ANNEXURE – 'A'

STATE BANK OF INDIA

STRESSED ASSETS RECOVERY BRANCH (SARB), HUBBALI

Authorised Officer's Details:	**Address of the Branch:**
Name: Name: Smt Jayanthi A	Jayachamaraja Nagara, Avani Emporio
E-mail Id: sbi.40564@sbi.co.in	Dharwad District Hubballi - 580020
Mob: +91 9448993207	Ph: 0836-2362066
Landline No. (Office): 0836-2362066	e-mail: sbi.40564@sbi.co.in

APPENDIX – II A & IV A

[See proviso to Rule 6(2) 8(6) & 9(1)]

e-AUCTION ON 27.05.2026

SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable and Immovable Properties under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and the Borrower/Mortgagors/Guarantors in particular that the below described movable and immovable properties mortgaged/charged/hypothecated to the Secured Creditor, State Bank of India, the Physical Possession of which has been taken by the Authorized Officer of the Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis on **27.05.2026** for recovery Rs. 1,03,27,268/- (Rupees One Crore Three Lacs Twenty Seven Thousand Two Hundred and Sixty Eight only) as on 24.02.2026 and further interest as contractual rate from 25.02.2026 with incidental expenses, costs, charges etc. due to the Secured Creditor, State Bank of India from the Borrower: M/s Sannidhi Industries, Prop: Sri. T P Abdul Rasheed, S/o T U Mohammed, Industrial Estate, Tatanagar Cross, Yellapur,Uttara Kannada District - 581359 Also at : Sri. T P Abdul Rasheed, S/o T U Mohammed, R/o Nutannagar, Yellapura, Uttara Kannada District - 581359

The Reserve Price, Earnest Money Deposit (EMD), Bid increment amount and time of e-auction and last date for submission of EMD along with KYC documents for immovable properties to be sold will be as under:

Property/ Item No.	Reserve Price (Below which the properties will not be sold)	Earnest Money Deposit (EMD)	Bid Increment Amount	Date, Time of e-Auction of property	Last date for submission of EMD along with KYC documents
1	Rs. 2,00,000/-	Rs. 20,000/-	Rs. 5,000/-	27.05.2026 11:00 AM to 04.00 PM	On or before 27.05.2026 up to 11.00 A.M.
2	Rs. 54,00,000/-	Rs. 5,40,000/-	Rs. 25,000/-	27.05.2026 11:00 AM to 04.00 PM	On or before 27.05.2026 up to 11.00 A.M.

BOTH PROPERTIES/ITEM NO. 1 & 2 WILL BE SOLD TOGETHER AND NOT SEPARATELY

DESCRIPTION OF MOVABLE ASSETS/ PROPERTIES

TENDER NO. SBI/SARB/2026-27/01

PROPERTY/ITEM NO. 1

Sl No	Movable items/ Descriptions	Quantity
1	Compressed Earth Block Making Machine	1
2	Pan Mixture 200kg.Capacity	1
3	5H P Motors	2
4	Inter lock mould	1
5	Pan Mixure 400 kg Capacity	1
6	Paving Machine (Vibrator)	1
7	Paving Molds	3

DESCRIPTION OF IMMOVABLE ASSETS/ PROPERTIES

PROPERTY/ITEM NO. 2

All that part and parcel of Commercial shed at Plot No. R-11 & R-18, Survey No. 4A1-A1—A1 out of Revenue Plot No. 798/805, GR situated Near Vishwadarshana Education Society, Nutannagar, Yellapura, Uttara Kannada District – 581359 measuring North to South 40.00 Metres and East to West 15 Metres Total area of 600.00 sq. Metres in the name of M/s. Sannidhi Industries Propreitor Shri T P Rasheed.

Bounded By: North:- Road, South:- Road.
East:- Plot NO. R-10 & R-19, West:-R-12 & R-17

STATUTORY 15 DAYS SALE NOTICE UNDER "SARFAESI" ACT, 2002

The Borrowers/Guarantors/Corporate Guarantors/Mortgagors are hereby noticed to pay the sum mentioned above within 15 days from the date of publication of this notice failing which the Bank shall sell the properties as per the provisions laid down in the SARFAESI ACT, 2002.

