

ANNEXURE – 'B'

THE TERMS AND CONDITIONS OF SALE:

Properties will be sold on 'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:

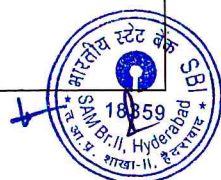
1	Name and address of the Borrower/ Mortgagor	M/s The Era Educational Society, 1/16-C/ Rachanapalli, St Mark Campus, Bellary Road, Anantapur – 515 004 Andhra Pradesh
2	Name and address of the Guarantors/Mortgagors	1) Sri Kanampalli Narendra Reddy, H.No. 1/16-C, Rachanapalli, St. Mark Campus, Bellary Road Anantapur – 515 004 Anantapur District, Andhra Pradesh. 2) Sri Kanampalli Arun Kumar Reddy, H.No. 1/16-C, Rachanapalli, St. Mark Campus, Anantapur – 515 004 Anantapur District, Andhra Pradesh. 3) Smt. Kanampalli Susheela, H.No. 1/16-C, Rachanapalli, St. Mark Campus, Bellary Road Anantapur – 515 004 Anantapur District, Andhra Pradesh 4) Smt. Ramreddy Renuka Devi, H No. 2 – 9 - 303, Sneha Nagar, NGO's Colony Road, Waddepally, Hanamkonda – 506370 Warangal District, Telangana 5) Shri Chinnagireddy Gari Nagabhushan Reddy, H.No. 6 – 4 – 110 – 2, 3rd Cross, Maruthi Nagar, Anantapur - 515001 Anantapur District, Andhra Pradesh 6) Shri Gunda Sreehari, H.No. 1 – 1132 – 18 – G2, Adapaala Veedhi, Kadiri - 515591, Anantapur District, Andhra Pradesh 7) Smt. Akuleti Sreekumari, H.No. 1 – 156A, Kandlapalli, Pamidi, Anantapur - 515775, Anantapur District, Andhra Pradesh 8) Sri Lokanatha Reddy Rasireddy, H.No. 2 – 7, Isurallapalli, Jakkalacheruvu Post,



		Gooty Mandal, Anantapur District, Andhra Pradesh-515401 9) Sri Sreenivasulu Urachintala, H.No. 1 – 2 – 376, Santhi Nagar, Anantapur - 515004, Anantapur District, Andhra Pradesh
3	Name and address of Branch, the Secured Creditor	State Bank of India, SAM Branch-II, 1st Floor, D. No. 3-4-1013/A, 1st Floor, CAC, TSRTC Bus Station, Kacheguda, Hyderabad – 500027.
4	Description of the secured assets to be sold.	1) PROPERTY ID: SBIN77780734688 Residential land in Sy. No. 76/1, Near H. No. 4-62, total area admeasuring Ac 0.24 cents or 1162 square yards, situated at Chinmaya Nagar, Near JNTU College, Prasannayapalli Gram Panchayath, Rappthadu Mandal, Anantapur District covered under Sale Deed No. 3799/2000, dated-20.05.2000 and 497/1997, dated-03.02.1997, belonging to Smt. Kanampalli Susheela w/o K Chiranjeevi Reddy as under: (i) An extent of Ac 0.12 cents of residential land situated in survey No: 76/1, Near Door No: 4-62, Chinmaya Nagar, Near JNTU College, Prasannayapalli Gram Panchayath, Rappthadu Mandal, Anantapur District covered under Sale Deed No. 3799/2000 and, dated-20.05.2000, bounded by: North: Land belonging to T. Venkateswarlu, South : Road East: Plot belonging to T. Narayanamma, West: Plot belonging to K Susheela (ii) An extent of Ac 0.12 cents of residential land situated in Survey No: 76/1, Near Door No: 4-62, Chinmaya Nagar, Near JNTU College, Prasannayapalli Gram Panchayath, Rappthadu Mandal, Anantapur District, covered under Sale Deed No: 497/1997, dated-03.02.1997, bounded by: North: Land belonging to Sunkareddy, South: Road East: Plot belonging to S. Adishesayya, West: Road Reserve Price: Rs.1,92,00,000/- 2) PROPERTY ID: SBIN77780759976 Non-Agricultural open land in Survey Nos: 112B, 127, 157 C1, total area admeasuring Ac 7.74 cents or 37461.60 Square Yards, situated at Khadharpetta Village, Pamidi Mandal, Anantapur Dist, belonging to Shri K Arun Kumar Reddy s/o K Chiranjeevi Reddy, covered under Sale Deed Nos: 350/2009 dated-20.02.2009, 2665/2009 dated-27.11.2009 and 342/2009 dated-19.02.2009 as under: (i) An extent of Ac 3.14 cents Non-Agricultural land in Sy. No. 127, belonging to Shri K Arun Kumar Reddy s/o K Chiranjeevi Reddy, covered Sale Deed No: 350/2009 dated-20.02.2009, bounded by: North: Land belonging to Nagesham, South: land belonging to Sunkanna East: Land belonging to Doddappa, West: Land belonging



