ANNEXURE-B

TERMS AND CONDITIONS OF SALE:

Property (Immovable Asset) will be sold on 10.12.2026 **'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS'** Basis:

1	Name and address of the Borrower/s	**Borrower's** **Prabhanjan Industries Pvt Ltd** Sri Govindraj V Melagiri No 649, Shridhar Traders, Bus Stand Road, Bankapur, Haveri- 581202 Represented by its Director's : 1. Smt. Navita Modi 2. Smt. Radhika R Melagiri Urf Savithree 3. Smt. Mamatha Davanam 4. Shri. Raghavendra K Melagiri **Also at:** Bommanahalli Compound, Sharif Nagar, Bankapur, Haveri- 581202
2	Name and address of the Guarantor	1. Shri. Raghavendra Melagiri S/o Krishnamurthi Melagiri, Sunkadakeri Oni, BANKAPUR – 581 202 Taluk : Siggaon, Dist : Haveri Ph.No. 9902093939 2. Smt. Radhika W/o Raghavendra Melagiri. Urf Savithree Sunkadakeri Oni, BANKAPUR – 581 202 Taluk : Siggaon, Dist : Haveri Ph.No. 9902093939 3. Smt. Navita Modi W/o Hemant #28/51, Biligi Layout, Mayuri Extension, Bengeri, Hubli- 580032 Mobile: 9448114159 4. Shri. Hemant Kumar Modi S/o Srinarayan Modi (Guarantor's Cum Mortgagor) #28/51, Biligi Layout, Mayuri Extension Bengeri, HUBBALLI – 580032 Ph.No. 9035221111 5. Smt. Mumtaj K Bommanahalli W/o Khadargouse, No 2208, Shaha Bazaar, Bankapur Town, Bankapur, Shiggaon- 581202 Mobile: 9895780542 6. Shri. Murigeppa Lalateppa Channur S/o Lalateppa M Channur Yaligar Oni, Bankapur, Haveri- 581202 Mobile: 9902093991

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3	Name and address of Branch, the Secured Creditor	Stressed Asset Management Branch, 2nd Floor, Office Complex Building LHO Campus, # 65, St Mark's Road BENGALURU – 560001 mail id sbi.04209@sbi.co.in
4	Name and address of the Mortgagor/s	1. Smt. Navita Modi W/o Hemant Modi (Guarantor's Cum Mortgagor) #28/51, Biligi Layout, Mayuri Extension, Bengeri, Hubli- 580032 Mobile: 9448114159 2. Shri. Hemant Kumar Modi S/o Srinarayan Modi (Guarantor's Cum Mortgagor) #28/51, Biligi Layout, Mayuri Extension Bengeri, HUBBALLI – 580032 Ph.No. 9035221111

5 **Description of the immovable secured assets to be sold.**

Tender No: 200017713422

Title deed holder/s: 1. Smt. Navita S Modi W/o Hemant Kumar Modi R/o Hubballi.

SCHEDULE"A"PROPERTY

All that piece and parcel of land CTS Ward No III, CTS No. 144, measuring 2541 sq yards and CTS No. 145, measuring 1572 sq yards (Old CTS No 144A, 144B, 144C, 144D, 144E, and CTS No 145A, 145B, 145C, 145D) of "Tirumala Trade Centre" Constructed, comprised in Neeligin Road Hubli, The total boundary is as under.

