

TERMS AND CONDITIONS OF SALE

THE PROPERTY WILL BE SOLD ON 08.10.2026
"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name & Address of the Borrower	M/s. Stems N Leaves International Granites Pvt Ltd Door No. 1-S-16-1098, Salvadore Villa Malaraya Temple Road, Urwa Chilimbi Mangalore Dakshina Kannada 575003. Rep by Directors Sri Jude Jerald Goveas S/o Sri Victor Goveas Smt Rufina Salvia Goveas W/o Sri Jude Jerald Goveas
2	Name & Address of the Guarantors /Mortgagors	1. Sri Jude Jerald Goveas S/o Sri Victor Goveas D. No. 2-14-1203/5, Synorina Anegundi 4th Cross Bejai, Kapikad Mangaluru 575004. 2. Smt Rufina Salvia Goveas W/o Sri Jude Jerald Goveas D. No. 2-14-1203/5, Synorina Anegundi 4th Cross Bejai, Kapikad Mangaluru 575004. 3. Smt Sybil Elfrida Pinto W/o late Ignatius Pinto D,. No. 2-14-1203/5, Synorina Anegundi 4th Cross Bejai, Kapikad Mangaluru 575004.

3	Name and address of Branch, the secured creditor	STATE BANK OF INDIA STRESSED ASSET MANAGEMENT BRANCH (04209) 2 nd Floor, Office Complex Building SBI LHO Campus, No. 65, St. Marks Road Bengaluru - 560 001. Telephone: 080-25943471 E-mail Id: sbi.04209@sbi.co.in						
4	Description of the immovable secured asset to be sold.	Tender No. SBIN200039151265 Equitable Mortgage over Non-Agricultural Immovable property held on Warg right and Situated at 176, Manjanandy Village of Mangalore Taluk within the Registration Sub District of Mangalore Taluk standing in the joint names of Smt Rufina Salvia Goveas and Smt Sybil Elfrida Pinto and comprised in: <table border="1"> <thead> <tr> <th>S. No.</th><th>Kissam</th><th>Extent (A.</th></tr> </thead> <tbody> <tr> <td>130-1C1</td><td>Converted</td><td>1-15.5</td></tr> </tbody> </table> Together with all contents appurtenances, easementary and mamool rights of way, water, etc. Bounded on: East by S D Line, West by Remaining portion of the same S. No., North by S. Line, South by S Line and common Road.	S. No.	Kissam	Extent (A.	130-1C1	Converted	1-15.5
S. No.	Kissam	Extent (A.						
130-1C1	Converted	1-15.5						
5	Details of encumbrances known to the secured creditor	NOT KNOWN TO THE SECURED CREDITOR						
6	The secured debt for recovery of which the property is to be sold	Rs. 4,00,34,884.00 (Rupees Four Crore Thirty Four Thousand Eight Hundred Eighty four only) as on 03.09.2026 and further interest at contractual rate from 04.09.2026 with incidental expenses, costs, charges etc till realization.						
7	Deposit of Earnest money	Rs. 55,00,000.00 (Rupees Fifty Five Lakhs only) Being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their own wallet provided on its e-auction site by means of RTGS/NEFT. EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the						

		bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system.
8	Reserve price of the immovable secured asset Account / Wallet in which EMD to be remitted Last date and time within which EMD to be remitted	Rs. 5,50,00,000-00 (Rupees Five Crore Fifty Lakhs only) Bidder EMD wallet maintained with PSB Alliance on its e auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal. Date: 08.10.2026 Time: upto 11.00 AM
9	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 then 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 or such extended period maybe agreed open in writing between the Secured Creditor and the auction purchaser not exceeding 3 months from the date of auction failing which the amount already deposited shall be forfeited.
10	Time and place of public auction or time after which sale by any other mode shall be completed	Date: 08.10.2026 On line e-Auction Time:11.00 AM to 4.00 PM with unlimited extension of ten minutes for each bid, 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 web site of the service provider as mentioned above	PSB Alliance Pvt Ltd on its website https://baanknet.com https://baanknet.com
12	(1) Bid increment amount (2) Auto extension time (3) Bid currency and unit of measurement	Rs. 2,00,000-00 Unlimited extension of 10 minute each if a bid is placed in the last 10 minutes of the scheduled closing time of e-Auction and bidding continues further. Indian Currency
13	Date and time during which inspection of the immovable secured asset to be sold and intending bidders should satisfy themselves about the assets and their specification Contact person with mobile no.	Between 11.00 AM and 3.00 PM before the date of auction with prior appointment. Sri Raghunandan K., Assistant General Manager & CLO-2 Mobile No. +91 9148103793 Sri Mohan Valu Rathod Chief Manager Mob: +91 9986132432
14	Other conditions	(a) The Bidders should get themselves registered on PSB Alliance Pvt Limited https://www.Baanknet.in 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 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 PSB Alliance Pvt Limited at https://www.Baanknet.in 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 PSB Alliance Pvt Limited 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 (less 10% EMD amount) i.e., on 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, State Bank of India 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.
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		person who submitted the bid / participated in the auction will be entertained. (s) The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction. (t) 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 IA 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 full payment of 99% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price. (u) The Certificate of Sale will be issued in 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). (v) This sale will attract the provision of sec.194-IA of the Income Tax Act.
15	Details of pending litigation, if any, in respect of property proposed to be sold	Not known as per available information.

Date: 04.09.2026
Place: Bengaluru

Assistant General Manager & Authorized Officer
State Bank of India,
Stressed Asset Management Branch,
Bengaluru