

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

Property will be sold on '**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**' Basis

1	Name and address of the Borrower	M/s MAKHARIYA AGRO TECH PVT LTD. Rep.by its Managing Director, Mr. Manoj Kumar Agarwal alias Mr. Manoj Kumar Makhariya, # 3-3-201/3, Station Road, Adilabad - 504 001, Telangana
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA ,Stressed Assets Management Branch, Secunderabad H No.5-9-76,2nd Floor, Prabhat Towers, Opp. Amaravathi LHO, Chapel Road,Gunfoundry,HYDERABAD-500001
3	Description of Property/Asset	Land adm Ac 1.21 Gts under Sy.No.114 under revenue village Bhuktapur, Adilabad Municipality in the name of Mrs. Vimla Devi W/o late Gourishankarji (Doc No.2756/2005)
4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorized Officer, there are no encumbrances advised to the Bank. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of the property, and 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 property is 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.
5	The secured debt for recovery of which the property is to be sold	<b>Rs.58,80,65,032.13 (Rupees Fifty eight Crore Eighty Lakhs Sixty five Thousand Thirty two and paise thirteen only)</b> and future interest at contractual rate from 01.04.2025 together with incidental expenses, costs, charges, etc due to the secured creditors from M/s Makhariya Agrotech Pvt Ltd.
6	Deposit of Earnest Money	10% of Reserve price to be submitted to BAANKNET wallet in e-Auction portal <a href="https://baanknet.com">https://baanknet.com</a> by intending bidders through their Bank account.
7	Reserve Price of the immovable secured assets. Bank Account in which EMD to be remitted. Last date and time within which EMD to be remitted:	Property as per details given in the auction notice.  The intending bidder should submit the EMD deposit to BAANKNET wallet in e-Auction portal <a href="https://baanknet.com">https://baanknet.com</a> through their Bank account. As per details given in the auction notice.



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 Authorized Officer, failing which the earnest money deposited by the bidder shall be forfeited. The amount is to be deposited into SBI, SAM Branch office Account (Office Account with No Lien Amounts) with account number 30286184022 at SBI, SAM branch (Br Code No.04106) IFSC: SBIN4106. 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 confirmation of sale.
9	Time and place of public e-auction or time after which sale by any other mode shall be completed	e- auction time: 11.00 A.M to 4.00 P.M on 10.07.2025 on the e-Auction portal ( <a href="https://baanknet.com">https://baanknet.com</a> ) with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.
10	The e-auction will be conducted through the Bank's approved service provider.  e-auction tender documents containing e-action bid form , declaration etc., are available in the website of the service provider as mention above	The intending bidders have to get themselves registered on the e-Auction portal ( <a href="https://baanknet.com">https://baanknet.com</a> ) for participation in the e-auction process. The Bidders have to register themselves well before the auction date as registration of bidders takes minimum of three working days. The intending bidder should submit the EMD deposit to e-Auction wallet in <a href="https://baanknet.com">https://baanknet.com</a> portal through their Bank account.
11	i) Bid increment amount.  ii) Auto extension -----times Limited/unlimited iii) Bid currency and Unit of measurement	i) As mentioned in the auction notice.  ii) 10 Minutes (unlimited)  iii) Rupee and one
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	On 01.07.2025 to 06.07.2025 between 11.00 a.m. to 4.00 p.m. (with prior appointment)  Sri K R Bharath, Authorised Officer on Phone No.9000890579/Sri Srinivas Lolla on phone No.9440722645
13	Other Conditions	a) Bidders shall hold a valid digital Signature Certificate issued by competent authority (Not mandatory) and valid KYC & email ID and Mobile number. E-Mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by e-Auction portal will be conveyed through e mail.

