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

<table>
<tr><td>01</td><td>Name and Address of the Borrower</td><td>M/s Thermo Puf Manufacturing LLP

Row House No. IB-7 at Sai Kamal Co-Op Hsg. Society, Ram Nagar, Bavdhan, Pune 411038, Maharashtra</td></tr>
<tr><td>02</td><td>Name and address of Branch, the secured creditor</td><td>Stressed Asset Management Branch-II (SAMB-II), Raheja Chambers, Ground floor, Free Press Journal Marg, Nariman Point, Mumbai 400 021
Email – team7.15859@sbi.co.in
Contact No – 9985592115</td></tr>
<tr><td>03</td><td>Description of the immovable secured assets to be sold</td><td>
1. Lot No 1: Flat No 10, Third Floor Sagar Apartment, S No 11/1-A/3, Erandwane Area, Behind Abhishek Hotel, Kothrud Pune 411004 admeasuring 53.88 square meters built up area owned by Mr Mayur Deepak Sakpal. Property ID: SBIN77804222464 (PHYSICAL POSSESSION)

2. Lot No 2: Flat No 22, Fourth Floor, Vishal Complex, S No 7 + 8, Mz. Bavdhan(Kh), Ramnagar, Pune 411038 admeasuring 79.46 square meters built up area owned by Mr Mayur Deepak Sakpal. Property ID: SBIN77804228239 (PHYSICAL POSSESSION)

3. Lot No 3: All that piece and parcel of property situated at bearing plot No W-2 and W-3, admeasuring 1600 square meters along with Factory Shed and Machinery located at Wai MIDC Industrial area, Village Wai, Tal - Wai, Dist - Satara owned by Mr. Mayur Deepak Sakpal. Property ID: SBINWAIMIDCW2W3 (PHYSICAL POSSESSION)

4. Lot No 4: Factory Land & Buildings along with Factory shed and Machinery situated at bearing Survey Number(s): GAT no 31 and 32/1, Village Jategaon Khurd, Taluka Shirur, Pune 412208 admeasuring 7600 square meters owned by M/s Thermo Puf Manufacturing LLP. Property ID: SBIN77804188170 (PHYSICAL POSSESSION)
<table>
<tr><td>Bank website www.sbi.co.in</td><td>E-auction website</td></tr>
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<tr><td>Property ID No</td><td>Property Location:</td><td>Video / Photos of Property</td></tr>
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		Lot No 1: SBIN77804222464
		Lot No 2: SBIN77804228239
		Lot No 3: SBINWAIMIDCW2W3
		Lot No 4: SBIN77804188170
04	Details of the encumbrances known to the secured creditor	Nil
05	The secured debt for recovery of which the property is to be sold	Rs.12,49,00,332.95 (Rupees Twelve Crores Forty-Nine Lacs Three Hundred Thirty-Two and Paise Ninety-Five only + interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any (Outstanding as per 13(2) notice dated 04.08.2022)
06	Deposit of earnest money	**EMD:** **1. Rs. 8,10,000.00/- (Rupees Eight Lakhs Ten Thousand only)** **2. Rs. 9,30,000.00/- (Rupees Nine Lakhs Thirty Thousand only)** **3. Rs. 12,00,000/- (Rupees Twelve Lakhs only)** **4. Rs. 61,10,000/- (Rupees Sixty-One lakhs Ten thousand only)** Being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by BAANKNET on its e-auction site https://baanknet.com/eauction-psb/eauction/buyer/ by means of RTGS/NEFT.
07	Reserve	**1. Rs. 81,00,000/- (Rupees Eighty-one Lakhs only)**

	price of the immovable secured assets: Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	**2. Rs. 93,00,000/- (Rupees Ninety-three Lakhs only)** **3. Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs only)** **4. Rs. 6,11,00,000/- (Rupees Six Crores Eleven lakhs only)** Bidders own wallet Registered with BAANKNET on its e- auction site https://baanknet.com/eauction-psb/eauction/buyer/ by means of RTGS/NEFT 08.10.2026 on or before 11.00 a.m.
08	Time and manner of payment	The successful bidder shall deposit 25% of the sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than the 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 or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	The e-Auction will be conducted on **08.10.2026 from 11:00 a.m. to 4.00 p.m.**
10	The e-Auction will be conducted through the Bank's approved service provider	BAANKNET at the web portal https://baanknet.com/eauction-psb/eauction/buyer/auction-list
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) Rs.1,00,000.00 (ii) Unlimited (iii) Indian Rupees (INR)
12	Date and	1. **Lot No 1: 29.09.2026 from 02:00 p.m. to 4.30 p.m.** Contact Person – Syam

	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	Kishore Mobile-9985592115 2. **Lot No 2: 29.09.2026 from 11.00 a.m. to 1.30 p.m.** Contact Person **–** Syam Kishore Mobile-9985592115 3. **Lot No 3: 29.09.2026 from 11.00 a.m. to 2.00 p.m.** Contact Person – Syam Kishore Mobile-9985592115 4. **Lot No 4: 29.09.2026 from 11.00 a.m. to 2.00 p.m.** Contact Person – Syam Kishore Mobile-9985592115
13	Other conditions	a) Intending Bidders should get themselves registered on BAANKNET by providing requisite KYC documents and registration fee as per the practice followed by BAANKNET well before the auction date. The registration process takes a minimum of two working days. (Registration process is detailed on the above website). b) Bidders have to visit the website (https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com c) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) 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 eauction 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 Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained at https://baanknet.com/eauction-psb/eauction/buyer/ by means of NEFT/ RTGS transfer from his bank account. h) 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. i) The decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. j) 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.

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

l) 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) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system. 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 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 may it 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, TDS, etc. for transfer of the property in his/her name.

q) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

r) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.

s) 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 of 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.

t) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of saleby secured creditor. The sale certificate shall be issued in the name of the successful bidder. Provided if the sale price is above Rs.50,00,0000.00, it shall be responsibility of the auction purchaser has to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. No request for change of name in the sale certificate other than the person who submitted the bid/participated in auction will be entertained.

u) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be be paid on the amount deposited during this period. No request of for return of deposit either in part or full/

		cancellation of sale will be entertained. v) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com portal only w) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e-auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatso ever from the bidder thereon affecting the auction process. x) Where land & building and plant & machinery both are put on the same auction under different Lot, Authorised Officer reserves right to confirm the sale immovable property only if plant and machinery is sold out.
14	Details of pending litigation, if any, in respect of property proposed to be sold	Nil

Date: 18.09.2026
Place: Mumbai

AUTHORISED OFFICER
STATE BANK OF INDIA