



STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH
COIMBATORE

Authorised Officer's Details:

Name: Shri. R. Rupalingappa
Mobile No: 94456 10618

Case Officer Details:

Name: Shri M.A.P. Arun Kumar
Mobile No: 8807118862

Raja Plaza, First Floor
No.1112, Avinashi Road
COIMBATORE 641 037

Land Line No: 0422-2245451

e-mail ID: sbi.16454@sbi.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of the Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Secured Creditor(s), the symbolic Possession of which has been taken by the Authorised Officer of State Bank of India being the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **16.10.2026**, for recovery of dues of **Rs. 21,93,34,405/- (Rupees Twenty-One Crore Ninety-Three Lakhs Thirty-Four Thousand Four Hundred and Five only)** as on 15.09.2026 with future interest and costs due to the State Bank of India from **M/s Glorifarm Botanicals Private Limited** having its registered office at Old No 37, New No 35, Racecourse Road, Coimbatore-641018 and its guarantors namely **(1) Mrs. Chellamal. R, D/o Mr. Ramasamy, No. 90/10, No. 90/11, D1,VIP Thamarai Nagar, Gandhiji Street 2, Kollampalayam, Erode-638002. (2) Mr.Madhavan Vaiyapuri S/o Mr. Vaiyapuri, No. 90/10, No. 90/11, D1,VIP Thamarai Nagar, Gandhiji Street 2, Kollampalayam, Erode-638002. (3) Mr. Vijai Babu Madhavan S/o Mr.Madhavan Vaiyapuri, No.504, First Floor, 3rd Cross, 9th Main, Indira Nagar, HAL 2nd Stage, Bengaluru-560008. (4) Corporate Guarantor: M/s. Sundance Estate Private Limited, Old No. H-60, New No. H-84, Ground Floor, Periyar Nagar, Erode-638001.**



DESCRIPTION OF THE IMMOVABLE PROPERTIES FOR SALE

Item No 1:

Property ID: SBIN78528847120

In Erode Registration District, Avalpoondurai Sub-Registration District, Modakurichi Taluk, in Nanjai Uthukuli Village-B, the landed properties in S.F.No.373/2A (Old S.F.No.221/A1) measuring an extent of 2.28 acres of land converted into layout of house sites named as "NILA GARDEN" and got approval under LP/DTCP (TR) 11/2020. In this, the Site Nos.20 & 23 are having the following boundaries and measurements:-

Boundaries:

North of: Site No. 24

South of: Site No. 19

East of: 33 feet wide South-North Road

West of: Site Nos. 21 & 22

In this middle, measurement:

East-West on both sides 49 feet 11 inches

South-North on both sides 70 feet 10 inches

Admeasuring an extent of 3534 Square feet of land with proposed RCC Ground, First & Second Floor building (Construction not completed) together with all usual and common rights in pathway and all appurtenances as per the parental documents.

The Property is situated in S.F.No.373/2A7C of Nanjai Uthukuli Village-B within the limits of NanjaiUthukuli Village Panchayat (Doc. No. 1996/2022).

Reserve Price: Rs. 2,12,00,000/- (Rupees Two Crore and Twelve Lakhs only)

EMD: Rs. 21,20,000/- (Rupees Twenty-One Lakhs Twenty Thousand only)

Item No 2:

Property ID: SBIN78528849762

In Erode Registration District, Avalpoondurai Sub-Registration District, Modakurichi Taluk, in Nanjai Uthukuli Village 'B', the landed properties in S.F.No.373/2A (Old S.



F. No. 221/A1) measuring an extent of 2.28 acres of land converted into layout of house sites named as "NILA GARDEN" and got approval under LP/DTCP (TR) 11/2020. In this, the Site Nos.24 & 27 are having the following boundaries and measurements:-

Boundaries:

North of: Lands in SF.No: 373/2B

South of: Site No.23

East of: 33 feet wide South-North Road

West of: Site Nos: 25 & 26

In this middle, measurement:

East-West on both sides - 49 feet 11 inches

South-North on both sides - 70 feet 10 inches

Admeasuring an extent of 3534 Square feet of land with proposed RCC Ground, First & Second Floor building (Construction not completed) together with all usual and common rights in pathway and all appurtenances as per the parental documents.

