THE TERMS AND CONDITIONS OF SALE

Properties will be sold on

"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis

1	Name of the Borrower	Mr.Ramesh M and Mrs. Manjula R
2	Name and address of Branch, the secured creditor	State Bank Of India, RACPC Salem Branch, Fort Main Road, Fort main Branch 1st Floor, Salem.
3	Description of the secured assets to be sold.	836.00 sq ft
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	₹ 60,25,741/- (Rupees Sixty lakhs twenty-five thousand seven hundred and forty-one Only) as on 12.08.2026 with future interest and costs
6	Deposit of earnest money Last Date and Time within which EMD to be remitted:	EMD: Rs.5,25,700 being the 10% of the reserve price shall be deposited through https://baanknet.com. Time: 10.45AM Date: 31.08.2026
7	Reserve price of the secured assets:	Rs.52,57,000/- In case of successful bid, the remaining part of successful bid amount should be paid through NET BANKING/ FUND TRANSFER by visiting RACPC Salem
8	Time and manner of payment	The successful bidder shall deposit remaining 25 % of the bid amount within next working day and balance 75% within 15 days from the date of e-auction.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	11:00 AM to 04.00 PM Online Date: 31.08.2026
10	The auction will be conducted online only, through 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	

11	Bid increment amount: Auto extension times: Bid currency & unit of measurement	₹ 50,0000/- Unlimited INR
12	Date and Time during which inspection of the house to be sold and intending bidders should satisfy themselves about the assets and their specification.	Date: 19.08.2026 Time: 11:00 am to 4:00pm
	Contact person with mobile number	Name: Mr. Aravind G (Chief Manager, SBI, RACPC Salem) Mobile No: 9746123446 Mr. Velmurugan Sankaran (Manager, SBI, RACPC Salem) : 9385945912
13	**<u>Other Conditions</u>** :-	

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.

(b) Steps to be followed by the bidder for registering with e-auction portal.

STEP 1– Bidder/purchaser registration: Bidder to register on e-auction portal BAANKNET: The eAuction Portal for the Indian Banks for selling the Non-Performing Asset (NPA) (→ Click"Buyer Registration") using mobile number and email ID

STEP 2 –KYC Verification: Bidder to upload requisite KYC Documents. KYC Documents shall be verified by e-auction service provider (may take 2 working days).

STEP 3 – Transfer of EMD amount to bidder's global EMD wallet: Online/Off-line transfer of fund using NEFT/Transfer, using voucher generated on e-auction portal.

NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction date. The registration process takes minimum of two to three working days. 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) In case of unsuccessful/failed bid, the bidder must give request for refund of EMD on the website and it will be refunded in next two working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses, and any other charges.

	(d) 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. (e) 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. (f) 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. (g) 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. (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. (m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses, and any other charges (if any). (n) 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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. (o) 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. (p) 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. (q) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (r) 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 authorised officer of the concerned bank branch only.

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	(s) 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. **The sale will attract the provision of Sec 194-IA of the Income Tax Act.**

For STATE BANK OF INDIA

Authorised Officer,
RACPC, SALEM (10325)

Date: 12.08.2026
Place: Salem

AUTHORISED OFFICER
STATE BANK OF INDIA
RACPC SALEM

10325