

ANNEXURE-B

TERMS AND CONDITIONS OF SALE:

Property (Immovable Asset) will be sold on 22.10.2026 'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:

1	Name and address of the Borrower/s	1. Sri. Mohammed Rafiq Kamalapur S/o Hussainsab Badesab K 2. Smt. Nazmeen Rafiq Kamalapur W/o Mohammed Rafiq Kamalapur Both are residing at: CTS No. 2923/50C , 5 th Main Road, Ayodhya Nagar, Opp : Ground Level Water Tank Karwar Road, , Old Hubballi HUBBALLI - 580024 Ph.No.9606890318/7411249845.
2	Name and address of Branch, the Secured Creditor	STATE BANK OF INDIA Ground Floor, Avani Emporio, Jayachamaraja Nagar, HUBBALLI – 580020. e-mail Id: sbi.40564@sbi.co.in
3	Name and address of the Guarantor	N A
4	Name and address of the Mortgagor/s	1. Sri. Mohammed Rafiq Kamalapur S/o Hussainsab Badesab K CTS No. 2923/50C , 5 th Main Road, Ayodhya Nagar, Opp : Ground Level Water Tank Karwar Road, , Old Hubballi HUBBALLI - 580024 Ph.No.9606890318/7411249845.
5	<u>Tender No: SBI /SARB/HBL/SARF/02/2026-27</u> <u>Description of the immovable secured assets to be sold.</u> Title deed holder/s: 1.Sri. Mohammed Rafiq Kamalapur S/o Hussainsab Badesab. All the part and parcel of the House Property bearing ward No.05, CTS No. 2923/50C, 242 Sq yards, under Municipal ward No.62, Municipal No. 36, PID No.62/1917, Ayodhya Nagar, Ground and first floor, Hubballi within the limits of HDMC and land and standing in the name of Mohammed Rafiq Kamalapur R/o Hubballi, which is bounded by: East: CTS 2923/50D West: CTS 2923/41 & 42 North: CTS 2923/50B South: Road (Sale Deed : HBL-1-00062-2019-20, C.D.No.HBLD411, dtd,.03.04.2019) (Rectification Deed : HBL-1-03388-2019-20, C.D.No.HBLD531, dtd,.13.09.2019) (MOTD : HBL-1-03766-2019-20, C.D.No.HBLD541, dtd,.30.09.2019)	
6	Details of the encumbrances known to the secured creditor.	Mortgaged to STATE BANK OF INDIA
7	The secured debt for recovery of which the property is to be sold	Rs. 99,22,587/- (Rupees Ninety Nine Lakhs Twenty Two Thousand Five Hundred Eighty Seven only) as on 13.03.2026 plus with interest, incidental expenses, charges, costs etc.
8	Reserve price of the immovable secured assets:	Rs. 72,00,000/-



	Account / Wallet in which EMD to be deposited	Bidders own Wallet registered with Ms PSB Alliance Pvt. Ltd on its e-auction site https://baanknet.com by means of NEFT / RTGS
	Last Date and Time within which EMD to be remitted:	Date: 22.10.2026 Time Upto : 1:00 P.M
9	Deposit of earnest money	EMD: Rs.7,20,000/- being the 10% of Reserve Price to be remitted through NEFT / RTGS in their own Wallet provided by Ms PSB Alliance Pvt. Ltd on its e-commerce site https://baanknet.com
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 22.10.2026 ONLINE From 11.00 A.M to 04.00 P.M, with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.
11	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 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.
12	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	Ms PSB Alliance Pvt. Ltd at the web portal https://baanknet.com
13	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs. 1,00,000/- Unlimited extensions of 10 minutes each Indian Rupees



14	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	19.10.2026. between 11.00 A.M. to 5.00 P.M. with prior appointment. Sri.Ashok Naregal Contact No. 94486 09287 MRATHUNJAYA INVESTIGATORS - HUBBALLI
15	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Pvt well before the auction date. (The registration process is detailed on the above website). (b) The intending bidders should transfer his EMD amount by means of challan generated on his bidder account maintained with Ms PSB Alliance Pvt. at https://baanknet.com by means of NEFT / RTGS transfer from his 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 wallet maintained with M/s PSB Alliance Pvt 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 the 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, Bank 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 bidder. (h) Decision of the Authorized 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 Ms PSB Alliance Pvt. Ltd Limited. The bidder has to place a request with Ms PSB Alliance Pvt. Ltd 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).

(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 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, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder.

(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