		Easwarayya (ii) An extent of Ac 3.51 cents Non-Agricultural land in Sy. No. 157-C1, belonging to Shri K Arun Kumar Reddy s/o K Chiranjeevi Reddy, covered under sale Deed No: 2665/2009 dated-27.11.2009, bounded by: North: Railway property and Land belonging to Sree Ramulu, South: Land belonging to Narayana Reddy, East: Railway property, West: Land belonging to P. Mallikarjuna Reddy (iii) An extent of Ac 1.09 cents Non-Agricultural land in survey No: 112/B, belonging to Shri K Arun Kumar Reddy s/o K Chiranjeevi Reddy, covered under Sale deed No: 342/2009 dated-19.02.2009, bounded by: North: Waste land, South: Road East: River West: Land belonging to Venkata Reddy Reserve Price: Rs.45,00,000/-
		<u>3) PROPERTY ID: SBIN78379034825</u> Non-Agricultural open land situated in Sy. No. 24, 17, total area admeasuring Ac 6.00 cents, situated at Anumpalli Village, Pamidi Mandal, Anantapur Dist, AP, belonging to Shri K Arun Kumar Reddy s/o K Chiranjeevi Reddy, covered under the Sale Deed No. 356/2009 dated-20.02.2009 as under: (i) Sy. No. 24, area admeasuring Ac 5.00 cents, bounded by: North: Land belonging to Mallikarjuna, South: Land belonging to Veeranna East: Land belonging to Narasimhudu, West: Land belonging to Obanna (ii) Sy. No. 17, area admeasuring Ac 1.00 cents, bounded by: North: Land belonging to Kammanna, South: Land belonging to Obilesu East: Land belonging to Narasimhudu, West: Road Reserve Price: Rs.35,00,000/-
		<u>4) PROPERTY ID: SBIN77780749312</u> Non-Agricultural open land in Sy. No. 135A, situated at Kadharpetta Village, Pamidi Mandal, Anantapur Dist, admeasuring Ac 2.32 cents (11228.80 Sq. yards), belonging to Shri K Arun Kumar Reddy s/o K Chiranjeevi Reddy, covered under Sale Deed No. 2666/2009 dated-27.11.2009, bounded by: North: Land belonging to Siva Reddy, South: Land belonging to K. Mallikarjuna Reddy East: Land belonging to Bommana Kullayappa, West: Land belonging to Sunkamma Reserve Price: Rs.13,00,000/-



5	Details of the encumbrances known to the secured creditor.	Nil
6	The secured debt for recovery of which the property is to be sold	Rs.30,44,37,051.00 (Rupees Thirty Crore Forty-Four Lakh Thirty-Seven Thousand Fifty-One Only) as on 07.10.2024 + interest at contractual rate from 08.10.2024 with incidental expenses, costs, charges etc.
7	Deposit of earnest money	Property. 1: Rs.19,20,000/- Property. 2: Rs.4,50,000/- Property. 3: Rs.3,50,000/- Property. 4: Rs.1,30,000/- being the 10% of Reserve price to be remit into the Global EMD wallet in BAANKNET (https://BAANKNET.com) portal through their Bank account.
8	Reserve price of the secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Refer. S. No. 4. 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/during 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, 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 ($\geq$ 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.
9	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 15 th day of confirmation of sale of the secured asset.
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 23.03.2026. Time: 300 Minutes: Property No.1. from 11.00 am to 04.00 pm. Property No.2. from 11.00 am to 04.00 pm. Property No.3. from 11.00 am to 04.00 pm. Property No.4. from 11.00 am to 04.00 pm. with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.



11	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	1. For any clarifications or further details regarding other conditions of sale, the intending bidders may contact the Authorized Officer, State Bank of India, Stressed Assets Management Branch-II, Hyderabad – 500027. Phone No.040-29807107, bidders can also contact Bank's Approved Resolution Agent M/s Sarah Associates, on Cell Nos.9849189726 and also may contact the Bank's approved service provider M/s PSB Alliance at the web portal https://BAANKNET.com, Help line +918291220220, e-mail-support.BAANKNET@psballiance.com, prior to the date of e-auction. 2. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's websites 1. https://bank.sbi/, www.sbi.co.in 2. https://BAANKNET.com
12	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited)	Property. 1: Rs.5,00,000/- Property. 2: Rs.2,00,000/- Property. 3: Rs.2,00,000/- Property. 4: Rs.1,00,000/- Unlimited extensions of 10 minutes each
13	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	Date & Time of inspection of the Property from 10.03.2026 to 20.03.2026 between 11.00 AM and 4.00 PM with prior appointment. Authorized Officer: Shri Ravi Shankar Prasad, AGM, Cell No. 9867969417 Or Shri Vasudeva Rao Kantheti, Chief Manager, Mob: 9000555862
14	Terms & Conditions of e-Auction Sale.	1. (a) 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. (b) 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/during 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, before auction. Bidders may give offers either for one or for all the properties. (c) 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 ($\geq$ 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.



2. The Bank has taken the Symbolic possession of the properties put on sale.

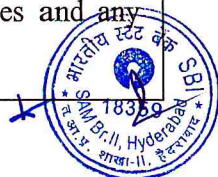
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction, approved /sanctioned plan from appropriate statutory 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.

4. 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 5 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 Authorised Officer/ Secured Creditor.

5. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is already deposited, immediately on acceptance of bid price by the Authorised Officer i.e. before closure of business hours on the same day or not later than next working day and the balance 75% of the sale price on or before 15th day from confirmation of sale, default in deposit of any of the abovementioned amount(s) within the period stipulated herein by the successful bidder would entail forfeiture of the entire money already deposited and Properties shall be put to auction again and the defaulting bidder shall have no claim/ right in respect of Properties/ amount deposited.

6. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property

	or portion thereof from the auction proceedings at any stage without assigning any reason there for. 7. The Certificate of Sale will be issued in the form given 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). 8. 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. 9. 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. 10. 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. 11. 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. 12. 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. 13. 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. 14. Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 15. 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. 16. The EMD of the unsuccessful bidder will be refunded to their respective account numbers by https://BAANKNET.com portal after placing refund request by them on the said portal. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
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	17. 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. 18. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, GST, fees etc. for transfer of the property in its/his/her name. 19. 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. 20. 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.
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Place: Hyderabad
Date: 27.02.2026

Authorized Officer & AGM

