

ANNEXURE –‘B’

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

Immovable Property will be sold on ‘AS IS WHERE IS’, ‘AS IS WHAT IS’ AND ‘WHATEVER THERE IS’ Basis:

1	Name and address of the Borrowers/Mortgagors:	<p>(1) Smt. Uma Bhaskar, W/o. Sri. P. Bhaskar (2) Ms. Nerosh B, D/o. Sri. Bhaskar P., Both are residing at: (i) No.229, Sri Lakshmi Venkateshwara Nilaya, Thimmayya Road Cross, Opp. Tamil Govt. Primary School, Bharathi Nagar, Bengaluru – 560001. (ii) No.5, Sabapathi Lane, Kamaraj Road, Maharaja Road Cross, Bengaluru – 560 001. (iii) Flat No.201, S.M. Silver Oak, Church Road, T C Palya Main Road, Sonnathammanhalli, Thambuchettypalya, K.R. Puram Hobli, Bengaluru – 560 036. Also at: Ms.Nerosh B., D/o. Sri. P. Bhaskar, Team Executive, M/s Firstsource Solutions Ltd., 4th Floor, Tower 5A & B, Pritech II, SEZ (Ecospace Park), Sarjapura outer Ring Road, VarthurHobli, Bengaluru – 560 103.</p>
2	Name and address of Branch, the Secured Creditor	<p>State Bank of India, Stressed Assets Recovery Branch (SARB), No. 11/90, 3rd Floor, J C Road, Near Old Shivaji Talkies, Bengaluru – 560 002.</p>
3	Description of the immovable secured assets to be sold.	<p><u>Tender No. SBI/SARB/SSC/EA/2020-21/578:</u> <u>SCHEDULE ‘A’ PROPERTY:</u> All that piece and parcel of the property bearing BBMP Khata No.347, Sy. No.1/07, carved out of converted land bearing Sy. No. 1/7 measuring 8 Guntas or 8712 Sq. Feet, converted from Agricultural purpose to Non-agricultural vide Official Memorandum bearing No.A.L.N.(E) SR (KH) 06/2013-14 dated 07.08.2013, issued by Deputy Commissioner, Bengaluru District, Bengaluru, situated at Sonnathamahalli village @ ThambuchettyPalya, K R Puram Hobli, Bengaluru East Taluk, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the: East by: Sri J Balappa’s Property, West by: Land of Sri M S Jacob, North by: Land of Sri Jayarama Reddy, South by: Road.</p> <p><u>SCHEDULE ‘B’ PROPERTY:</u> 312 Sq. ft. undivided right, title and interest in the immovable property mentioned in Schedule ‘A’ above.</p> <p><u>SCHEDULE ‘C’ PROPERTY:</u> Residential Flat bearing No.201 in Second Floor, measuring 1055 sq. ft. Super Built up Area, containing Two Bed Rooms, with RCC Roofing, Vitrified Tiles Flooring and Aluminum Windows, together with One Covered Car Parking Space along with proportionate share in common areas such as Passages, Lobbies, Lift and Staircase contained in the multistoried building constructed on the Schedule ‘A’ Property known as ‘ S M SILVER OAK’, standing in the joint names of Smt. Uma Bhaskar and Ms. Nerosh B. vide Sale Deed dated 18.3.2016 and registered as Document No.BNS-1-18849/2015-16 and CD No.BNSD420 at the Office of the Sub Registrar, Shivaji</p>

		Nagar (Banasawadi), Bengaluru.
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.71,50,196/- (Rupees Seventy one Lakhs fifty Thousand one Hundred and ninety six Only) as on 31.05.2020 + interest from 01.06.2020 + costs, charges and incidental expenses.
6	Deposit of earnest money	EMD: Rs.3,60,000/- being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account No.37608351424 or Demand Draft drawn in favour of 'SBI -SARB -Parking A/c.' from any branch of any Nationalised or Scheduled Bank
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:	Rs.36,00,000/- (Rupees Thirty Six Lakhs Only) A/c No.: 37608351424 IFSC: SBIN0005173 Bank:State Bank of India, SARB, Bengaluru Address: No. 11/90, 3 rd Floor, J C Road, Near Old Shivaji Talkies, Bengaluru – 560 002. EMD:Rs.3,60,000/- Time: Up to 4.00 P.M. Date: 16.07.2020
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 15 th day of confirmation of sale of the secured asset.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 18.07.2020 Time: 60 Minutes From 2.30 p.m. to 3.30 p.m. , with unlimited extension of five 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-Auction bid form, declaration etc., are available in the website	M/s. Antares System Ltd, No.24,sudha Complex, 3rd Stage, 4th Block,Basaveswaranagar, Bengaluru. 560079 Help Line Nos.9686196753/55/56 , Land Line 080 49352000, e-mail ID: manohar.s@antaressystems.com Web portal www.tenderwizard.com/SBIEAUCTIONS . Contact Person: Sri Manohar S.