The Property is situated in S.F.No.373/2A7F of Nanjai Uthukuli Village 'B' within the limits of NanjaiUthukuli Village Panchayat (Doc. No. 1997/2022).

Reserve Price: Rs. 2,12,00,000/- (Rupees Two Crore and Twelve Lakhs only)

EMD: Rs. 21,20,000/- (Rupees Twenty-One Lakhs Twenty Thousand only)

Item No 3:

Property ID: SBIN78528840623

In Erode Registration District, Avalpoondurai Sub-Registration District, Modakurichi Taluk, Nanjai Uthukuli B Village, the landed in S.F.No.373/2B1 measuring an extent of 0.28.85 Hec. or 0.71 1/4 acres. In this, an extent of 0.41 1/4 acres of land converted in to layout of house sites consisting of 10 house sites and got approval under SWP/DTCP/Erode/Layout Approval No: 160/2023. In this, Site Nos. 1 to 10 are having the following boundaries and measurements:



Boundaries for Site No. 1

North by - 15.20-meter-wide Panchayat road

South by – Site No: 3

East by - Site No: 2

West by - 10.00-meter-wide layout road

In this Middle Measurements

East West on the Northern side -7.60 + 4.50 Meter

East West on the Southern side -11.73 Meter

North South on the Eastern side -16.76 Meter

North South on the Western side -1.50 + 12.18 Meter

Admeasuring an extent of 181.3463 Square meter or 1951.993439 Square feet of land AND

Boundaries for Site No. 2

North by - 15.20-meter-wide Panchayat road

South by - Site No: 3

East by - Lands in SF.No: 373/2B2

West by - Site No: 1

In this Middle Measurements

East West on the Northern side - 12.1 Meter

East West on the Southern side - 8.97 Meter

North South on the Eastern side - 19.86 Meter

North South on the Western side - 16.76 Meter

Admeasuring an extent of 192.89585 Square meter or about 2076.31164 Square feet of land AND



Boundaries for Site No. 3

North by - Site Nos: 1 & 2

South by - Site No:4

East by - Lands in SF No: 373/2B2

West by - 10.00-meter-wide layout road

In this Middle Measurements

East West on the Northern side - 20.71 Meter

East West on the Southern side - 19.42 Meter

North South on the Eastern side - 9.23 Meter

North South on the Western side - 9.14Meter

Admeasuring an extent of 184.297025 Square meter or about 1983.754747 Square feet of land AND

Boundaries for Site No. 4

North by - Site No: 3

South by - Site No:5

East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements

East West on the Northern side -19.42 Meter

East West on the Southern side - 18.14 Meter

North South on the Eastern side - 9.23 Meter

North South on the Western side - 9.14Meter

Admeasuring an extent of 172.4943 Square meter or about 1856.711396 Square feet of land AND

Boundaries for Site No. 5

North by - Site No 4



South by - Site No:6

East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements,

East West on the Northern side - 18.14 Meter

East West on the Southern side - 16.86 Meter

North South on the Eastern side - 9.23 Meter

North South on the Western side - 9.14 Meter

Admeasuring an extent of 160.7375 Square meter or about 1730.162376 Square feet of land AND

Boundaries for Site No. 6

North by - Site No: 5

South by - Site No: 7

East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements

East West on the Northern side - 16.86 Meter

East West on the Southern side -15.53 Meter

North South on the Eastern side - 9.23 Meter

North South on the Western side - 9.14 Meter

Admeasuring an extent of 148.751075 Square meter or about 1601.141696 Square feet of land AND

Boundaries for Site No. 7

North by - Site No: 6

South by - Site No:8

East by - Lands in SF.No: 373/2B2



West by - 10.00 meter wide layout road

In this Middle Measurements

East West on the Northern side - 15.53 Meter

East West on the Southern side - 14.31 Meter

North South on the Eastern side - 9.23 Meter

North South on the Western side - 9.14 Meter

Admeasuring an extent of 137.0402 Square meter or about 1475.087009 Square feet of land AND

Boundaries for Site No. 8

North by - Site No: 7

South by - 9.02 meter wide layout road

East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements

East West on the Northern side -14.31 Meter

East West on the Southern side -11:53+1.50 Meter

North South on the Eastern side -9.23 Meter

North South on the Western side -7.64+1.50 Meter

Admeasuring an extent of 125.55895 Square meter or about 1351.503982 Square feet of land AND

