

THE TERMS AND CONDITIONS OF SALE:

Property 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	1) The Managing Director: M/s. SPRING BEE DAIRY PRODUCTS PVT LTD , Plot No. 1, 8 th Floor, MCH No. 1-10-75/1/1to6, Saptagiri Towers, Pantaloons Building, Begumpet, Hyderabad-500 016. Telangana
2	Name and address of the Guarantors/Mortgagors	1 M/s.SPRING BEE DAIRY PRODUCTS PVT.LTD., Rep. by it's Managing Director, Plot No. 1, 8th Floor, MCH No. 1-10-75/1/1to6, Saptagiri Towers, Pantaloons Building, Begumpet, Hyderabad-500 016. Telangana 2. Sri.Ravindrs Kumar Yalavarthi, S/o Sri.Late.Y.Mohan Rao, #50707, 7th Floor, Indu Fortune Fields, Gardenia, Kukatpally, Hyderabad-500072 Telangana & Sri.Ravindrs Kumar Yalavarthi, S/o Sri.Late.Y.Mohan Rao Flat 202, LVR Balaji Garudadri Apartments, opp: Bharath petrol bunk, Pragathi Nagar Road, Aditya Nagar, Kukatpally 500090. Telangana 3. Smt.Rosy Hemalatha Joy Nehu Yalavarthi W/o Sri.Ravindrs Kumar Yalavarthi, #50707, 7th Floor, Indu Fortune Fields, Gardenia, Kukatpally, Hyderabad-500072, Telangana. & Smt.Rosy Hemalatha Joy Nehu Yalavarthi W/o Sri.Ravindrs Kumar Yalavarthi, Flat 202, LVR Balaji Garudadri Apartments, opp: Bharath petrol bunk, Pragathi Nagar Road, Aditya Nagar, Kukatpally 500090, Telangana. 4. Sri.Yalavarthi Ramesh Babu, S/o Late Y.Babu Rao , H No.53-4-38/1, Kristuraju Puram, Opposite, IIC Colony, Vijayawada-520 008 Andhra Pradesh 5. Sri.Kadiyam Jaswanth, S/o Sri.Vinod Kumar, Flat No.11, Surya Plaza, Pragathi Nagar, Kukatpally, Hyderabad-500072. Telangana. 6 Sri.Yalavarthi Prasannaraju, S/o. Late.Y.Mohan Rao.302, Sanjana Towers, Vidyanagar, Tirupathi-517 502. Andhra Pradesh. 7 Smt.Ramparapa Aleesamma, W/o Late.Y.Mohan Rao, #50707, 7th Floor, Indu Fortune Fields, Gardenia, Kukatpally, Hyderabad-500072, Telangana 8 Smt.Kadiyam Vara Prasuna, Flat No.11, Surya Plaza, Pragathi Nagar, Kukatpally, Hyderabad-500 072, Telangana.
3	Name and address of Branch, the Secured Creditor	State Bank of India, SAM Branch – II, 1 st Floor, D. No.3-4-1013/A, 1 st Floor, CAC, TSRTC Bus Station, Kachiguda, Hyderabad
4	Description of the secured assets to be sold.	<u>1.Property ID: SBIN200034942217</u> a) All that Land in Sy.No.98/7 admeasuring Ac.0 – 10 Cents situated at situated at Obulakkapalli Village and Grama Panchayat area, Podili Mandal, Prakasham Dist, within the limits of SRO Podili, belonging to Smt. Yalavarthi Rosy Hemalatha Joy Nehu W/o. Sri.Ravindra Kumar vide Settlement Deed Doc No.3227/2010, Dated:03.07.2020, Registered at Office of The Sub Registrar, Podili and bounded by: East : Property of Yalavarthi Rosy Hemalatha Joy Nehu South : Property of Yalavarthi Rosy Hemalatha Joy Nehu North : Property of Yalavarthi Rosy Hemalatha Joy Nehu West : Property of Yalavarthi Rosy Hemalatha Joy Nehu b) All that Land in Sy.No.95/2 admeasuring Ac.1 – 28 Cents situated at situated at Obulakkapalli Village and Grama Panchayat area, Podili Mandal, Prakasham Dist, within the limits of SRO Podili, belonging to Smt. Yalavarthi Rosy Hemalatha Joy Nehu W/o. Sri.Ravindra Kumar vide Settlement Deed Doc No.3227/2010, Dated:03.07.2020, Registered at Office of The Sub Registrar, Podili and bounded by:

		c) East : Property of Yalavarthi Rosy Hemalatha Joy Nehu South : Property of Poti Pogu Jadsun & Others North : Property in R.S.No.97/2 West : Vaagu d) All that Land in Sy.No.95/1 admeasuring Ac.6 – 00 Cents, Sy.No.95/2 admeasuring Ac.0 – 63 Cents out of Ac. 1 – 90 Cents, Total admeasuring Ac.7 – 76 Cents and Sy.No.97/2 admeasuring Ac.1 – 13 Cents out of Ac.5 – 64 Cents, situated at situated at Obulakkapalli Village and Grama Panchayat area, Podili Mandal, Prakasham Dist, within the limits of SRO Podili, belonging to Smt. Yalavarthi Rosy Hemalatha Joy Nehu W/o. Sri.Ravindra Kumar vide Settlement Deed Doc No.3227/2010, Dated:03.07.2020, Registered at Office of The Sub Registrar, Podili and bounded by: East : Property of Y Rosy Hemalatha Joy Nehu in Sy.No.95/2 South : Property of Y Rosy Hemalatha Joy Nehu North : Veeriseti Vandla Beedu West : Property of Y Rosy Hemalatha Joy Nehu in Sy.No.97/2 e) All that Land in Sy.No.97/2 admeasuring Ac.4 – 51 Cents out of Ac..5 – 64 Cents, situated at situated at Obulakkapalli Village and Grama Panchayat area, Podili Mandal, Prakasham Dist, within the limits of SRO Podili, belonging to Smt. Yalavarthi Rosy Hemalatha Joy Nehu W/o. Sri.Ravindra Kumar vide Settlement Deed Doc No.3227/2010, Dated:03.07.2020, Registered at Office of The Sub Registrar, Podili and bounded by: East : Property of Yalavarthi Rosy Hemalatha Joy Nehu South : Property of Tirumalasetty Nagaiah & Others. North : Veeriseti Vandla Beedu West : Property of Ravinutala Yesobu uraf Joseph The properties are inclusive of all the following: Total open land registered as 4 Properties as mentioned above i.e. Total Land Admeasuring Ac. 13 – 54 Cents, and Semi finished buildings / constructed Sheds there on and other Civil Works. Reserve Price Rs. 7,31,00,000=00 (Rs.Seven crores thirty one lacs only) <u>2.Property ID: SBIN20034943256</u> All the Equipment, Plant & Machinery belonging to M/s Spring Bee Dairy Products Ltd, lying at Sy.No. 98/7, Sy.No.95/2, Sy.No. 95/1, & Sy.No.97/2 situated at Obulakkapalli Village and Grama Panchayat area, Podili Mandal, Prakasham Dist, Reserve Price Rs. 8,45,00,000=00 (Rs.8,45,00,000=00 (Rs.Eight crores forty five lacs only)
5	Details of the encumbrances known to the secured creditor.	Nil
6	The secured debt for recovery of which the	Rs.188864280=00 (Rupees Eighteen crores eighty eight lakhs sixty four thousand two hundred eighty Only)+ Plus interest at the contractual rate and incidental expenses, minus subsequent credits received etc.,

	property is to be sold	
7	Deposit of earnest money	1.Property ID: SBIN200034942217 Rs.73,10,000=00 2.Property ID: SBIN20034943256 Rs.84,50,000=00 being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft drawn in favour of 'SBI SAMB- II EMD Account from any branch of any Nationalised or Scheduled Bank
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 intending bidders have to get themselves registered on the https://ibapi.in INDIAN BANKS AUCTION PROPERTIES INFORMATION (IBAPI) PORTAL (https://baanknet.com/eauction-psb/x-login) for participation in the e-auction process. The Bidders have to register themselves well before the auction date as registration of bidders takes minimum of three working days. The intending bidder should submit the EMD deposit to IBAPI wallet in IBAPI portal through their Bank account. Time: up to 10.00 a.m. Date: 30.05.2026.
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.	1.Property ID: SBIN200034942217 Date: 30.05.2026 Time: 240 Minutes : From 11:00 A.M to 3:00 P.M 2.Property ID: SBIN20034943256 Date: 30.05.2026 Time: 240 Minutes : From 12:00 A.M to 4:00 P.M 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	For any clarifications or further details regarding other conditions of sale the intending bidders may contact the Authorised Officer, State Bank of India, Stressed Assets Management Branch-II, Hyderabad – 500 027. Phone No.9676048881, bidders can contact the Bank's approved service provider support.baanknet@psballiance.com Ph.No. +918291220220 , prior to the date of e-auction. 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://baanknet.com. 2.https://ibapi.in
12	(i) Bid increment amount: (ii)Auto extension: _____ any _____ times. (limited / unlimited)	Property. 1: Rs.1,00,000=00 Property 2: Rs.1,00,000=00 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 up to 29.05.2026 Between 11.00 A.M. and 4.00 P.M. with prior appointment Authorised Officer: Sri.Rajat Kumar Deep, Ph.No. 9676048881

14	Terms & Conditions of e-Auction Sale.	1. (a) The Bidders should get themselves registered on https://baanknet.com/eauction-psb/x-login by providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC Ltd well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at https://baanknet.com/eauction-psb/x-login by means of NEFT/ RTGS transfer from his bank account. (c) 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 MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. 2. The Bank/Authorised Officer has taken possession of property. 3. (a) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. (b) Intending bidders are advised to make their own independent enquires regarding the encumbrance, 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. (c) The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third – party claims/rights/dues like Maintenance, Property Tax and Electricity Bill Dues should bared the successful Bidder. 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 5 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 and the EMD of unsuccessful bidders shall be refunded without any interest. 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 III (for movable assets i.e., Plant & Machinery and other movable assets) and the Sale Certificate will be issued in the form of 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.
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Place: Hyderabad.
Date:05.05.2026

Assistant General Manager & Authorized Officer.
State Bank of India, SAM Branch – II,
Kacheguda, Hyderabad.