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

<table>
<tr><td>01</td><td>Name and Address of the Borrower</td><td>M/s. Advantage Overseas Pvt. Ltd.

414/A-Wing, 4th Floor, Express Zone, Off W.E. Highway, Malad (East), Mumbai (MH) 400097, Maharashtra</td></tr>
<tr><td>02</td><td>Name and address of Branch, the secured creditor</td><td>Stressed Asset Management Branch-II (SAMB-II), Raheja Chambers, Ground floor, Free Press Journal Marg, Nariman Point, Mumbai 400 021
Email – team7.15859@sbi.co.in
Contact No – 9985592115</td></tr>
<tr><td>03</td><td>Description of the immovable secured assets to be sold</td><td>1. Land and Industrial construction thereon

(i) Land bearing old khasra no. 155/1 area 8 bigha, khasra no.155/3 area 7 bigha 17 biswa, khasra no.155/4 area 10 bigha, khasra no.155/5, area 2 bigha and now new khasra no. 564/155 area 8 bigha, 566/155 area 7 bigha 17 biswa, 567/155 area 10 bigha, 568/155 area 2 bigha, total area 27 bigha 17 biswa located at village Ramganj, Bundi, Rajasthan. Registration dated 07.10.2016, book no.01, jild no.498, page no.116, serial no.2016004132 and book no.01, jild no.1646, page no.47 to 53 at Bundi.

(ii) Land bearing khasra no.565/155, area 9 bigha located at village Ramganj, Bundi, Rajasthan. Registration dated 07.10.2016, book no.01, jild no.498, page no.115, serial no.2016004131 and book no.01, jild no.1646, page no.40 to 46 at Bundi.

(iii) Land bearing new khasra no.5651155, area 3 bigha located at village Ramganj, Bundi, Rajasthan. Registration dated 07.10.2016, book no.01, jid no.498, page no.114, serial no. 2016004130 and book no.01, jild no.1646, page no.33 to 39 at Bundi.

With total area (AMALGAMATED) of 63985 Square metres approximately in the name of Corporate Guarantor M/s Advantage Oils Private Limited. (PHYSICAL POSSESSION)

<table><tr><td>Bank website www.sbi.co.in</td><td>E-auction website</td></tr><tr><td></td><td></td></tr></table></td></tr>
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<tr><td></td><td></td><td>
<table>
<tr><td>Property ID No</td><td>Property Location:</td><td>Video / Photos of Property</td></tr>
<tr><td>Lot No 1: SBIN200014095578</td><td></td><td></td></tr>
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</td></tr>
<tr><td>04</td><td>Details of the encumbrances known to the secured creditor</td><td>Nil</td></tr>
<tr><td>05</td><td>The secured debt for recovery of which the property is to be sold</td><td>Rs.1408,57,30,754/- (Rupees One Thousand Four Hundred eight crores fifty-seven lakhs thirty thousand seven hundred fifty-four only) + interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any)

(Outstanding as on 31.12.2018)</td></tr>
<tr><td>06</td><td>Deposit of earnest money</td><td>EMD:
1. Rs. 2,40,00,000/- (Rupees Two Crores Forty lakhs only)
Being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by BAANKNET on its e-auction site https://baanknet.com/eauction-psb/eauction/buyer/ by means of RTGS/NEFT.</td></tr>
<tr><td>07</td><td>Reserve price of the immovable secured assets:

Account/ Wallet in which EMD to be remitted

Last Date and Time</td><td>1. Rs. 24,00,00,000/- (Rupees Twenty-Four Crores only)

Bidders own wallet Registered with BAANKNET on its e- auction site https://baanknet.com/eauction-psb/eauction/buyer/
by means of RTGS/NEFT

08.10.2026 on or before 10.00 a.m.</td></tr>
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	within which EMD to be remitted	
08	Time and manner of payment	The successful bidder shall deposit 25% of the sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than the 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	The e-Auction will be conducted on **08.10.2026 from 11:00 a.m. to 4.00 p.m.**
10	The e-Auction will be conducted through the Bank's approved sale service provider	BAANKNET at the web portal https://baanknet.com/eauction-psb/eauction/buyer/auction-list
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) Rs.10,00,000.00 (ii) Unlimited (iii) Indian Rupees (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 person with mobile number	1. **30.09.2026 from 11.00 a.m. to 2.30 p.m.** Contact Person – Syam Kishore Maddela Mobile-9985592115
13	Other conditions	a) Intending Bidders should get themselves registered on BAANKNET by providing requisite KYC documents and registration fee as per the practice followed by BAANKNET well before the auction date. The registration process takes a minimum of two working days. (Registration process is detailed on the above website). b) Bidders have to visit the website (https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com c) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) d) 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 eauction process/ proceed with conventional mode of tendering. e) 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. f) 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. g) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained at https://baanknet.com/eauction-psb/eauction/buyer/ by means of NEFT/ RTGS transfer from his bank account. 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) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system. 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, TDS, etc. for transfer of the property in his/her name. 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. r) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable 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. s) In case of 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 of 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. t) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of saleby secured creditor. The sale certificate shall be issued in the name of the successful bidder. Provided if the sale price is above Rs.50,00,0000.00, it shall be responsibility of the auction purchaser has to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of

		Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. No request for change of name in the sale certificate other than the person who submitted the bid/participated in auction will be entertained. u) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be be paid on the amount deposited during this period. No request of for return of deposit either in part or full/ cancellation of sale will be entertained. v) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com portal only w) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e-auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatso ever from the bidder thereon affecting the auction process. x) Where land & building and plant & machinery both are put on the same auction under different Lot, Authorised Officer reserves right to confirm the sale immovable property only if plant and machinery is sold out.
14	Details of pending litigation, if any, in respect of property proposed to be sold	Nil

Date: 02.09.2026
Place: Mumbai

AUTHORISED OFFICER
STATE BANK OF INDIA