Boundaries for Site No.9

North by - 9.02 meter wide layout road

South by - Site No: 10

East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements



East West on the Northern side 10.24 + 1.50 Meter

East West on the Southern side 10.29 Meter

North South on the Eastern side- 10.60 Meter

North South on the Western side - 9.01+1.50 Meter

Admeasuring an extent of 116.263325 Square meter or about 1251.666804 Square feet of land AND

Boundaries for Site No. 10

North by - Site No:9

South by - OSR gifted land

East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements

East West on the Northern side - 10.29 Meter

East West on the Southern side - 8.83 Meter

North South on the Eastern side - 10.47 Meter

North South on the Western side - 10.37 Meter

Admeasuring an extent of 99.6152 Square meter or about 1072.248051 Square feet of land

Thus totaling altogether an extent of 1518.999725 Square meter or about 16,350.3611 Square feet of land together with all usual passage rights and appurtenances attached thereon.

The said landed property lying in SF.Nos:373/2B1 of Nanjai Uthukuli village-B within the limits of Nanjai Uthukuli village Panchayat (Doc. No. 1999/2022).

Reserve Price: Rs. 3,02,00,000/- (Rupees Three Crore and Two Lakhs only)

EMD: Rs. 30,20,000/- (Rupees Thirty Lakhs and Twenty Thousand only)

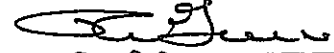


DETAILS OF THE E-AUCTION SALE

Property No.	Reserve Price	Earnest Money to be deposited	Bid Multiplier	Date and Time of the e-Auction
1	Rs. 2,12,00,000/-	Rs. 21,20,000/-	Rs.1,00,000/-	16.10.2026 & 11:00 AM to 04:00 PM
2	Rs. 2,12,00,000/-	Rs. 21,20,000/-	Rs.1,00,000/-	
3	Rs. 3,02,00,000/-	Rs. 30,20,000/-	Rs.1,00,000/-	
Inspection of properties: 06.10.2026, between 11:00 am and 4:00 pm				
Encumbrance known to the Bank, if any: Nil				

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website <https://bank.sbi> or the website of service provider for e-Auction M/s. PSB Alliance <https://baanknet.com> (Toll free No: +91 8291220220, Email ID: support.baanknet@psballiance.com)

कृते भारतीय स्टेट बैंक For State Bank of India



प्राधिकृत अधिकारी & सहायक महा प्रबंधक
Authorise Officer & Asst. General Manager
तनावग्रस्त आस्तियों प्रबंधक शाखा, कोयंबटूर-३७
Stressed Assets Management Br., Coimbatore-37

Date: 16.09.2026
Place: Coimbatore

Authorised Officer
State Bank of India



STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH, COIMBATORE

Authorised Officer's Details:

Name: Shri. R. Rupalingappa

Mobile No: 94456 10618

Case Officer Details:

Name: Shri M.A.P. Arun Kumar

Mobile No: 8807118862

Raja Plaza, First Floor

No.1112, Avinashi Road

COIMBATORE 641 037

Land Line No: 0422-2245451

e-mail Id: sbi.16454@sbi.co.in

THE TERMS AND CONDITION OF SALE

**PROPERTIES WILL BE SOLD ON "AS IS WHEREIS, AS IS WHAT IS AND
WHATEVER THERE IS "BASIS**

1	Name and address of the Borrower M/s Glorifarm Botanicals Private Limited having its registered office at Old No 37, New No 35, Racecourse Road, Coimbatore-641018.
2	Name and address of Branch, the secured creditor State Bank of India, Stressed Assets Management Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037.
3	Description of the immovable secured assets to be sold. Item No 1: Property ID: SBIN78528847120 In Erode Registration District, Avalpoondurai Sub-Registration District, Modakurichi Taluk, in Nanjai Uthukuli Village-B, the landed properties in S.F.No.373/2A (Old S.F.No.221/A1) measuring an extent of 2.28 acres of land converted into layout of house sites named as "NILA GARDEN" and got approval under LP/DTCP (TR) 11/2020. In this, the Site Nos.20 & 23 are having the following boundaries and measurements:- Boundaries: North of: Site No. 24 South of: Site No. 19 East of: 33 feet wide South-North Road West of: Site Nos. 21 & 22 In this middle, measurement: East-West on both sides 49 feet 11 inches South-North on both sides 70 feet 10 inches Admeasuring an extent of 3534 Square feet of land with proposed RCC Ground, First & Second Floor building (Construction not completed) together with all usual



and common rights in pathway and all appurtenances as per the parental documents.