For detailed terms and conditions of the sale, please refer to the links provided by the Secured Creditor, State Bank of India, Stressed Assets Recovery Branch, Hubballi, represented by its Authorised Officer, i.e., https://baanknet.com and www.sbi.co.in

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಪರವಾಗಿ कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA
Jayanthi A
मुख्य प्रबंधक, तनावग्रस्त आस्ति वसूली शाखा (40564), हुब्बल्ली
Chief Manager, Stressed Assets Recovery Branch, Hubballi-580020

Date : 06.05.2026
Place: Hubballi

Authorised Officer

Annexure 'B'

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

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

<table>
<tr><td>1</td><td>Name & Address of the Borrower/ Guarantor and Mortgagor</td><td>M/s Sannidhi Industries
Prop: Sri. T P Abdul Rasheed,
S/o T U Mohammed,
Industrial Estate, Tatanagar Cross,
Yellapur,
Uttara Kannada District - 581359

ALSO AT :
Sri. T P Abdul Rasheed,
S/o T U Mohammed,
R/o Nutannagar, Yellapura,
Uttara Kannada District - 581359</td></tr>
<tr><td>2</td><td>Name and address of Branch, the secured creditor</td><td>STATE BANK OF INDIA

STRESSED ASSET RECOVERY BRANCH

HUBBALLI.</td></tr>
<tr><td>3</td><td>Description of the movable/ immovable secured asset to be sold.</td><td><u>TENDER NO. SBI/SARB/2026-27/01</u>

BOTH PROPERTIES NO. 1 & 2 WILL BE SOLD TOGETHER AND NOT SEPARATELY

1. Movable items :
<table>
<tr><td>Sl No</td><td>Movable items/ Descriptions</td><td>Quantity</td></tr>
<tr><td>1</td><td>Compressed Earth Block Making Machine</td><td>1</td></tr>
<tr><td>2</td><td>Pan Mixture 200kg.Capacity</td><td>1</td></tr>
<tr><td>3</td><td>5H P Motors</td><td>2</td></tr>
<tr><td>4</td><td>Inter lock mould</td><td>1</td></tr>
<tr><td>5</td><td>Pan Mixure 400 kg Capacity</td><td>1</td></tr>
<tr><td>6</td><td>Paving Machine (Vibrator)</td><td>1</td></tr>
<tr><td>7</td><td>Paving Molds</td><td>3</td></tr>
</table>
2. Immovable Property :
All that part and parcel of Commercial shed at Plot No. R-11 & R-18, Survey No. 4A1-A1—A1 out of Revenue Plot No. 798/805, GR situated Near Vishwadarshana Education Society, Nutannagar, Yellapura, Uttara Kannada District – 581359 measuring North to South 40.00 Metres and East to West 15 Metres Total area of 600.00 sq. Metres in the name of M/s. Sannidhi Industries Propreitor Shri T P Rasheed.
Bounded By: North:- Road, South:- Road.
East:- Plot NO. R-10 & R-19, West:-R-12 & R-17</td></tr>
<tr><td>4</td><td>Details of encumbrances</td><td>Nil</td></tr>
</table>

