

## ANNEXURE –B

**Terms and Conditions of the E-auction(s) are as under:** E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS” BASIS and will be conducted “Online” on 12.11.2026

|    |                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                    |                                                            |                       |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------|
| 1. | Name and address of the borrower                                                                                                                           | M/s.Manikeshwar Cashew Industries, Proprietor: Sri Balasaheb Govind Benake (Balu Govind Benake), 181/5/3, Khadak Galli, Mangaon, Taluk: Chandgad, District: Kolhapur - 416507                                                                                                                                                                                      |                                                            |                       |
| 2  | Name and address of the Guarantors                                                                                                                         | Nil                                                                                                                                                                                                                                                                                                                                                                |                                                            |                       |
| 2. | Name and Address of the Mortgagor                                                                                                                          | M/s.Manikeshwar Cashew Industries, Proprietor: Sri Balasaheb Govind Benake, 181/5/3, Khadak Galli, Mangaon, Taluk: Chandgad, District: Kolhapur - 416507                                                                                                                                                                                                           |                                                            |                       |
| 3. | Name and address of the branch the secured Creditor                                                                                                        | State Bank of India.<br>Stressed Asset Recovery Branch<br>Jayachamaraj Nagara, Avani Emporio<br>Dharwad District Hubballi - 580020<br>Ph: 0836-2362066<br>Email : sbi.40564@sbi.co.in                                                                                                                                                                              |                                                            |                       |
| 4. | <b>DESCRIPTION OF PROPERTY:</b>                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                    |                                                            |                       |
|    |                                                                                                                                                            | <b>TENDER No : SBI /SARB/HBL/08/2026-27 (The Items No.1 &amp; 2 will be auctioned as single item)</b><br><b>Properties are in the name of : Sri.Balasaheb Govind Benake (Balu Govind Benake)</b>                                                                                                                                                                   |                                                            |                       |
|    | 1                                                                                                                                                          | All that part and parcel of Industrial NA Land and Building at GAT No.1312, Mangaon Village, Chandgad Taluk, District Kolhapur, Maharashtra – 416507. Admeasuring 2000 Sq Mtrs. and bounded to the East by : Road; West by : Property of Mr.Sanjay Maruti Benke; North by: Property of Mr.Manohar Barmu Ramgavade and South by: Property of Mr.Pomana Nana Gavade, |                                                            |                       |
|    | 2                                                                                                                                                          | Movable Assets as per Annexure (Located in the said property)                                                                                                                                                                                                                                                                                                      |                                                            |                       |
| 5  | Details of the encumbrances known to the secured creditor                                                                                                  | NIL                                                                                                                                                                                                                                                                                                                                                                |                                                            |                       |
| 6. | The Secured debt for recovery of which the property is to be sold                                                                                          | Rs.1,17,80,113.00 (Rupees One crore seventeen lakhs eighty thousand one hundred thirteen only) as on 01.05.2026 + future interest, incidental expenses and other cost.                                                                                                                                                                                             |                                                            |                       |
| 7. | Deposit of EMD                                                                                                                                             | Property/ item No (Both Movable and Immovable Properties/Assets)                                                                                                                                                                                                                                                                                                   | Reserve Price ( Below which the property will not be sold) | Earnest Money Deposit |
|    |                                                                                                                                                            | SBI/SARB/HBL/08/2026-27                                                                                                                                                                                                                                                                                                                                            | Rs.1,81,00,000.00                                          | Rs.18,10,000.00       |
|    |                                                                                                                                                            | Being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their own wallet provided by M/s. PSB Alliance on its e-auction site <a href="https://baanknet.com">https://baanknet.com</a> by means of RTGS/NEFT.                                                                                                                               |                                                            |                       |
| 8. | Reserve price of the immoveable secured assets:<br>Account / wallet in which EMD to be Deposited<br><br>Last date and Time within which EMD to be remitted | Property/ item No (Both Movable and Immovable Properties/Assets)                                                                                                                                                                                                                                                                                                   | Reserve Price ( Below which the property will not be sold) |                       |
|    |                                                                                                                                                            | SBI/SARB/HBL/08/2026-27                                                                                                                                                                                                                                                                                                                                            | Rs.1,81,00,000.00                                          |                       |
|    |                                                                                                                                                            | Being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their own wallet provided by M/s. PSB Alliance on its e-auction site <a href="https://baanknet.com">https://baanknet.com</a> by means of RTGS/NEFT.                                                                                                                               |                                                            |                       |
|    |                                                                                                                                                            | Time up to: 01.00 PM                                                                                                                                                                                                                                                                                                                                               |                                                            |                       |
|    |                                                                                                                                                            | Date: 12.11.2026                                                                                                                                                                                                                                                                                                                                                   |                                                            |                       |



