

(Annexure-15 A)

**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

01	Name and Address of the Borrower	<b>M/s Tirumala Traders</b> Plot No. 470, Sahid Nagar Near Sahid Sporting Club Bhubaneswar, Odisha-751007
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch (Code-05174), Plot No.778, Saheed Nagar, Bhubaneswar-751007
03	Description of the immovable secured assets to be sold	Part and parcel of the property situated at Dist-Khurda, Tahsil-Jatni, Mouza-Kuha, Plot No. 631, Khata No. 225 (Hal Correction Khata No. 377/98) etc. admeasuring total Area: Ac 0.689 dec Full Plot, out of which sold area: <b>Ac.0.007.39 dec</b> (i.e. 322.26 Sq ft) transferred in the name of Mrs. Sikalu Narmada, W/o-Mr. S Krishna Rao being the proportionate impartible undivided share in the total land admeasuring Ac 0.689 dec together with residential framed structure finished house bearing <b>Flat No.: 507 (2 BHK type)</b> measuring <b>960 sq ft</b> Super Built up area with vitrified tile flooring on <b>Block-A, 5<sup>th</sup> Floor</b> in the residential complex named & styled as <b>“TRAHI JAGANNATH ENCLAVE.”</b>
04	Details of the encumbrances know to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, asset put on auction, title of the property prior to submitting their bid.  <b>The property is under the Physical Possession of Bank.</b>
05	The secured debt for recovery of which the property is to be sold	<b>Rs. 1,67,23,397.00 (Rupees One Crore Sixty Seven Lacs Twenty Three Thousand Three Hundred Ninety Seven Only)</b> as on 20.06.2024 with further interest and incidental expenses, costs etc. thereon and interest from 21.06.2024.
06	Deposit of earnest money	<b>EMD: Rs.3,50,000.00 (Rupees Three Lacs Fifty Thousand Only)</b> being the 10% of Reserve price to be submitted to BAANKNET wallet in BAANKNET portal ( <a href="https://baanknet.com">https://baanknet.com</a> ) by intending bidders through their bank account.
07	Reserve price of the immovable secured assets: Bank account/ Wallet in which EMD to be remitted.  Last Date and Time within which EMD to be remitted	<b>Reserve Price of Rs. 35,00,000.00 (Rupees Thirty Five Lacs Only)</b>  The intending bidder should submit the EMD deposit to BAANKNET wallet in BAANKNET portal ( <a href="https://baanknet.com">https://baanknet.com</a> ) through their Bank account.  The Intending bidder should take care that the EMD is transferred by <b>3:30 PM on 25.06.2025.</b>
08	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 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 e-Auction.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date & time of e-auction: <b>25.06.2025 from 3.00 PM to 4.00 PM</b> on the Baanknet 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	<a href="https://baanknet.com">https://baanknet.com</a>  The intending bidders have to get themselves registered on the BAANKNET PORTAL ( <a href="https://baanknet.com">https://baanknet.com</a> ) for participation in the e-auction process. The Bidders have to get register themselves well before the auction date as registration of bidders takes minimum of 3-4 working days. The intending bidder should submit the EMD deposit to BAANKNET wallet in BAANKNET portal ( <a href="https://baanknet.com">https://baanknet.com</a> ) through their Bank account.
11	(i) Bid increment amount: (ii) Auto extension: Unlimited extension (iii) Bid currency & unit of measurement	<b>Rs. 50,000/-</b>  10 minutes each.  INR
12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	Date: <b>21.06.2025</b>  Time: 11.00 AM to 4.00 PM  Name: Shri J K Sahoo                      Mobile No. 7993623381 Shri A. K. Mohanty, Mobile No. 9437552535 e-mail: <a href="mailto:sbi.05174@sbi.co.in">sbi.05174@sbi.co.in</a>
13	Other conditions	(a). The Bidders should get themselves registered on <a href="https://baanknet.com">https://baanknet.com</a> by providing requisite KYC documents and registration fee well before the auction date. The registration process takes minimum of three to four working days. (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 at BAANKNET PORTAL in <a href="https://baanknet.com">https://baanknet.com</a> by means of NEFT/ RTGS transfer from his bank account. (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with BAANKNET PORTAL 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 Authorised Officer of the bank and the remaining amount i.e 25 % of final bid price to be paid immediately i.e. on

		<p>the same day or not later than 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 &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>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 A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(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 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 charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p>
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14	Details of pending litigation, if any, in respect of property proposed to be sold.	<p>A writ Petition was filed by one of the personal guarantors in Hon'ble High Court of Orissa challenging the SARFAESI process. However, the same was dismissed by the High Court.</p> <p>SA filed by one of the Personal Guarantors of the borrower in DRT Cuttack. The same is pending before DRT. However, no stay order is there as on date.</p>

Date: **19-05-2025**  
Place: Bhubaneswar

AUTHORISED OFFICER  
STATE BANK OF INDIA  
SARB, BHUBANESWAR