The Property is situated in S.F.No.373/2A7C of Nanjai Uthukuli Village-B within the limits of NanjaiUthukuli Village Panchayat (Doc. No. 1996/2022).

Reserve Price: Rs. 2,12,00,000/- (Rupees Two Crore and Twelve Lakhs only)

EMD: Rs. 21,20,000/- (Rupees Twenty-One Lakhs Twenty Thousand only)

Item No 2:

Property ID: SBIN78528849762

In Erode Registration District, Avalpoondurai Sub-Registration District, Modakurichi Taluk, in Nanjai Uthukuli Village 'B', the landed properties in S.F.No.373/2A (Old S. F. No. 221/A1) measuring an extent of 2.28 acres of land converted into layout of house sites named as "NILA GARDEN" and got approval under LP/DTCP (TR) 11/2020. In this, the Site Nos.24 & 27 are having the following boundaries and measurements:-

Boundaries:

North of: Lands in SF.No: 373/2B

South of: Site No.23

East of: 33 feet wide South-North Road

West of: Site Nos: 25 & 26

In this middle, measurement:

East-West on both sides - 49 feet 11 inches

South-North on both sides - 70 feet 10 inches

Admeasuring an extent of 3534 Square feet of land with proposed RCC Ground, First & Second Floor building (Construction not completed) together with all usual and common rights in pathway and all appurtenances as per the parental documents.

The Property is situated in S.F.No.373/2A7F of Nanjai Uthukuli Village 'B' within the limits of NanjaiUthukuli Village Panchayat (Doc. No. 1997/2022).

Reserve Price: Rs. 2,12,00,000/- (Rupees Two Crore and Twelve Lakhs only)

EMD: Rs. 21,20,000/- (Rupees Twenty-One Lakhs Twenty Thousand only)



Item No 3:

Property ID: SBIN78528840623

In Erode Registration District, Avalpoondurai Sub-Registration District, Modakurichi Taluk, Nanjai Uthukuli B Village, the landed in S.F.No.373/2B1 measuring an extent of 0.28.85 Hec. or 0.71 1/4 acres. In this, an extent of 0.41 1/4 acres of land converted in to layout of house sites consisting of 10 house sites and got approval under SWP/DTCP/Erode/Layout Approval No: 160/2023. In this, Site Nos. 1 to 10 are having the following boundaries and measurements:

Boundaries for Site No. 1

North by - 15.20-meter-wide Panchayat road

South by – Site No: 3

East by - Site No: 2

West by - 10.00-meter-wide layout road

In this Middle Measurements

East West on the Northern side -7.60 + 4.50 Meter

East West on the Southern side -11.73 Meter

North South on the Eastern side -16.76 Meter

North South on the Western side -1.50 + 12.18 Meter

Admeasuring an extent of 181.3463 Square meter or 1951.993439 Square feet of land AND

Boundaries for Site No. 2

North by - 15.20-meter-wide Panchayat road

South by - Site No: 3

East by - Lands in SF.No: 373/2B2

West by - Site No: 1

In this Middle Measurements

East West on the Northern side - 12.1 Meter

East West on the Southern side - 8.97 Meter

North South on the Eastern side - 19.86 Meter



North South on the Western side - 16.76 Meter

Admeasuring an extent of 192.89585 Square meter or about 2076.31164 Square feet of land AND

Boundaries for Site No. 3

North by - Site Nos: 1 & 2

South by - Site No:4

East by - Lands in SF No: 373/2B2

West by - 10.00-meter-wide layout road

In this Middle Measurements

East West on the Northern side - 20.71 Meter

East West on the Southern side - 19.42 Meter

North South on the Eastern side - 9.23 Meter

North South on the Western side - 9.14Meter

Admeasuring an extent of 184.297025 Square meter or about 1983.754747 Square feet of land AND

Boundaries for Site No. 4

North by - Site No: 3

South by - Site No:5

East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements

East West on the Northern side -19.42 Meter

East West on the Southern side - 18.14 Meter

North South on the Eastern side - 9.23 Meter

North South on the Western side - 9.14Meter

Admeasuring an extent of 172.4943 Square meter or about 1856.711396 Square feet of land AND