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|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.  | Time and Manner of payment                                                                                                                                                                                                  | The successful bidder shall have to deposit 25% of the sale price, after adjusting the EMD amount which is already deposited, immediately i.e. on the same day or not later than next working day, as the case may be after the acceptance of bid price by the Authorized Officer i.e., failing which the EMD deposit by the bidder shall be forfeited. the balance 75% of the sale price on or before 15 <sup>th</sup> day of the confirmation of sale of the secured assets 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 10. | Time and place of public e-auction or time after which sale by any other mode shall be completed                                                                                                                            | <b>Date: 12.11.2026</b><br><b>Time: 60 Minutes, with unlimited extension of five minutes for each bid, if bidding continues, till the sale is concluded. From 11:00 AM to 5.00 PM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 11. | 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 | M/s. PSB Alliance at its web portal<br><br><a href="https://baanknet.com">https://baanknet.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 12. | (i) Bid Increment amount.<br>(ii) Auto extension: _____ time (limited / unlimited).<br>(iii). Bid currency & unit of measurement                                                                                            | <b>Rs. 1,50,000.00</b><br><br><b>Unlimited extension of 10 minute each if a bid is placed before 5 minutes of the scheduled closing time of e-Auction and bidding continues thereafter.</b><br><br><b>Indian Rupees.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 13. | Date and Time of 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 No.                             | Between 10.00 AM and 3.00 PM on any day before the date of auction with prior appointment.<br><br>Authorised Officer: <b>Sri V N Srinivasa Rao, Chief Manager</b><br><br>e-mail Id: <a href="mailto:sbi.40564@sbi.co.in">sbi.40564@sbi.co.in</a> Mobile No. +91 8884949124                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 14. | Other conditions                                                                                                                                                                                                            | (a) The Bidders should get themselves registered on <a href="https://baanknet.com">https://baanknet.com</a> by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).<br><br>(b) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the Properties except the above-mentioned dues to the Bank. 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. <b>For the property under auction, Equitable Mortgage is created by deposit of certified copies of the Title Deeds.</b> The Properties are being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer/ Secured Creditor shall not be responsible |



in any way for any third-party claims/rights/dues. It shall be the responsibilities 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.

- (c) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with PSB Alliance at <https://baanknet.com> by means of NEFT/ RTGS transfer from his/her bank account.
- (d) The Intending bidder 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 is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.
- (e) The successful bidder shall be required to submit the final price 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.
- (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 Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 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.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (l) 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 wallet maintained with M/s PSB Alliance. The Bidder has to place a request with PSB Alliance for refund of the same back to his/her bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- (n) 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.
- (o) In case of forfeiture of the amount deposited by the defaulting bidder, he/she 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 etc. for transfer of the property in his/her name.
- (q) 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.
- (r) 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 bank branch only.
- (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.
- (t) 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.
- (u) The auction purchaser has to deduct 1.00% % 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 99.00% of the Sale Price of the immovable property has to be remitted to the Bank. The Sale Certificate for immovable property will



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|----|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                                    | <p>be issued only on full payment of 99.00% of Sale Price and on submission of Form 26QB &amp; Challan for having remitted the TDS of 1.00% of Sale Price. For Movable property the GST at the applicable rate has to be paid by the e Auction purchaser.</p> <p>(v) For further details and regarding inspection of properties the intending bidders may contact the Authorised Officer &amp; Chief Manager, Sri V N Srinivasa Rao, State Bank of India, SARB, Hubballi (address) during office hours, Phone No. 0836-2362066.</p> <p>The Certificate of Sale will be issued in the form given in Appendix III (for movable assets i.e., Plant &amp; Machinery and other movable assets) and 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).</p> |
| 15 | Details of pending litigation, if any, in respect of property proposed to be sold. | NIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

સ્ટેટ બેંક ઓફ ઇન્ડિયા  
For STATE BANK OF INDIA

અધિકૃત અધિકારી, સ્ટેટ બેંક ઓફ ઇન્ડિયા શાખા (40564), હુબલ્લી  
અધિકૃત અધિકારી, તનાવગસ્ત આસ્તિ વસુલી શાખા (40564), હુબલ્લી  
Authorized Officer, State Bank of India Branch, Hubballi-580017

State Bank of India  
SARB, HUBBALLI

Date: 16.10.2026  
Place: HUBBALLI