

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 Shashidhara Group of Hospitals (SHG) Mamatha Health Care, No. 3440, 14 th Cross, R P Road, Nanjangud, Mysore -571301. M/s. Orient Labs (OL) Rep by: Dr. Kavitha Shashidhara, Proprietrix & Guarantor, No.3470/A, 1st Floor, 14th cross, R.P.Road, Nanjangud Mysuru District-571301.								
2.	Name and address of the Guarantors/Mortgagors	1. Dr. Kavitha Shashidhara , Partner, Proprietor & Guarantor to SHG & OL, residing at No. 3440, 14 th Cross, R P Road, Nanjangud, Mysore -571301. 2. Dr. Shashanka K S , Partner & Guarantor to SHG & OL, residing at No. 3440, 14 th Cross, R P Road, Nanjangud, Mysore -571301 3. Dr. Raviteja B V , Managing Partner & Guarantor to SHG, residing at No. 533, Beside Adhar Kendra, 1st Stage, Vijayanagar, Mysore-570017								
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>SBIN200076171248</u> IMMOVABLE PROPERTY NO-1: All that piece & parcel of the land alienated for industrial Purpose in Sy No.482/2A, measuring 28Guntas and in Sy No.482/1, measuring 1 Acre 16 Guntas, totally measuring 2 Acre 4 Guntas, admeasuring 8498.3980Sqmts, Panchayath Katha/Property bearing Property No.477/397, PID No. 152200503110000910, Situated at Thandavapura Village, Chikkaiahna Chatra Hobli, Nanjangud Taluk, Mysore District, property standing in the name of Smt. Kavitha Shashidhara and Sri K S Shashanka and Bounded on: <table><tr><td>East by</td><td>Land bearing S No.483</td></tr><tr><td>West by</td><td>Mysore- Nanjangud Road</td></tr><tr><td>North by</td><td>Land belonging to Kamala Natesh</td></tr><tr><td>South by</td><td>Land bearing Sy No.481</td></tr></table> Reserve Price: Rs. 12,00,00,000/-	East by	Land bearing S No.483	West by	Mysore- Nanjangud Road	North by	Land belonging to Kamala Natesh	South by	Land bearing Sy No.481
East by	Land bearing S No.483									
West by	Mysore- Nanjangud Road									
North by	Land belonging to Kamala Natesh									
South by	Land bearing Sy No.481									

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 23.07.2026 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. 5,00,000/- (Rupees Five Lakhs 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 10.07.2026 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 23.07.2026 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. (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.
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Date: 18.06.2026
Place: Bengaluru

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Authorised Officer