Boundaries for Site No. 5

North by - Site No 4

South by - Site No:6

East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements,

East West on the Northern side - 18.14 Meter

East West on the Southern side - 16.86 Meter

North South on the Eastern side - 9.23 Meter

North South on the Western side - 9.14 Meter

Admeasuring an extent of 160.7375 Square meter or about 1730.162376 Square feet of land AND

Boundaries for Site No. 6

North by - Site No: 5

South by - Site No: 7

East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements

East West on the Northern side - 16.86 Meter

East West on the Southern side -15.53 Meter

North South on the Eastern side - 9.23 Meter

North South on the Western side - 9.14 Meter

Admeasuring an extent of 148.751075 Square meter or about 1601.141696 Square feet of land AND

Boundaries for Site No. 7

North by - Site No: 6

South by - Site No:8



East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements

East West on the Northern side - 15.53 Meter

East West on the Southern side - 14.31 Meter

North South on the Eastern side - 9.23 Meter

North South on the Western side - 9.14 Meter

Admeasuring an extent of 137.0402 Square meter or about 1475.087009 Square feet of land AND

Boundaries for Site No. 8

North by - Site No: 7

South by - 9.02 meter wide layout road

East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements

East West on the Northern side -14.31 Meter

East West on the Southern side -11:53+1.50 Meter

North South on the Eastern side -9.23 Meter

North South on the Western side -7.64+1.50 Meter

Admeasuring an extent of 125.55895 Square meter or about 1351.503982 Square feet of land AND

Boundaries for Site No.9

North by - 9.02 meter wide layout road

South by - Site No: 10

East by - Lands in SF.No: 373/2B2

West by - 10.00 meter wide layout road

In this Middle Measurements



	East West on the Northern side 10.24 + 1.50 Meter East West on the Southern side 10.29 Meter North South on the Eastern side- 10.60 Meter North South on the Western side - 9.01+1.50 Meter Admeasuring an extent of 116.263325 Square meter or about 1251.666804 Square feet of land AND Boundaries for Site No. 10 North by - Site No:9 South by - OSR gifted land East by - Lands in SF.No: 373/2B2 West by - 10.00 meter wide layout road In this Middle Measurements East West on the Northern side - 10.29 Meter East West on the Southern side - 8.83 Meter North South on the Eastern side - 10.47 Meter North South on the Western side - 10.37 Meter Admeasuring an extent of 99.6152 Square meter or about 1072.248051 Square feet of land Thus totaling altogether an extent of 1518.999725 Square meter or about 16,350.3611 Square feet of land together with all usual passage rights and appurtenances attached thereon. The said landed property lying in SF.Nos:373/2B1 of Nanjai Uthukuli village-B within the limits of Nanjai Uthukuli village Panchayat (Doc. No. 1999/2022). Reserve Price: Rs. 3,02,00,000/- (Rupees Three Crore and Two Lakhs only) EMD: Rs. 30,20,000/- (Rupees Thirty Lakhs and Twenty Thousand only)
4	Details of the encumbrances known to the secured creditor. There are no encumbrance known to the Bank
5	The secured debt for recovery of which the property is to be sold Rs. 21,93,34,405/- (Rupees Twenty-One Crore Ninety-Three Lakhs Thirty-Four Thousand Four Hundred and Five only) as on 15.09.2026 with future interest and costs thereon.



