

ANNEXURE-B

TERMS AND CONDITIONS OF SALE:

Property (Immovable Asset) will be sold on 07.08.2024

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

1	Name and address of the Borrower/ Guarantors/ Mortgagor	M/s. Friendly Motors India Pvt.Ltd No.922, New Kantha Raj Urs Road, Lakshmipuram Mysuru City, Mysore District-570004 Represented by its Directors: 1) Sri. Yashodhar Gangappa Nayak (Managing Director) No.252, 7th Cross, 3rd Main Road, 3rd Stage, Gokulam, Mysuru City, Mysuru District-570002. 2) Sri.Raghu Chaitanya Nayak (Director) No.252, 7th Cross, 3rd Main Road, 3rd Stage, Gokulam, Mysuru City, Mysuru District-570002 3) Mrs.JyothsanaNayak (Director) No.252, 7th Cross, 3rd Main Road, 3rd Stage, Gokulam, Mysuru City, Mysuru District-570002 4) Mrs.Shubha Nayak (Director) No.922, New Kantha Raj Urs Road Lakshmipuram Mysuru City, Mysore District-570004
2	Name and address of Branch, the Secured Creditor	STATE BANK OF INDIA, Stressed Asset Management Branch 2 nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru -560 001.
3	Description of the immovable secured assets to be sold.	(i)Tender No: SBIN400007047404 Name of the Title Deed Holder: Sri. Raghu Chaitanya Nayak All that piece & parcel of Immovable Property bearing Site No: 109, formed in Sy Nos.340/1, 340/2 and 343/1,2,3,4,5 Situated at Srirangapatna Village, KasabaHobli, Mandya District-571438 totally measuring 108Sqmt or 1162.08Sqft bounded by East: site no.108 West: site no.110, North: site no.102 and South: Road Reserve price: Rs.21,00,000/- (ii)Tender No: SBIN400007047422 Name of the Title Deed Holder: Sri. Raghu Chaitanya Nayak All that piece & parcel of Immovable Property bearing Site No: 154 formed in Sy Nos.340/1, 340/2 and 343/1,2,3,4,5 Situated at Srirangapatna Village, KasabaHobli, Mandya District-571438 totally measuring 162.64Sqmt or 1750Sqft bounded by East: Garden West: Road, North: Road and South: Garden Reserve price: Rs.27,00,000/-

		(iii)Tender No: SBIN400007047423 Name of the Title Deed Holder: Sri. Raghu Chaitanya Nayak All that piece & parcel of Immovable Property bearing Site No: 155 formed in Sy Nos.340/1, 340/2 and 343/1,2,3,4,5 Situated at Srirangapatna Village, KasabaHobli, Mandya District-571438 totally measuring Sq mt or 2099.92Sqft bounded by East: Garden West: Road, North: Garden and South: Road Reserve price: Rs.32,00,000/-
4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt for recovery of which the property is to be sold	Rs.17,55,72,260.00- (Rupees Seventeen Crore fifty five Lakhs seventy-Two Thousand two Hundred sixty Only) as on 15.07.2024 and further interest at contractual rate from 16.07.2024 with incidental expenses, costs, charges etc
6	Deposit of earnest money (EMD)	(i) EMD Rs.2,10,000/- and Bid Increment Rs.25,000/- (ii) EMD Rs.2,70,000/- and Bid Increment Rs.25,000/- (iii) EMD Rs.3,20,000/- and Bid Increment Rs.25,000/- EMD as mentioned above (10% of Reserve price) to be transferred / deposited by bidders in his / her/ their own Wallet provided on its e-auction site PSB Alliance Pvt Limited https://www.ebkray.in by means of RTGS/NEFT.
7	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be deposited	PROPERTY No.(i): Rs.21,00,000/- PROPERTY No.(ii): Rs.27,00,000/- PROPERTY No.(iii): Rs.32,00,000/- Bidders own wallet Registered on its e-auction site, PSB Alliance Pvt Limited https://ebkray.in by means of RTGS/NEFT.
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 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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 07.08.2024, As detailed in Annexure A (i) Tender No: SBIN400007047404 From 11.00 a.m. to 4.00 p.m (ii) Tender No: SBIN400007047422 From 11.00 a.m. to 4.00 p.m (iii) Tender No: SBIN400007047423 From 11.00 a.m. to 4.00 p.m

		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-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	PSB Alliance Pvt Limited at the web portal https://www.ebkray.in
11	(i) Bid increment amount: (ii) Auto extension: 5mt times. (unlimited) (iii) Bid currency & unit of measurement	PROPERTY NO. (i): Rs.25,000.00 PROPERTY NO. (ii): Rs.25,000.00 PROPERTY NO. (iii): Rs.25,000.00 Unlimited extensions of 10 minutes each if a bid is placed in the last 10 minutes of the scheduled closing time of e Auction and bidding continues further Indian Rupees
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 No.	Between 11.00 AM and 4.00 PM on any working day before auction date with prior appointment. Authorised Officer: Sri. Krishnamurthy. C Assistant General Manager (CLO -IV) – +91 8008572034 M/s. Ram Agency, Bangalore Representative: Sri. Ramkumar, Cell No.9845045747
13	Other Conditions	(a) The Bidders should get themselves registered on PSB Alliance Pvt Limited https://www.ebkray.in by providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC 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 PSB Alliance Pvt Limited at https://www.ebkray.in 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 PSB Alliance Pvt Limited is reflecting the EMD amount without which the system will not

		<p>allow the bidder to participate in the e-auction.</p> <p>(d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the Bank and the remaining amount i.e.,25% of the sale price to be paid immediately i.e., on same day or not later than the next working day as the case may be.</p> <p>(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.</p> <p>(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.</p> <p>(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 herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) 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.</p> <p>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance Pvt Limited. The bidder has to place a request with PSB Alliance Pvt 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).</p> <p>(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.</p> <p>(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.</p> <p>(o) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer</p>
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	<p>charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p> <p>(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.</p> <p>(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 of the concerned bank branch only.</p> <p>(r) 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.</p> <p>(s) 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.</p> <p>(t) 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.</p> <p>(u) The Certificate of Sale will be issued in 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> <p>(v) This sale will attract the provision of sec.194-IA of the Income Tax Act.</p>
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Place: Bengaluru
Date: 16.07.2024

Sd/-
Assistant General Manager & Authorised Officer,
State Bank of India,
Stressed Asset Management Branch,
Bengaluru.