East : Road
West : CTSNo 136/E
North : CTS 151/Band 146/B
South : CTS No 136/F, 136/G, 136/H, 142A/1, 142/A2, 142/BI, 142/C/I, 143/1

SCHEDULE"B"PROPERTY

All that piece and parcel of undivided share, right title and interest 0.192% in the land bea CTS Ward III, CTS No. 144, measuring 2541 sq yards and CTS No. 145, measuring 1 sq yards along with Commercial shop/office premises Shop No. 39 measuring 240-0 sq built up area in THIRD FLOOR including Shutters of "Tirumala Trade Centre", Neeligin Rc Hubli in the name of Smt. Navita W/o Sri. Hemant Modi Vide Sale Deed No.H3 04369/2015-16 and CD No. HBLD313 Dated. 20-11-2015

Reserve Price: Rs. 29,00,000.00

Tender No: 200017713422A

Title deed holder/s: 2. Sri. Hemant Kumar Modi S/o Srinarayan Modi R/o Hubballi

SCHEDULE"A"PROPERTY

All that piece and parcel of land CIS Ward No III , CTS No. 144, measuring 2541 sq yards and CTS No. 145, measuring 1572 sq yards (Old CTS No 144A, 144B, 144C, 144D, 144E, and CTS No 145A, 145B, 145C, 145D) of "Tirumala Trade Centre" Constructed, comprised in Neeligin Road Hubli, The total boundary is as under.

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	East : Road West : CTSNo 136/E North : CTS 151/Band 146/B South : CTS No 136/F, 136/G, 136/H, 142A/1, 142/A2, 142/BI, 142/C/I, 143/1 **SCHEDULE"B"PROPERTY** All that piece and parcel of undivided share, right title and interest 0.192% in the land bea CTS Ward III, CTS No. 144, measuring 2541 sq yards and CTS No. 145 , measuring 1 sq yards along with Commercial shop/office premises Shop No. 40 measuring 240-0 sq built up area in THIRD FLOOR including Shutters of "Tirumala Trade Centre", Neeligin Rc Hubli in the name of Sri. Hemant S/o Srinarayan Modi Vide Sale Deed No.HB 04368/2015-16.and CD No. HBLD313 Dated. 20-11-2015 Reserve Price: Rs. 35,00,000.00	
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.7,40,57,761/- (Rupees Seven Crores Forty Lakhs Fifty Seven Thousand Seven Hundred Sixty one) as on 03.11.2026** plus with interest, incidental expenses, charges, costs etc.
8	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be deposited Auction Date and Time	<table><tr><th>Property No</th><th>Property Description</th><th>Reserve price in Rs.</th><th>Auction Date and Time</th></tr><tr><td>1.</td><td>Shop No. 39</td><td>Rs.29,00,000/-</td><td>10.12.2026 11.00 am to 4.00 pm</td></tr><tr><td>2.</td><td>Shop No.40</td><td>Rs.35,00,000/-</td><td>10.12.2026 11.00 am to 4.00 pm</td></tr></table> **Bidders own Wallet registered with** Ms PSB Alliance Pvt. Ltd on its e-auction site https://baanknet.com by means of NEFT / RTGS
9	Deposit of earnest money	<table><tr><th>Property No</th><th>Property Description</th><th>EMD for Properties in Rs.</th><th>Time</th></tr><tr><td>1.</td><td>Shop No. 39</td><td>Rs.2,90,000/-</td><td>Upto 3.00 pm</td></tr><tr><td>2.</td><td>Shop No.40</td><td>Rs.3,50,000/-</td><td>Upto 3.00 pm</td></tr></table> **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
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 Authorized 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: 10.12.2026 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	**For both properties** **Rs. 1,00,000/-** **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.	**02.12.2026 between 11.00 A.M. to 5.00 P.M. with prior appointment.**

	Contact person with mobile number	Shri.Ashok Naregal Contact No. 94486 09287 SRI 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 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 Ms PSB Alliance Pvt. Ltd 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 Ltd 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 Authorized 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 has 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

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		herein will result in forfeiture of the amount paid by the defaulting bidder. (h) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (i) 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. (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.

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		(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 Authorized 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 Authorized 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.

PLACE : BENGALURU

DATE : 04.11.2026

STATE BANK OF INDIA

Asst. Gen. Manager & Authorised Officer
Stressed Assets Management Branch
St. Marks Road, BENGALURU-560 001

AUTHORIZED OFFICER