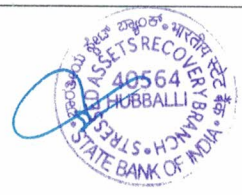
ANNEXURE B

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

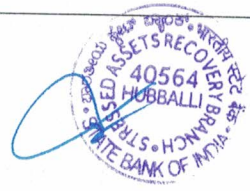
Property **(Immovable)** will be sold **on 30.11.2026**

'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:

1.	Name and address of the Borrower/ Guarantor and Mortgagor:	**Private Limited Company (Borrower):** M/s SGRL Logistics Private Limited No. 22, 2nd Main Road, Near Chethan Circle, Andrahalli Main Road, Peenya 2nd Stage, Banglore – 560091 Also at: Ward No.: 10, Rupanagudi Road, Near Varabasappa Temple, Ballari – 583101 **Director/ Guarantor/ Legal Heir:** Smt. Annapurna D S/o Late Mallikarjuna D, 6th Ward, Near Renuka Yalamma Temple, Sanganakallu Ballari – 583103 Also at: H. No.: 146, 1st Ward, Konchigere Village, Siruguppa Taluk, Ballari – 583120 **Legal Heir:** Ms. Kavya Shree S/o Late Mallikarjuna D, 6th Ward, Near Renuka Yalamma Temple, Sanganakallu Ballari – 583103 Also at: H. No.: 146, 1st Ward, Konchigere Village, Siruguppa Taluk, Ballari – 583120 **Legal Heir:** Mr. Pavansutha S/o Late Mallikarjuna D, 6th Ward, Near Renuka Yalamma Temple, Sanganakallu Ballari – 583103 Also at: H. No.: 146, 1st Ward, Konchigere Village, Siruguppa Taluk, Ballari - 583120 **(Since Minor represented by his natural guardian and mother Smt. Annapurna D)**



2	Name and address of Branch, the Secured Creditor:	**STATE BANK OF INDIA,** **STRESSED ASSETS RECOVERY BRANCH (SARB),** **Ground Floor, Avani Emporio,** **Jayachamaraja Nagar,** **HUBBALLI – 580020.**
3	Description of the immovable secured assets to be sold:	**No: SBI/SARB/EA/2026-27/** **Movable assets:** TATA MOTORS VEHICLE TATA INTRA V30 NON-AC BSB-VI/ 2022/ KA-34-C-5976
4	Details of the encumbrances known to the secured creditor:	Nil
5	The secured debt for recovery of which the Property are to be sold:	**Rs.69,75,590.00 (Rupees Sixty Nine Lakh Seventy Five Thousand and Five Hundred Ninety only)** as on 09.11.2026 + interest + cost and expenses costs, charges, etc. and further interest at contractual rate from 10.11.2026 & expenses thereon, with incidental expenses, costs, charges etc.
6	Deposit of earnest money:	**Rs.11,500/- (Rupees Eleven Thousand Five Hundred Only)** **EMD** mentioned above 10% of Reserve price to be transferred/ deposited by bidders in his/ her/ their own Wallet provided by BAANKNET on its e-auction site **https://www.baanknet.com** by means of RTGS/ NEFT.
7	Reserve price of the immovable secured assets:	**Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand Only)**
10	**Account** in which EMD to be remitted.	Bidders own wallet registered with M/s PSB Alliance Private Limited on-site e-Auction **https://baanknet.com** by means of NEFT/ RTGS
11.	**Last Date and Time** within which EMD to be remitted:	**Date: 30.11.2026** **Time: Up to 11:00 AM**
12	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 through the above bank account 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 auction purchaser not exceeding three months from the date of auction.
13.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date: 30.11.2026** **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.



14.	The e-Auction will be conducted through the Bank's approved service provider.	M/s. M/s PSB Alliance Private Limited at its web portal **https://baanknet.com**
15.	(i) Bid increment amount: (ii) Auto extension times. (limited/ unlimited) (iii) Bid currency & unit of measurement	**Rs.10,000/- (Rupees Ten Thousand Only)** Unlimited extensions of 10 minutes each Indian Rupees
16.	**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 persons with mobile number	**Between 11.00 AM to 3.00 PM on any day before the date of auction with prior appointment.** Authorised Officer: **Shri Abhishek Kumar Keshri, Chief Manager** e-mail Id: sbi.40564@sbi.co.in Mobile No. 8957363263 Or approved Resolution Agent, **Shri. Santhi Reddy P** **Contact No. 9603621999** **M/s Rayalaseema Enterprises** **Seizure and Recovery Enforcement Agent**
17.	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 Private Limited, well before the auction date. (The registration process is detailed on the above website). b. The intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s. PSB Alliance Private Limited, 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 Private Limited is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. d. 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 stand as token of

STATE BANK OF INDIA • STRESSED ASSETS RECOVERY BRANCH • HUBBALLI 40564

		acceptances without any new condition other than those already agreed to before start of E-auction. 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 the 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. h. The bid one 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. i. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 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 M/s. PSB Alliance Private Limited. The bidder has to place a request with M/s. PSB Alliance Private Limited 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 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.



		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., owning 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 bank branch only. r. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. 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. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised 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 s. Where sale price of any immovable property is Rs.50.00 Lakh and above, 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. For Movable property the GST at the applicable rate has to be paid by the e Auction purchaser. 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 auction will be entertained. u. 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. v. The Certificate of Sale will be issued in the form given in Appendix III (for movable assets i.e., Plant & 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).

Place: Hubballi
Date: 09.11.2026

Authorised Officer
ಪರವಾಗಿ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಆಫ್ ಇಂಡಿಯಾ ಕೃತ ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬೈಂಕ್
For STATE BANK OF INDIA
State Bank of India, SARB, Hubballi