ANNEXURE-B

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

PROPERTY (IMMOVABLE ASSET) WILL BE SOLD ON 'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' BASIS:

1	Name and address of the Borrower/ Guarantors/ Mortgagor	**BORROWER:** **Sri. Rajesh Mavaji** **S/o. Sri. Belliappa Mavaji,** C104, "Whispering Meadows", Flat C1-403, RMV, 2nd Stage, Main Road, Dollars Colony, Bangalore - 560 094. **Also at:** **i) S/o. Sri. Belliappa Mavaji,** Allytrans Forwarding Pvt. Ltd. 208,4th Floor,1st Stage,2nd Block, 80 Feet Road HBR Layout, Bangalore – 560043.
2	Name and address of Branch, the Secured Creditor	STATE BANK OF INDIA, Stressed Asset Recovery Branch 3rd Floor, Building No. 11/90, Opp.Trustwell Hospital, Near Old Shivaji Theatre, J C Road, Bengaluru – 560002.
3	Description of the immovable secured assets to be sold.	**TENDER NO: SBI/SARB/2026-27/F6296/158** **PROPERTY ID: SBIN200037496554** Name of the Title Deed Holder: **Mr. Rajesh Mavaji, S/o Mr. Mavaji Belliappa** **SCHEDULE 'A' PROPERTY** All that piece and parcel of the immovable property being converted land bearing survey No.1/3,1/4 and 1/5 having BBMP Khatha No. 4047, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore – 560103, admeasuring 1 (one) acre 36 (thirty six) guntas and bounded on the: East by: Road, West by: Private Property, North by: Munireddy Shyamanna Reddy Marappa's Property South by: Private Property **SCHEDULE 'B'** Undivided right and interest, share in the schedule A property mentioned above equivalent to 526.33 square feet.

		SCHEDULE 'C' All that piece and parcel of **2 BHK** Flat bearing No. B-010, in Block 'B' on the Ground Floor, measuring super built-up area of 1328 square feet in the building complex called **"LOTUS PALACE"** along with two covered car park space in the basement.
4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt for recovery of which the property is to be sold	**Rs.1,29,93,815.00 (Rupees One Crore Twenty-Nine Lakh Ninety-Three Thousand Eight Hundred and Fifteen Only)** as on 12.08.2026 and further interest at contractual rate from 13.08.2026 with incidental expenses, costs, charges etc
6	Deposit of earnest money (EMD)	**Rs.6,60,000/-** (Rupees Six Lakhs Sixty Thousand Only) being the 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last-minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system.
7	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be deposited Last date & Time within which EMD to be remitted	**Rs.66,00,000/-** Bidder EMD wallet maintained with PSB Alliance on its e auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal. 31.08.2026 up to 10:00 AM
8	Time and manner of payment	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. 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 Authorized 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 15th day of the confirmation of sale of the secured assets or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction.

		This amount should be paid through EFT/NEFT/ RTGS/ Demand Drafts / Bankers cheque or in any mode of remittance in favour of **"SBI SARB Bengaluru"** to the credit of **A/c. No 40252992555** with State Bank of India, SARB, J.C.Road, Bengaluru – 560002. Branch Code: 20202 and IFSC Code: SBIN0020202.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date: 31.08.2026** **From 11.00 a.m. to 4.00 p.m** with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.
10	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	M/s PSB Alliance Pvt Ltd at https://baanknet.com/eauction-psb/bidder-registration
11	(i)Bid increment amount: (ii)Auto extension: (iii) Bid currency & unit of measurement	**Rs.1,00,000/- (Rupees One Lakh Only)** Unlimited extensions of 10 minutes each if a bid is placed in the last 10 minutes of the scheduled closing time of e Auction and bidding continues further Indian 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 No.	Between 11.00 AM and 4.00 PM on any working day before auction date with prior appointment. Authorised Officer: Smt. Anusuya Ravi Sekhar Chief Manager (CLO) – 9550340218 M/s Sisir & Ravi Associates Representative: Sri. Manjunath M, Cell No.9972860922
13	Other Conditions	(a) The Bidders should get themselves registered on PSB Alliance Pvt Limited **https://baanknet.com** by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Pvt Limited well before the auction date. (The registration process is detailed on the above website).

(b) The intending bidders should transfer his/her EMD amount by means of challan generated on his/her bidder account maintained with PSB Alliance Pvt Limited at **https:// baanknet.com** by means of NEFT / RTGS transfer from his/her bank account.

(c) The intending bidders should take care that the EMD is transferred at least one day before the date of auction and confirm that his/her wallet maintained with PSB Alliance Pvt Limited is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.

(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 the sale price to be paid immediately i.e., on same day or not later than the next working day as the case may be.

(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) 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.

(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. 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 bidders.

(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(i) 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.

(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(k) 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.

(l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance Pvt Limited. The bidder has to place a request with PSB Alliance Pvt Limited for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

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		(m) 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. (n) In case of forfeiture of the amount deposited by the defaulting bidder, he/she shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold. (o) 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. (p) The payment of all statutory / non-statutory dues, dues pertaining to Property tax arrears, electricity charges, water charges, Khatha transfer charges, maintenance of the flat, if anything pending & other such charges shall be borne by the successful bidder. Bank is no way responsible for payments of said dues/charges. (q) In case 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 Authorised officer of the concerned Bank branch only. (r) 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 auction will be entertained. (s) 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. (t) The auction purchaser has to deduct 1% of the Sale Price of the immovable property as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price of the immovable property has to be remitted to the Bank. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price.

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		(u) The Certificate of Sale will be issued in Appendix V (for immovable properties) of the Security Interest (Enforcement) (Amendment) Rules, 2002 in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s). (v) This sale will attract the provision of sec.194-IA of the Income Tax Act.
14	Details of pending litigation, if any, in respect of property proposed to be sold	Not known as per available information.

For STATE BANK OF INDIA

Chief Manager & Authorised Officer,
State Bank of India,
Stressed Assets Recovery Branch,
Bengaluru.

Place: Bengaluru
Date: 13/08/2026