	of the service provider as mentioned above	
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs.50,000/- (Rupees Fifty Thousand Only) Unlimited extensions of 5 minutes each 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 persons with mobile number	Between 11.00 A.M. and 3.00 P.M. on any day before the date of auction with prior appointment. Authorised Officer: Smt.Saly Joseph, Chief Manager Land Line No. (Office): 080-25943663/64, Mb. No.: 9008523422 CCO: Shri. S. S. Chandrashekhar, Mb-9480811732,
13	Other Conditions	E-Auction sale of Mortgaged/Charged immovable Properties is being held on “ AS IS WHERE IS ”, “ AS IS WHAT IS ” and “ WHATEVER THERE IS ” basis and will be conducted “Online”. The auction will be conducted through the State Bank of India’s approved service provider M/s.Antares Systems Ltd , at their web portal www.tenderwizard.com/SBIEAUCTIONS . E-Auction Tender Document containing online e-auction Bid Application, Declaration, General Terms and Conditions of online auction sale are available in www.tenderwizard.com/SBIEAUCTIONS and www.sbi.co.in 1. 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.

2. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS Transfer or online Transfer into the Account No. 37608351424 in favour of "SBI-SARB-Parking Ac" at State Bank of India, SARB, Bengaluru, Branch Code: 05173, IFSC Code: SBIN0005173. Copy of the supportive documents like challan/ receipt should be attached to the Bid Application.
3. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID.(e-mail Id is absolutely necessary for the intending bidders as all the relevant information and allotment of ID & password by M/s.Antares Systems Ltd. may be conveyed through e-mail.
4. The intending bidders should submit the evidence of EMD deposit like Challan /UTR number along with request letter for participation in the e-auction and self attested copies of (i) Proof of Identification(KYC) viz. Voter ID Card/Driving License/Passport etc., (ii) Current Address-Proof of communication, (iii) PAN Card of the bidder iv) valid e mail ID v) Contact No.(Mobile, Land Line No.) for communication etc., to the Authorised Officer, State Bank Of India, Stressed Assets Recovery Branch, No.11/90, 3rd Floor, J C Road, Bengaluru - 560002 **on or before 16.07.2020** upto 4.00 P.M. Scanned copies of the original of these documents can also be submitted through email to the authorized officer.
5. In case of joint bidders, an authorization letter signed by all the bidders authorizing actual bidder (one among them who is holding a valid Digital Signature Certificate) to submit and participate in the bid on their behalf should be attached. In case the bidder is a company/LLP, a copy of the resolution passed by the Board of Directors authorizing the actual bidder, who is holding a valid Digital Signature, to submit and participate in the bid on its behalf should be attached. In case of Partnership/AOP/Trust, a letter of authorization in favour of a person authorizing him (who is holding a valid Digital Signature Certificate) to submit and participate in the bid on their behalf should be attached to the bid form.

		<ol style="list-style-type: none">6. Names of the Eligible Bidders will be identified by State Bank of India, SARB, Bengaluru to participate in online e-auction on the portal M/s. Antares System Ltd, No.24,sudha Complex, 3rd Stage, 4th Block,Basaveswaranagar, Bengaluru. 560079. Help Line Nos.9686196753/55/56 , Land Line 080 49352000, e-mail ID: manohar.s@antaressystems.com Web portal www.tenderwizard.com/SBIEAUCTIONS. Contact Person Sri Manohar.S will provide User ID & Password after due verification of PAN of the Eligible Bidders.7. 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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction8. 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.9. 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.12 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 .13 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.14. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.15. 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.16. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price17. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained
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Place: Bengaluru
Date: 30.06.2020

Authorised Officer