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

PROPERTIES WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower and guarantor	M/s Chehak Industries Unit Address: Survey No 208/B, Shed No.1, Munpalle Village, Jakranpally Mandal, Armoor, Nizamabad, Telangana – 503224 Smt. Snehal Thakkar, Partner & Guarantor H No 6-12-71/1 Namdevwada, Behind Vittaleshwar temple, Nizamabad – 503002 Smt Neeta Thakkar, Partner & Guarantor H. No 6-2-157/22, Subash Nagar, Nizamabad-503002 Shri Bhavesh Thakkar, Guarantor H No 6-12-71/1 Namdevwada, Behind Vittaleshwar temple, Nizamabad – 503002 Shri Chandrakanth Laxmidas, Thakkar, Guarantor Address: 6-2-157/22, Subhash Nagar, Nizamabad, Telangana – 503002
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch 1st Floor, D. No.3-4-1013/A, 1st Floor, CAC, TSRTC Bus Station, Kacheguda, Hyderabad. E-mail Id: sbi.18359@sbi.co.in
3	Description of the secured asset to be sold. **1) Property ID: SBIN78832024006** All that the piece and parcel of the Two (G+1) storied Residential Building bearing Municipal No. 6-12-71/1, measuring 200 Sq.Yards with Plinth area 1287.04 Sq.ft in Ward No. 6, Block No. 12, Situated backside of Sri Vittaleshwara Swamy Temple, Namdevwada, Nizamabad belonging to Sri. Bhavesh C Thakker Regd. Vide Release Deed Doc No. 5051/2017 dated 12.07.2017 and Sale Deed Doc No. 667/1997 dated 27.02.1997 and Sale Deed Doc No. 761/1997 dated 06.03.1997 at SRO Nizamabad, and Bounded by: North : 12'-0" Wide Road, South : House of Ramswaroop Daliya, East : House of Khambapuri Vittal, West : House of Jyothiram	

	2) <u>Property ID: SBIN78402434217</u> All that the piece and parcel of the RCC roofed Commercial Building bearing Municipal No. 6-26-408 (New), corresponding to Old No. 6-25-2412/15, measuring 233.33 Sq.Yds with Plinth area of 1175.01 Sq.ft situated at Ward No. 6, Block No. 26 at Shradhanand Gunj, Nizamabad, within the Municipal Corporation limits of Nizamabad, Registration Sub-District and Registration District Nizamabad belonging to Sri. Chandrakanth Thakkar Regd. Vide Release Deed Doc No. 1988/2018 dated 21.02.2018 and Sale Deed Doc No. 4445/1995 dated 31.03.1995 and Bounded by: North : Open Place of B. Satyanarayana, South : Shop of D. Rukmini Devi, East : 50'-0" Wide Road, West : Shop of Mrudulaben & Chandrakanth Thakkar (M.No. 6-26-408/1) **3) <u>Property ID</u>: <u>SBIN78402435528</u>** All that the piece and parcel of the Residential Flat bearing No. 807, in 8th Floor, admeasuring 1210 Sq.ft with undivided share of land admeasuring 45.00 sq.Yds (along with one Car Parking land admeasuring 100 Sq.fts) out of total land admeasuring Ac 2-32 Guntas, in West Wing, Block C of Shwetha Aryan bearing Door No. 02-092/B/C-807, forming part of Sy.Nos. 333,336,337,338,349 and 351, totally admeasuring admeasuring Ac. 2.32 Gts out of Ac. 4.37 Gts situated at Pipeline Road, Jeedimetla, Quthbullapur Mandal, Medchal-Malkajgiri District, Hyderabad, Telangana belonging to Sri. Chandrakanth Laxmidas Thakker, Regd. Vide Sale Deed Doc No. 15725/2017 dated 13.11.2017 and Bounded by: <u>Boundaries for Plot:</u> North : Road & Neighbour's Land, South : Neighbour's Complex, East : Neighbour's Complex West : Part of Land in Sy. Nos. 336, 337 and 338. <u>Boundaries for Flat:</u> North : Open to Sky, South : Open to Sky, East : Open to Sky, West : Corridor and Flat No. 812 **4) <u>Property ID: SBIN200068503886</u>** Machineries situated at Survey No 208/B, Shed No.1, Munpalle Village, Jakranpally Mandal, Armoor, Nizamabad, Telangana – 503224 (Details of the machineries are mentioned in the Annexure)	
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.10,99,36,687/- (Rupees Ten Crores Ninety Nine Lakhs Thirty Six Thousand Six Hundred and Eighty Seven Only) as on 31.08.2026 + interest from 01.09.2026 + expenses thereon

6	Deposit of earnest money	Property No: 1 EMD: Rs 6,75,200/- (Rupees Six Lakhs Seventy Five Thousand Two Hundred only) Property No: 2 EMD: Rs 4,54,900/- (Rupees Four Lakhs Fifty Four Thousand Nine Hundred only) Property No: 3 EMD: Rs 5,34,300/- (Rupees Five Lakhs Thirty Four Thousand Three Hundred Only) Property No: 4 EMD: Rs 31,15,100/- (Rupees Thirty One Lakhs Fifteen Thousand One Hundred Only) being 10% of the reserve price shall be deposited to credit of Baanknet E-WALLET
7	Reserve price of the movable & immovable secured assets: Bank account in which payment to be remitted. Last Date, Time within which EMD to be remitted:	Property No:1 Rs 67,52,000/- (Rupees Sixty Seven Lakhs Fifty Two Thousand Only) Property No: 2 Rs 45,49,000/- (Rupees Forty Five Lakhs Forty Nine Thousand Only) Property No: 3 Rs 53,43,000/- (Rupees Fifty Three Lakhs Forty Three Thousand Only) Property No: 4 Rs 3,11,51,000/- (Rupees Three Crore Eleven Lakhs Fifty One 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 (>=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 15th 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.	Property No 1,2,3 &4 Date : 28.09.2026 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-notices/sarfaesi-and-others	
11	Bid increment amount: Auto extension:	Property No 1 : Rs 50,000/- Property No 2 : Rs 50,000/- Property No 3: Rs 50,000/- Property No 4: 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.

	Bid currency & unit of measurement	In Rupee
12	Date and Time during which inspection of the movable & immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	From 21.09.2026 to 25.09.2026 Time :11.00 a.m to 5.00 p.m Name: Lakshmi Narayana Pirati Mobile No 91216 01312 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 properties 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 properties put on auction, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the properties, 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 properties 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 properties 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: 05.09.2026
Place: Hyderabad

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

Annexure

Details of Machineries

S No	Description of the Machinery/ Article	Quantity (No)
1	High Tensile Black Bobbins	20100
2	High Tensile Black Bobbins	5100
3	Precision Rewinder Model	270
4	Auto Bag Conversion Line	3
5	Woven Bag Sewing Machines	14
6	Hydraulic Bale Press	1
7	Pallet Trolley	1
8	Plastic Crates	1
9	Weighing Machine	1
10	Electrical Cables, Panel Boards, fittings and fixtures	
11	3 Phase Isolation Transformer	1
12	Air Compressor	7
13	Cooling Tower	1
14	Electrical Transformer	1
15	Circular Loom	52
16	Tape Plant Complete set including Extruder Unit, Annealing Stretching and Cutting Unit	1 Set
17	AC Drive Panel	1
18	Control Panel for Tape Plant along with Accessories	1