6	Deposit of earnest money Item No: 1 - Rs. 21,20,000/- (Rupees Twenty-One Lakhs and Twenty Thousand only) Item No: 2 - Rs. 21,20,000/- (Rupees Twenty-One Lakhs and Twenty Thousand only) Item No: 3 - Rs. 30,20,000/- (Rupees Thirty Lakhs and Twenty Thousand only) Being the 10% of Reserve price to be remitted to M/s.PSB Alliance, e-Auction Portal wallet in ebkay portal by intending bidders through their Bank account. This may take some time as per Banking process and hence, bidders, in their own interest, are advised to submit the Pre-Bid EMD amount well in advance to avoid any last-minute problem.
7	a) Reserve price of the immovable secured assets and Bank account in which EMD to be remitted. b) Last Date and Time within which EMD to be remitted: a) Reserve Price: Item No: 1 - Rs. 2,12,00,000/- (Rupees Two Crore and Twelve Lakhs only) Item No: 2 - Rs. 2,12,00,000/- (Rupees Two Crore and Twelve Lakhs only) Item No: 3 - Rs. 3,02,00,000/- (Rupees Three Crore and Two Lakhs only) In case of successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NET BANKING/FUND TRANSFER to A/c No: 33112183302 IFSC: SBIN0070319 A/c Name: SBI SAMB Coimbatore No Lien Account Bank: State Bank of India Address: Pappanaickenpalayam Branch, Coimbatore b) 16.10.2026 & 10:59 A.M. (Being the 10% of Reserve price to be remitted to M/s. PSB Alliance, e-Auction Portal wallet in https://baanknet.com portal by intending bidders through their Bank account. This may take some time as per Banking process and hence, bidders, in their own interest, are advised to submit the Pre-Bid EMD amount well in advance to avoid any last-minute problem).
8	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 confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed. Online e-Auction date: 16.10.2026 (Time: Between 11:00 AM to 04:00 PM)
10	The e-Auction will be conducted through the Bank's approved service provider M/s. PSB Alliance at the portal https://baanknet.com The sale notice containing the terms and conditions of sale is uploaded in the Bank's websites https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and



	https://baanknet.com . The steps to be followed by the bidder for registration with e-auction portal and for e-Auction tender documents containing online e-auction bid form, Declaration etc. are available in the website of the service provider as mentioned above.	
11	i) Bid increment amount:	Rs. 1,00,000/- (Rupees One Lakh only)
	ii) Auto extension	In case bid is placed in the last 10 minutes of the closing time of the e-auction, the closing time will automatically get extended for 10 minutes (unlimited times).
	iii) Bid currency & unit of measurement	Rupees (INR)
12	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.	
	Inspection Date: 06.10.2026 between 11:00 AM and 4:00 PM with prior appointments. Contact Persons: i) Shri. R. Rupalingappa, Assistant General Manager Mobile No: 9445610618 or ii) Shri. M.A.P. Arun Kumar, Manager Mobile No: 8807118862 email Id:- sbi.16454@sbi.co.in	
13	Other conditions: (a) Bidders shall hold a valid digital signature certificate issued by competent authority and valid KYC and email. Email ID is absolutely necessary for the intending bidder as all relevant information and allotment of ID and password by M/s. PSB Alliance may be conveyed through email. (b) The intending bidder have to get themselves registered on M/s. PSB Alliance, e-auction portal https://baanknet.com (Toll free No: +91 8291220220, Email ID: support.BAANKNET@psballiance.com) for participating in the e-auction process and the bidders shall register with the e-auction portal well in advance, as the registration process takes minimum of three working days to create their user ids and passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents. (c) The intending bidder shall submit the EMD through M/s. PSB Alliance. Note: Interested bidders may deposit Pre-Bid EMD with M/s. PSB Alliance one day before the e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance's Bank Account and updating of such information in the e-auction website. This may take some time as per the banking process and hence bidders, in their own interest are advised to submit the EMD amount well in advance to avoid any last minute problem. (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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. (e) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the M/s. PSB Alliance website and it will be refunded in next three working days. Please note that the bidders will not be entitled to claim any	



interest, cost, expenses and any other charges.

(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.

(g) 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.

(h) 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.

(i) 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.

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

(k) 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.

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

(m) 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.

(m) 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).

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

(o) 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.

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

(q) 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.

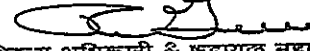
(r) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area/access rights of the immovable secured assets in question. They shall independently ascertain any other dues / 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 the Authorised Officer to withdraw his bid, either on the ground of discrepancy in size / area, defect in title, encumbrances or any other ground whatsoever.

(s) 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 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. (t) 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 e-Auction will be entertained. (u) The sale will attract the provision of Sec 194-IA of the Income Tax Act.
14	Details of pending litigation, if any, in respect of property proposed to be sold Nil

कृते भारतीय स्टेट बैंक For State Bank of India



प्राधिकृत अधिकारी & सहायक महा प्रबंधक
Authorise Officer & Asst. General Manager
समायोजित आस्तिगो प्रबंधक शाखा, कोयंबटूर-३७
Stressed Assets Management Br., Colmbatore-37

Date: 16.09.2026
Place: Coimbatore

Authorised Officer
State Bank of India