

ANNEXURE-B

TERMS AND CONDITIONS OF SALE:

Property (Immovable Asset) will be sold on 31.07.2006 'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:

1	Name and address of the Borrower/s	M/s New Karnataka Agro Centre. Proprietor: Mr. Mujahid Hussain S/o Haji Ahmed Hussain Anoori No.02, 08 Mian Road, GogipethGogi SHAHAPUR – 585309 Dist. Yadgir. Also at : Mr. Mujahid Hussain S/o Haji Ahmed Hussain Anoori No.6-15/2 Main Road, Gogipeth SHAHAPUR – 585309 Dist. Yadgir.
2	Name and address of Branch, the Secured Creditor	STATE BANK OF INDIA Ground Floor, Avani Emporio, Jayachamaraja Nagar, HUBBALLI – 580020. e-mail Id: sbi.40564@sbi.co.in
3	Name and address of the Guarantor	1. Mr. Jahid Hussain S/o Hali Ahmed Hussain, 6-15/2, Main Road, Gogipeth, SHAHAPUR – 585309, Yadir District. 2. Mr. Nabi Patel S/o Guddusab Kongandi, Near Darga Road, Gogi K, Gogikona, Gogi, SHAHAPUR – 585309, Yadir District. 3. Mr. Zakeer Hussain S/o Haji Ahmed Hussain, 6-15/2, Main Road, Gogipeth, SHAHAPUR – 585309, Yadir District. 4. Mr. Sabir Hussain S/o Ahmed Hussain Anoori, 6-15/2, Main Road, Gogipeth, SHAHAPUR – 585309, Yadir District. 5. Mr. Mohammed Shafiyuddin S/o Mohammed Ismail, No. 32-30, Near Asar Oni, Adlipur, SHAHAPUR – 585223, Yadir District.
4	Name and address of the Mortgagor/s	1. Mr. Mujahid Hussain S/o Haji Ahmed Hussain Anoori No.6-15/2 Main Road, Gogipeth SHAHAPUR – 585309 Dist. Yadgir. 2. Mr. Jahid Hussain S/o Hali Ahmed Hussain, 6-15/2, Main Road, Gogipeth, SHAHAPUR – 585309, Yadir District. 3. Mr. Nabi Patel S/o Guddusab Kongandi, Near Darga Road, Gogi K, Gogikona, Gogi, SHAHAPUR – 585309, Yadir District. 4. Mr. Zakeer Hussain S/o Haji Ahmed Hussain, 6-15/2, Main Road, Gogipeth, SHAHAPUR – 585309, Yadir District. 5. Mr. Sabir Hussain S/o Ahmed Hussain Anoori, 6-15/2, Main Road, Gogipeth, SHAHAPUR – 585309, Yadir District. 6. Mr. Mohammed Shafiyuddin S/o Mohammed Ismail,



	No. 32-30, Near Asar Oni, Adlipur, SHAHAPUR – 585223, Yadgir District.
5	<u>Description of the immovable secured assets to be sold</u> <u>Tender No: SBI / SARB/SARF/02/2026-27</u> 1. All that part and parcel of Plot No.5-62 Sy No. 10 Situated at Rakhamgere Area Shahapur. Shahapur Taluk Yadgir District measuring N-S : towards East 60 feet, towards West 85 feet, E-W : Towards North 41 feet, towards South 40 feet standing in the name of Mr. Mohammed Shafiuddin , Bounded By: East: Plot No. 5-63 West: 20 feet Internal Road North: 30 feet Internal Road. South: Plot No. 5-61 <u>Tender No: SBI / SARB/SARF/03/2026-27</u> 2. All that part and parcel of Plot No. 22-B/36 Sy No. 385/2 Situated at Bheemaraya Chandappa Layout besides Govt. ITI College, Halisagara Area Shahapur, Shahapur Taluk Yadgir District measuring N-S : 44.6 feet & E-W : 27 feet total 1201.5 Sq. feet. Standing in the name of Mr. Jakeer Hussian , Bounded By: East: Plot No. 22-B/37 West: 25 feet Internal Road North: 20 feet Internal Road. South: Plot No. 22-B/41 <u>Tender No: SBI / SARB/SARF/04/2026-27</u> 3. All that part and parcel of Plot No.12-105 Sy No. 37/1, situated at Abdul Kadhira Chand layout, Rakhamgere Area Shahapur Taluk Yadgir District measuring N-S 40 feet, E-W 30 feet standing in the name of Mr. Jakeer Hussian , Bounded By: East: Plot No. 12-106 West: Plot No. 12-104 North: 10 fts. Internal Road South: Sy.No.37/2 4. All that part and parcel of Plot No.12-106 Sy No. 37/1, situated at Abdul Kadhira Chand layout, Rakhamgere Area Shahapur Taluk Yadgir District measuring N-S 40 feet, E-W 30 feet standing in the name of Mr. Jakeer Hussian S/o Ahmed Hussain Anoori and Bounded By: East: Plot No. 12-106 West: Plot No. 12-104 North: 10 fts. Internal Road South: Sy.No.37/2 <u>Tender No: SBI / SARB/SARF/05/2026-27</u> 5. All that part and parcel of Plot No.29-A/17 Sy No. 532/P (West Part), situated at Main Road, Halisagar Area Shahapur. Shahapur Taluk Yadgir District measuring N-S : Towards East 51 feet, Towards West 50 feet, E-W: Towards North 20 feet, towards South 24 feet standing in the name of Mr. Jakeer Hussian , Bounded By: East: 10 feet Road West: Plot No. 29-A/20 North: 20 feet Internal Road. South: 10 feet Road 6. All that part and parcel of Plot No.29-A/18 Sy No. 532/P (West Part), situated at Main Road, Halisagar Area Shahapur. Shahapur Taluk Yadgir District measuring N-S : 50 feet, E-W: 30 feet, standing in the name of Mr. Jakeer Hussian , Bounded By: East: 10 feet Internal Road West: Plot No. 29-A/20 North: 20 feet Internal Road. South: 10 feet Road 7. All that part and parcel of Plot No.29-A/19 Sy No. 532/P (West Part), situated at Main Road, Halisagar Area Shahapur Taluk Yadgir District measuring N-S : 50 feet, E-W: 30 feet, standing in the name of Mr. Jakeer Hussian , Bounded By: East: 10 feet Internal Road West: Plot No. 29-A/20 North: 20 feet Internal Road. South: 10 feet Road



