**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

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| 1 | Name and address of the Borrower/ Mortgagor / Guarantor | **Borrower/s:**<br>**M/s Danta Estates and Resorts**<br>**Prop: Mr. B Raghavendra S/o B. Venkatesh**<br>Residing at:<br>Sy.No.192/12, Kopatti Village,<br>Kundacheri Panchayath, Bagamandala Hobli,<br>Madikeri Taluk.<br>**Also at:** # 96, Coconut Garden 2nd Main,<br>Nagarabavi Road, Bengaluru-560072 |
| 2 | Name and address of Branch, the secured creditor | **STRESSED ASSETS RECOVERY BRANCH (05173)**<br>#11/90, 3rd Floor, Near Old Shivaji Theatre,<br>J C Road, Bengalore-560002<br>Ph: 080 2594 3678, 2594 3663<br>Email Id: sbi.05173@sbi.co.in |
| 3 | Description of the immovable secured asset to be sold. | **Tender No. SBI/SARB/2026-27/**<br>**Property ID. SBIN90028596034**<br><br>**SCHEDULE OF THE PROPERTY**<br><br>All that part and parcel of 3 acres converted land measuring 12140.57 sq. mt. and building constructed thereon under Sy.No.192/12, Property No.151800101300220002, Situated at Kundacheri, Kopatti Village Bhagamandala Hobli, Madikeri Taluk, Kodagu District. Property is standing in the name of Mr. B Raghavendra.<br>**Bounded on :**<br>**East by:** Property in Sy.No.192/8<br>**West by:** Madikeri to Bhagamandala Road<br>**North by:** Madikeri to Bhagamandala Road and Stream<br>**South by**: Property in Sy.No.192/1 and sy.No.192/8. |
| 4 | Details of encumbrances known to the secured creditor | **Nil** |
| 5 | The secured debt for recovery of which the property is to be sold | **Rs. 7,85,90,595/- (Rupees Seven Crore Eighty-Five Lakhs Ninety Thousand Five Hundred and Ninety-Five Only) as on 04.06.2026 and further interest at contractual rate from 05.06.2026 with incidental expenses, costs, charges etc.** |
| 6 | Deposit of Earnest money | **Rs. 1,11,50,000/- (Rupees One Crore Eleven Lakh Fifty Thousand Only)**<br><br>Being the 10% of Reserve price to be transferred/deposited by |

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| | | bidders in his/her/their own wallet provided by PSB Alliance Pvt Ltd through its website **https://baanknet.com** |
| 7 | Reserve price of the immovable secured assert<br><br>Account / Wallet in which EMD to be remitted<br><br>Last date and time within which EMD to be remitted | **Rs. 11,15,00,000/- (Rupees Eleven Crore Fifteen Lakhs Only)**<br><br>Bidders' own wallet Registered with PSB Alliance Pvt Ltd on its website **https://baanknet.com**<br><br>**Date: 15.07.2026 Time: upto 10:00 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 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 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 deposited shall be forfeited. |
| 9 | Time and place of public auction or time after which sale by any other mode shall be completed | **Date: 15.07.2026 online e-Auction**<br><br>Time: From 11.00 AM to 04.00 PM with unlimited extension of ten minutes for each bid, if the bidding continues, till the sale is concluded. |
| 10 | The E-auction will be conducted through the Bank's approved service provider.<br><br>E-auction tender documents containing E auction bid form, declaration etc., are available in the web site of the service provider as mentioned above | PSB Alliance Pvt Ltd on its website **https://baanknet.com** |
| 11 | (1) Bid increment amount<br>(2) Auto extension----- time<br><br>(3) Bid currency and unit of measurement | **Rs. 5,00,000/- (Rupees Five Lakh Only)**<br><br>**Unlimited extension of 10 minute each if a bid is placed before 10 minutes of the scheduled closing time of e-Auction and bidding continues thereafter.**<br><br>**Indian Currency** |
| 12 | Date and time during which inspection of the | Between 11.00 AM and 3.00 PM before the date of auction with prior appointment. |



State Bank of India Stressed Assets Recovery Branch

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| | immovable secured asset to be sold and intending bidders should satisfy themselves about the assets and their specification<br><br>Contact person with mobile no. | Authorised Officer: Mr. Mahesh Kumar C, Chief Manager<br>e-mail Id: sbi.05173@sbi.co.in<br>Mobile No. 9148571031<br><br>Mr. Ajay Kumar, Deputy Manager<br>Mobile No. 8500473044 |
| 13 | Other terms & conditions of e-Auction Sale as under: | (a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s. PSB Alliance Pvt Ltd may be conveyed through e mail.<br><br>(b) 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 email ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of **Stressed Assets Recovery Branch, State Bank of India,** 3rd Floor, Building No.11/90, Near Old Shivaji Theatre, OPP: Trustwell Hospital, J.C. Road, Bengaluru-560002 by **16:00 Hrs of 14.07.2025.** Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.<br><br>(c) Names of Eligible Bidders will be identified by the State Bank of India, **Stressed Assets Recovery Branch**, to participate in online e-auction on the portal **https://baanknet.com** and M/s. PSB Alliance Pvt Ltd will provide User ID and Password after due verification of PAN of the Eligible Bidders<br><br>(d) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.<br><br>(e) 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.<br><br>(f) 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.<br><br>(g) 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. The bid |

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| | | 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<br><br>(h) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.<br><br>(i) The Authorized Officer shall be at liberty to cancel the e-auction process/tender at any time, before declaring the successful bidder, without assigning any reason.<br><br>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.<br><br>(k) 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.<br><br>(l) 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).<br><br>(m) 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.<br><br>(n) 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.<br><br>(o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Unpaid electricity expenses Taxes unpaid if any, E-Khata transfer Charges, fees etc. for transfer of the property in his/her name.<br><br>(p) 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.<br><br>(q) 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 independently ascertain any other |

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| | | 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 Authorized Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever<br><br>(r) 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 Authorized 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 authorized officer of the concerned bank branch only.<br><br>(s) 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. |
| 15 | Details of pending litigation, if any, in respect of property proposed to be sold. | -NIL- |

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For STATE BANK OF INDIA

Authorised Officer & ... मुख्य प्रबंधक Chief Manager
Stressed Assets Recovery Br. (05173), Bengaluru-02

**Date: 04.06.2026**
**Place: Bengaluru**

**Authorised Officer**