1. The secured asset will not be sold below the Reserve Price.

2. The Reserve Price and Earnest Money Deposit (EMD) 10% (Ten percent) of the Reserve Price for the sale of the secured asset is fixed as mentioned in the schedule. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) (Ten percent) deposited (EMD amount shall not bear any interest), latest by next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/Demand Draft/Account transfer and/or any other acceptable mode of money transfer. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (https://www.baanknet.com) (PSB Alliance Pvt Ltd) for depositing in bidders EMD Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the E-auction. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and the Authorised Officer shall have the liberty to conduct a fresh auction/sale of property and the defaulting bidder shall not have any claim over forfeited amount and the property. The sale is subject to confirmation by the Secured Creditor. 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 amount 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 as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction.

3. The NO LIEN Account Number/IFS Code etc. for online money Transfer is as under –

   Account Name – SBI, ASSET RECOVERY MANAGEMENT BRANCH, Account Number – 52013038332, IFS Code – SBIN0020740, Branch Name – NRI BRANCH HIMAYATHNAGAR

4. The Tender/bid form with Terms and Conditions can be had from on-line from the website (https://www.baanknet.com) (PSB Alliance Pvt Ltd) using the provision in the system/software. The intending purchasers are requested to register with online portal (https://www.baanknet.com) (PSB Alliance Pvt Ltd) using their mobile number and email-id. Further, after completing their e-KYC, the intending bidders/Purchasers have to transfer the EMD amount in their e-Wallet by i.e., before the e-Auction Date and Time in the portal. The registration and, e-KYC and transfer of EMD in wallet must be completed well in advance, before auction. Bidding in the last moment should be avoided in the bidders own interest as neither the State Bank of India nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations, bidders are requested to make all necessary arrangements/ alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

5. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders/purchasers should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid.

6. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Publication is subject to major clause.

7. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.

8. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the E-Auction without assigning any reason thereof.

9. In case the date of deposit of EMD & E-Auction date is declared holiday then the date will be automatically extended to the next working day.

10. The Sale is made on **"As is Where is", As is What is" and Whatever there is"** and no representation and warranties are given by the Bank relating to encumbrance, Statutory Liabilities etc. All the Statutory dues including any Taxes, GST Registration charges etc., will be borne by the Successful Bidder.

11. The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

12. 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 eauction process/ proceed with conventional mode of tendering. 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.

13. 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.

14. 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 eauction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.

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

16. 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.

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

18. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.

19. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

20. The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

21. 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.

22. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name.

23. The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

24. The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independtly ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever. In case of 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 of 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.

25. 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.

26. Inspection of the scheduled property and related documents/up to date EC etc by the intending purchaser may be done at their expense from to between 10.00 am to 4.00 pm (The details of which will be mentioned in the (https://www.baanknet.com) (PSB Alliance Pvt Ltd).

Bidders are advised to visit (https://www.baanknet.com) (PSB Alliance Pvt Ltd) of our E- Auction service Provider (PSB Alliance Pvt Ltd) to participate in online bid. For Technical Assistance please call PSB Alliance Pvt Ltd Helpdesk no. 82912 20220, e-mail id – support.baanknet@psballiance.com and other helpline number available in service providers Helpdesk. For registration status with PSB Alliance Pvt Ltd and EMD status, please contact support.baanknet@psballiance.com. For property, details and photograph of the property and auction terms and conditions please visit https://www.baanknet.com and for clarifications related to this portal, please contact Helpdesk no. 82912 20220

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with https://www.baanknet.com

The Notice is issued without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the other proceedings presently pending before The Honourable DRT/RO of DRT/DRAT/ or any other Tribunal/Court and proceed with the execution of order/decree obtained to be obtained.