	<u>Tender No: SBI / SARB/SARF/06/2026-27</u> 8.All that part and parcel of Plot No. 15-A/1/42 Sy No. 421 Situated at Halisagara Area B B Road Shahapur Taluk Yadgir District measuring N-S : 12 Mtrs & E-W : 9 Mtrs. Total 1200 Sq. fts. Standing in the name of Mr. Jakeer Hussian , Bounded By: East: Plot No. 15-A/1/43 West: Plot No.15-A/1/41 North : Plot No. 15-A/1/45 South: 9 Meter Internal Road
	<u>Tender No: SBI / SARB/SARF/07/2026-27</u> 9. All that part and parcel of PID No. 153000801800100935 , GP No. 9/5/12 , Plot No. 9-5(12), Sy No.333/*/* , Situated at Gogi (K) Pet Area Shahapur, Shahapur Taluk Yadgir District measuring N-S : 60 fts. & E-W : 40 fts. Total 2400 Sq. fts. Standing in the name of Mr. Zahid Hussain , Bounded By: East: Plot No.9-5/11 West: Plot No. 9-5/13 North : Shahapur-Bijapur PWD Road South: Plot No. 9-5/19
	<u>Tender No: SBI / SARB/SARF/08/2026-27</u> 10. All that part and parcel of Plot No. 10-86/10 (Old) 65-41 (New) Sy No. 432(1-B) Situated at Besides Managuli Hospital, Halisagara Area Shahapur Taluk Yadgir District measuring N-S : 12 Mtrs & E-W : 9 Mtrs. Total 108 Sq. Mtrs. Standing in the name of Mr. Mujaheed Hussian , Bounded By: East: Plot No. 10-86/11 West: Plot No. 10-86/9 North : 9 Meter Internal Road South: Plot No.10-86/3&10-86/4
	<u>Tender No: SBI / SARB/SARF/09/2026-27</u> 11. All that part and parcel of Plot No. 15-C/142 Sy No. 385/1 Situated at MD Jafar layout Besides Sharada School, Halisagara Area Shahapur, Shahapur Taluk Yadgir District measuring N-S : 40 feet & E-W : 30 feet. Standing in the name of Mr. Mujaheed Hussian , Bounded By: East: Plot No. 15-C/141 West: Plot No. 15-C/143 North : Plot No. 15-C/124 South: 20 feet Internal Road 12. All that part and parcel of Plot No. 15-C/143 Sy No. 385/1 Situated at MD Jafar layout Besides Sharada School, Halisagara Area Shahapur Taluk Yadgir District measuring N-S: 40 feet & E-W : 30 feet. Standing in the name of Mr. Mujaheed Hussian , Bounded By: East: Plot No. 15-C/142 West: Plot No. 15-C/144 North : Plot No. 15-C/125 South: 20 feet Internal Road 13. All that part and parcel of Plot No. 15-C/144 Sy No. 385/1 Situated at MD Jafar layout Besides Sharada School, Halisagara Area Shahapur Taluk Yadgir District measuring N-S : 40 feet & E-W : 30 feet. Standing in the name of Mr. Mujaheed Hussian, Bounded By: East: Plot No. 15-C/143 West: Plot No. 15-C/145 North : Plot No. 15-C/164 South: 20 feet Internal Road
	<u>Tender No: SBI / SARB/SARF/10/2026-27</u> 14. All that part and parcel of Plot No. 15-H/76, Sy No.506, Situated at MD Faizur Rahaman layout, Halisagara Area B B Road Shahapur Taluk Yadgir District measuring N-S : 30 fts. & E-W : 40 fts. Total 1200 Sq. fts. Standing in the name of Mr. Nabi Patel, Bounded By: East: 30 feet Internal Road West: Plot No.15-H/75 North : Plot No. 15-H/74 South: PWD Road



