

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. Unifi Media Regd Office: No 81, Madhu Arts Studio Complex, Chikkalasandra, Bengaluru-560061. M/s Unifi Media Pvt Ltd Regd office: No. 235, 11th Main, AGS Layout, Arehalli, Uttarahalli, Bengaluru-560061. Administrative office: No. 64/1, Krishna Towers, 2nd Floor, Chikkalasandra, Uttarahalli Main Road, Bengaluru-560061
2.	Name and address of the Guarantors/Mortgagors	1. Shri Udayaravi Hegde S/o Shri Shivaram Hegde and Smt. Chandrika Hegde W/o Shri Udayaravi Hegde, both residing at No. 235, 11th Main, AGS Layout, Arehalli, Uttarahalli, Bengaluru-560061. 2. Smt. Anasooya Hegde D/o Shri Gajanana Hegde, residing at No. 525 Prashantha Nilaya 2nd Floor 4th cross, 2nd main AGS layout Bangalore south Subramanyapura, Bengaluru-560061
3.	Name and address of Branch, the Secured Creditor s	State Bank of India, SAM Branch, 2 nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru -560 001
4.	Description of the immovable secured assets to be sold.	<u>DESCRIPTION IMMOVABLE PROPERTIES</u> Tender No. <u>SBIN200070140064</u> IMMOVABLE PROPERTY NO-1: All that piece and parcel of immovable residential building bearing Site No.235, Intermediate, Present BBMP Khatha No.235/235, in the BDA approved Layout formed by the Accountant General's Office Co-operative Housing Society Limited, in Survey Nos. 6/1, 30, 32, 33, 34, 37 and 38, situated at Arehalli Village, Uttarahalli Hobli, Bangalore South Taluk and now comes within the limits of Bruhat Bangalore Mahanagara Palike, Uttarahalli Ward No 184 of A.G.S. Layout, Bangalore and the site measuring East 30 feet, West 30 feet, North 40 feet and South 40 feet in all measuring 1200 Sq. feet vide Amalgamation Deed dated 17.11.2014 executed by Shri Udayaravi Hegde S/o Shri Shivaram Hegde and Smt. Anasooya Hegde D/o Shri Gajanana Hegde and registered as Document No. BSK –1 -10284.2014-15 at the Office of the Sub Registrar, Basavanagudi (Banashankari) along with a total built up area of 3825sqft consisting ground floor(stilt floor) measuring 825sqft, first floor measuring 950sqft, second floor measuring 950sqft,

		This amount should be paid through RTGS/NEFT/ONLINE transfer in favour “ SBI A.R.B Customers account ” to the credit of A/c No. 10416343056 with State Bank of India, Overseas Branch, Bengaluru, Branch Code: 04209, IFS Code: SBIN0004209.
10.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	E-auctions for the property will be conducted on 23.04.2026 at the below mentioned time: For IMMOVABLE PROPERTY-1: From 11:00 a.m. to 04:00 p.m. for each property with unlimited extension of ten minutes for each bid if a bid is placed in the last 10 minutes of scheduled closing time of e auction and if the bidding 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	PSB Alliance Pvt Limited web portal: www.baanknet.com
12.	(i) Bid increment amount: (ii)Auto extension: (limited / unlimited) (iii) Bid Currency & unit of measurement	For IMMOVABLE PROPERTY-1: Rs. 1,00,000/- (Rupees One Lakh Only) Unlimited extensions of 10 minutes each Rupees INR
13.	Date and Time during which inspection of the movable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Between 11.00 AM and 4.00 PM on 09.04.2026 with prior appointment. Sri. Raghunandan R, AGM (CLO-2) Mobile: 9148103793 Sri. M N Soma Sundar, Manager, Mobile: 9448978215
14.	Other Conditions.	(a) 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 responsibility 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. (b) The Bidders should get themselves registered on www.baanknet.com. by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance Pvt Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (c) The Intending bidder should transfer the EMD amount by means of challan generated on his bidder account maintained with PSB Alliance Pvt Ltd at www.baanknet.com. by means of NEFT/RTGS/ Online transfer from his bank account. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card / Driving License /Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, SAMB, Bangalore by 23.04.2026 before 3.00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (d) The Intending bidder should ensure 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 Ltd is reflecting the EMD amount to avoid any technical glitches on the day of auction. (e) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the Authorised Officer of the bank and the remaining amount i.e. 25% of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.
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Date: 04.04.2026
Place: Bengaluru

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Authorised Officer