is to be sold	Rs.1,27,87,197/- (Rupees One Crore Twenty Seven Lakhs Eighty Seven Thousand One hundred and Ninety Seven Only) + interest from 05.08.2026 + expenses thereon

6	Deposit of earnest money	EMD: Rs 19,17,000/- (Rupees Nineteen lakhs Seventeen thousand only) being 10% of the reserve price shall be deposited to credit of Baanknet E-WALLET
7	Reserve price of the immovable secured assets: Bank account in which payment to be remitted. Last Date, Time within which EMD to be remitted:	Rs 1,91,70,000/- (Rupees One Crore Ninety One Lakhs Seventy Thousand Only) On successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NET BANKING/FUND TRANSFER to the A/c No.: 35754767051 IFSC: SBIN0018359 NAME: SBI SAMB II, HYDERABAD, No Lien Account Bank: State Bank of India Address: SAMB II Branch, Hyderabad. (The Bidders should get themselves registered on https://BAANKNET.com using their mobile number and email-id. As a part of e-KYC the documents will be verified by system. The intending Bidders/Purchasers have to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, during/before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance ($\geq$EMD amount) at the time of bidding. In case of offers for more than one property, bidders will have to deposit EMD for each property)

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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date :28.08.2026 Time: 11:00 Hrs to 17:00 Hrs.
10	The auction will be conducted online only, through the web portal https://baanknet.com . For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in https://baanknet.com . & https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others	
11	Bid increment amount: Auto extension: Bid currency & unit of measurement	Rs 1,00,000/- In case bid is placed in the last 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 minutes. In Rupee
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date: From 17.08.2026 to 24.08.2026 Time :11.00 a.m to 5.00 p.m Name: Rajat Kumar Deep Mobile No 96760 48881 Name: S.Arunkumar Mobile No.98408 40149
13	Other conditions	
	a) Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and	

	passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents NOTE: Registration to be completed by bidder well in advance, before e-auction date to avoid last minute issues. Contact details of EBkray – Email:support.baanknet@psballiance.com. Phone:-+91-8291220220
	b) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.
	c) The Bank/Authorised Officer has taken Physical possession of property put on sale.
	d) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the website and it will be refunded. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.
	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) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on auction, approved /sanctioned plan from appropriate statutory authority 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 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. It shall be the responsibilities of the interested bidders to inspect and satisfy themselves about the property before submission of the bid(s). It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted. 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.
	g) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
	h) 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 after adjusting EMD already paid, to be paid immediately i.e. on the same day or not later than next working day, as the case may be. The said amount has to be remitted to the Bank No Lien Account No: 35754767051, IFSC: SBIN0018359, Account Name - SBI SAMB II, HYDERABAD, No Lien Account The sale confirmation advice will be issued on satisfactory verification of the KYC and other formalities.
	i) The e-Auction/bidding of the above properties would be conducted exactly on the

	scheduled Date & Time by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiples of the amount mentioned under the column "Bid Increment Amount". At the commencement of Auction, a minimum of one bid should be placed by the bidder. In case bid is placed in the last 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 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 which shall be subject to approval by the Authorized Officer/ Secured Creditor
j)	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.
k)	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.
l)	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.
m)	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 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.
n)	Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
o)	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.
p)	The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
q)	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.
r)	The EMD of the unsuccessful bidder will be refunded from global EMD wallet to their respective A/c numbers shared with global EMD wallet. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
s)	The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
t)	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.
u)	The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST, etc. for transfer of the property in his/her name.

	v) 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.
	w) 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 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 Authorized Officer of the concerned bank branch only.
	x) The Bank is not liable 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.
	y) The sale shall be subject to provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002.
	z) 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.
	aa) Successful auction purchaser has to deduct TDS in the name of the owner of the said property and remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. Sale Certificate shall be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
	bb) To facilitate the auction purchaser to deduct TDS and furnish Form 26QB & Challan as above, the Authorized Officer will furnish the PAN of the owner of the property to the purchaser. As per the provisions of Section 206 AA of the Income Tax Act, 1961, in the absence of PAN of the deductee (owner of the property), purchaser would be required to deduct TDS at the higher rate prescribed under the said Section.

Date: 05.08.2026

Place: Hyderabad

**Asst General Manager & Authorised Officer
State Bank of India
Stressed Assets Management Branch, Hyderabad**