	<u>Tender No: SBI / SARB/SARF/11/2026-27</u> 15. All that part and parcel of Plot No. 22-B/37 Sy No. 385/2 Situated at Bheemaraya Chandappa Layout besides Govt. ITI College, Halisagara Area Shahapur Taluk Yadgir District measuring N-S : 44.6 feet & E-W : 27 feet total 1201.5 Sq. feet. Standing in the name of Mr. Sabeer Hussian, Bounded By: East: Plot No. 22-B/37 West: Plot No. 22-B/36 North: 20 feet Internal Road. South: Plot No. 22-B/40	
	<u>Tender No: SBI / SARB/SARF/12/2026-27</u> 16. All that part and parcel of Plot No. 22-B/38 Sy No. 385/2 Situated at Bheemaraya Chandappa Layout besides Govt. ITI College, Halisagara Area Shahapur Taluk Yadgir District measuring N-S : 44.6 feet & E-W : 27 feet total 1201.5 Sq. feet. Standing in the name of Mr. Jaheed Hussian, Bounded By: East: Plot No. 385/2 West: Plot No. 22-B/37 North: 20 feet Internal Road. South: Plot No. 22-B/39	
6	Details of the encumbrances known to the secured creditor.	Mortgaged to STATE BANK OF INDIA
7	The secured debt for recovery of which the property is to be sold	Rs. 5,19,11,113.67 (Rupees Five Crores Nineteen Lacs Eleven Thousand One hundred and thirteen and Paise sixty seven Only) as on 18.06.2026 , plus with interest, incidental expenses, charges, costs etc.
8	Deposit of earnest money	Refer Annexure - A being the 10% of Reserve Price to be remitted through NEFT / RTGS in their own Wallet provided by Ms PSB Alliance Pvt. Ltd on its e-commerce site https://baanknet.com
9	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be deposited Last Date and Time within which EMD to be remitted:	Refer Annexure - A Bidders own Wallet registered with Ms PSB Alliance Pvt. Ltd on its e-auction site https://baanknet.com by means of NEFT / RTGS Date: 31.07.2026 Time Upto : 11:00 A.M
10	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 15th day of the confirmation of sale of the secured assets 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.



11	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 31.07.2026 ONLINE From 11.00 A.M to 04.00 P.M, with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.
12	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	Ms PSB Alliance Pvt. Ltd at the web portal https://baanknet.com
13	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs. 20,000/- Unlimited extensions of 10 minutes each Indian Rupees
14	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	28.07.2026 between 11.00 A.M. to 5.00 P.M. with prior appointment. Sri.Ashok Naregal Contact No. 94486 09287 MRATHUNJAYA INVESTIGATORS - HUBBALLI
15	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 Pvt well before the auction date. (The registration process is detailed on the above website). (b) The intending bidders should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s PSB Alliance Pvt. at https://baanknet.com by means of NEFT / RTGS transfer from his bank account. (c) The intending bidders 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 Pvt is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the Bank and the remaining amount i.e. 25% of the sale price to be paid immediately i.e



on the same day or not later than the next working day, as the case may be.

(e) During e-Auction, if no bid is received within the specified time, Bank at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.

(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.

(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 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.

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

(i) 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.

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

(k) 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.

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

(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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(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. (o) 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. (p) 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. (q) 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 concerned bank branch only. (r) The Auction purchaser has to deduct 1% 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 1A of Income Tax Act and only 99% 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 fully payment of 99% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price. (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.
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PLACE : HUBBALLI

DATE : 24.06.2026

STATE BANK OF INDIA
 भारतीय स्टेट बैंक
 For STATE BANK OF INDIA
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 Chief Manager, Stressed Assets Recovery Branch, Hubballi-58002
AUTHORIZED OFFICER
