

THE TERMS AND CONDITIONS OF SALE:

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

1	Name and address of the Borrower/ Guarantors/ Mortgagor	<p>M/s. Friendly Motoreycles, No.1825, Arundhati Complex, Adichunchanagiri Road, K Block, Kuvempunagar, Mysore District-570023</p> <p><u>Also, at:</u></p> <p>#66, Lavelle Road, Bangalore Karnataka 560001</p> <p>Represented by its Partners:</p> <p>1) Sri. Raghu Chaitanya Nayak, S/o Yashodhar G Nayak, No.252, 7th Cross, 4th Main Road, 3rd Stage, Gokulam, Mysuru City, Mysuru District-570002.</p> <p>2). Sri. Shreyas Maniyankode Vimal Kumar. S/o Vimal Kumar Maniyankode Padmarajugowder, Nirmala Estate, PO Muttil, Wayanad District, Kerala -673122</p> <p><u>Also, at:</u> No.204, Vaswani Golf Vista, Hazel Bloch, Challagatta, Bangalore North 560037</p>
2	Name and address of Branch, the Secured Creditor	<p>STATE BANK OF INDIA, Stressed Asset Management Branch 2nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru -560 001.</p>
3	Description of the immovable secured assets to be sold.	<p align="center"><u>DESCRIPTION OF PROPERTIES</u></p> <p align="center">PROPERTY No.1</p> <p>Tender No: SBIN200066393607</p> <p>Name of the Title Deed Holder: Sri. Raghu Chaitanya Nayak Residential site situated at Srirangapatna village, Kasaba Hobli, Srirangapatna Taluk, Mandya District formed in schedule 'A' property viz. Sy.Nos.340/1 -2 & Sy.No.343/1 -5 bearing site No.67 measuring East to West 47 feet 11(1/2) inches and North to south 110 feet 2 inches bounded by: North: CA Site South: Road East: Site No.66 & 69 West: Site No. 68</p>

<p>(ii) Auto extension: 5mt times. (unlimited)</p> <p>(iii) Bid currency & unit of measurement</p>	<p>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</p> <p>Indian Rupees</p>
<p>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.</p>	<p>Between 11.00 AM and 4.00 PM on any working day before auction date with prior appointment.</p> <p>Authorised Officer: Sri. Krishnamurthy. C Assistant General Manager (CLO -IV) – +91 8008572034</p> <p>M/s. Ram Agency, Bangalore Representative: Sri. Ramkumar, Cell No.9845045747</p>
<p>13 Other Conditions</p>	<p>(a). The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. 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 takes minimum of two working days. (Registration process is detailed on the above website).</p> <p>(b). The Intending bidder should transfer the EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. by means of NEFT transfer from his bank account. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card / Driving Licence/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, SAMB, Bangalore by 09.07.2024 before 4.00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(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 M/s. MSTC Ltd is reflecting the EMD amount without which the system will not 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 sale price to be paid immediately i.e. on 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</p>

/ 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 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 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.

(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(j) 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.

(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(l) 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.

(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd 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).

(n) 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.

(o) 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) 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>(q) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(r) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p> <p>(s) 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>(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.</p> <p>(u) This sale will attract the provision of sec.194-1A of the Income Tax Act.</p> <p>(v) 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>(x) In case the Sale price is Rs 50.00 lakh or above, this sale will attract the provision of sec.194-1A of the Income Tax Act.</p>
14	<p>Details of pending litigation, if any, in respect of property proposed to be sold</p> <p>Nil</p>

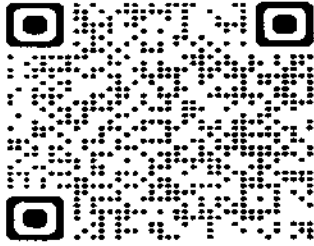
For STATE BANK OF INDIA

[Signature]
 Asst. Gen. Manager & Authorised Officer
 Stressed Asset Management Branch
 Bengaluru - 560 001

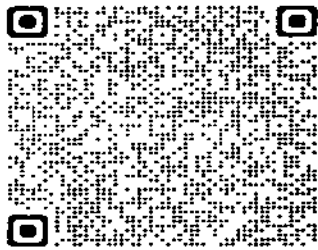
Assistant General Manager & Authorised Officer,
 State Bank of India,
 Stressed Asset Management Branch,
 Bengaluru.

Place: Bengaluru
 Date: 18.06.2024

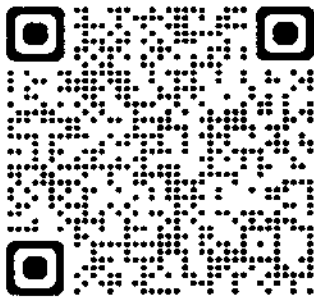
Annexure A



Annexure B



Site 67



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