	known to the secured creditor	
5	The secured debt for recovery of which the property is to be sold	Rs. 1,03,27,268/- (Rupees One Crore Three Lacs Twenty Seven Thousand Two Hundred and Sixty Eight only) as on 24.02.2026 and further interest as contractual rate from 25.02.2026
6	Deposit of Earnest money	**Property No. 1-** Rs. 20,000/- (Rupees Twenty Thousand Only) **Property NO. 2** – Rs. 5,40,000/- (Rupees Five Lacs Forty Thousand Only) Being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their own wallet provided by M/s. PSB Alliance Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT.
7	Reserve price of the immovable secured assert Account / Wallet in which EMD to be remitted Last date and time within which EMD to be remitted	**Property No. 1-** Rs. 2,00,000/- (Rupees Two Lac Only) **Property NO. 2** – Rs. 54,00,000/- (Rupees Fifty Four Lacs Only) Bidders own wallet Registered with M/s. PSB Alliance Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT. **Date: 27.05.2026 Time: upto 11.00 AM**
8	Time and manner of payment	The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is already paid, immediately i.e., on the same day or not later then 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 maybe agreed upon in writing between then secured creditor and the auction purchaser not exceeding 3 months from the date of auction, failing which the amount already paid will be forfeited.
9	Time and place of public auction or time after which sale by any other mode	**Date: 27.05.2026** On line e-Auction Time: 11.00 AM to 04.00 PM with unlimited extension of five minutes for each bid, if the bidding continues, till the sale is concluded.

STATE BANK OF INDIA STRESSED ASSETS RECOVERY BRANCH 40564 HUBBALLI

	shall be completed	
10	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 web site of the service provider as mentioned above	M/s. PSB Alliance Ltd at its web portal https://baanknet.com
11	1.Bid increment amount 2.Auto extension time 3.Bid currency and unit of measurement	**Property No. 1-** Rs. 5,000/- (Rupees Five Thousand Only) **Property No. 2** – Rs. 25,000/- (Rupees Twenty Five Thousand Only) **Unlimited extension of 10 minute each if a bid is placed before 5 minutes of the scheduled closing time of e-Auction and bidding continues thereafter.** **Indian Currency**
12	Date and time during which inspection of the immovable secured asset to be sold and intending bidders should satisfy themselves about the assets	Between 11.00 Am and 3.00 PM on any day before the date of auction with prior appointment.

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	and their specification Contact person with mobile no.	Authorised Officer: **Smt Jayanthi, Chief Manager** e-mail Id: sbi.40564@sbi.co.in Mobile No. +91 9448993207 Or approved Resolution Agent, **M/s Perfect Investigators Proprietor Sri C.V. Nagaralmath Cell No. 9880100041**
13	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 Ltd well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the Properties except the above mentioned dues to the Bank. 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. (c) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s. PSB Alliance Ltd at https://baanknet.com by means of NEFT/ RTGS transfer from his/her bank account. (d) The Intending bidder 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 Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (e) The successful bidder shall be required to submit the final price quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of

STATE BANK OF INDIA STRESSED ASSETS RECOVERY BRANCH HUBBALLI 40564 acceptance without any new condition other than those already agreed to before start of e-Auction.

(f) 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.

(g) 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.

(h) 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.

(i) The Bidder has to increase one bid increment

(j) 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.

(k) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 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.

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

(m) 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.

(n) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s PSB Alliance Ltd. The Bidder has to place a request with M/s. PSB Alliance Ltd for refund of the same back to his/her bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(o) 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.

(p) In case of forfeiture of the amount deposited by the defaulting bidder, he/she shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.

(q) 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.

(r) 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.

(s) 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 bank branch only.

(t) 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 auction will be entertained.

(u) 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.

(v) The auction purchaser has to deduct 1.00% 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 99.00% 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 99.00% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1.00% of Sale Price. For Movable property the GST at the applicable rate has to be paid by the e Auction purchaser.

(w) The Certificate of Sale will be issued in the form given in Appendix III (for movable assets i.e., Plant & Machinery and other movable assets) and 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).

Date : 06.05.2026
Place: Hubballi

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಪರವಾಗಿ कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

ಮುಖ್ಯ ವ್ಯವಸ್ಥಾಪಕರು, ಒತ್ತಡ ಗ್ರಸ್ತ ಆಸ್ತಿ ವಸೂಲಿ ಶಾಖೆ (40564), ಹುಬ್ಬಳ್ಳಿ
मुख्य प्रबंधक, तनावग्रस्त आस्ति वसूली शाखा (40564), हुब्बल्ली
Chief Manager, Stressed Assets Recovery Branch, Hubballi-580020

AUTHORISED OFFICER
STATE BANK OF INDIA