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 and Guarantor	**M/s Kanishk Gold Private Limited** having its Registered Office at 7th Floor, Prashant Real Gold Tower, No.39, North Usman Road, T.Nagar, Chennai - 600 017 (Represented by its Liquidator) also at Office of the Liquidator, Kanishk Gold Private Limited in Liquidation, 397, Precision Plaza, No.23, Third Floor, Teynampet, Anna Salai, Chennai – 600018 **Shri.Bhoopesh Kumar Jain** residing at Flat No:F,6th Floor, Block No:II, "The ART", Kothari Road, Nungambakkam, Chennai – 600 034 and also at Shatrunjay Apts, Block-2, 42/57, Vepery High Road, Chennai – 600 007 (Personal Guarantor) **Smt.Neeta Jain** residing at Flat No:F,6th Floor, Block No:II, "The ART", Kothari Road, Nungambakkam, Chennai – 600 034 and also at Shatrunjay Apts, Block-2, 42/57, Vepery High Road, Chennai – 600 007 (Personal Guarantor) M**/s Kerryon Automart Private Limited**, 863, Marshall House, 33/1, N S Road, Kolkata – 700 001 (corporate guarantor)
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, Red Cross Building, No 32, Red Cross Road, Egmore, Chennai - 8
3	Description of the immovable secured assets to be sold.	**Equitable Mortgage of Immovable property/ies on Pari-Passu basis with consortium banks (State Bank of India, Punjab National Bank, Bank of India, IDBI Bank Ltd, e-Syndicate Bank, Union Bank of India, UCO Bank, Central Bank of India, Corporation Bank, Bank of Baroda, Tamilnad Mercantile Bank Ltd, HDFC Bank Ltd, ICICI Bank Ltd and e-Andhra Bank)** **PROPERTY NO 1** **Building at Cathedral Road, Chennai:** All that Piece and Parcel of Premises being 2nd floor portion admeasuring 2290 sq.ft inclusive of common share of the building 'Khazana plaza' and situated at Door No.36, Cathedral Road, Chennai – 600 086 together with 540 sq.ft of undivided share in the land admeasuring 4907.47sq.ft (out of 3 grounds and 10 sq.ft) and comprised in R.S. No.1297/3 and 1297/4, Block No. 26 of Teynampet Village, Chennai Central District and Bounded on the North by : Property belonging to Ahamed Buhari and others South by : Lane East by : R.S. Nos. 1295 and 1296 West by : Cathedral Road Situated within the Sub Registration District of Chennai Central Joint I and within the Registration District of Chennai Central covered under Sale Deed Document No. 320/2003 dated 26.03.2003 in the name of Mr.Bhoopesh Kumar Jain **PROPERTY NO 2** **SCHEDULE - A** Item 1 All that piece and parcel of land of an extent of 4 grounds and 2110 sq.ft comprised in R.S. No. 565/5, 566/2 and 567/34 in Block No. 33 of Nungambakkam Division, Egmore-Nungambakkam Taluk, Chennai situated at No.29, Kothari Road, Nungambakkam, Chennai 600 034. Bounded on the North by : Land in R.S. No. 565/1 South by : Land in R.S. No. 567/16 Part East by : Kothari Road

		West by : Land in R.S. Nos. 565/2 Part, 566/1 and 567/1 situated within the Registration District of Central Chennai and Sub Registration District of Thousand Lights <u>Item 2</u> All that piece and parcel of land of an extent of 16 grounds and 2357sq.ft comprised in R.S No. 565/1,565/2,566/1,567/1,564/1,564/2,559/2 and 560/4 in Block No. 33 of Nungambakkam Division, Egmore-Nungambakkam Taluk,Chennai situated at No.28, Kothari Road, Nungambakkam, Chennai 600 034. <u>Bounded by the</u> North by : Land in R.S. No. 565/4,565/3, 564/7 and 559/15 South by : Land in R.S. No. 565/5,567/16 Part 564/3 and 562 East by : Land in Block No.30 (Kothari Road) and Land in R.S. Nos. 565/5, 562/2 and 567/34 West by : Land in R.S.Nos.559/9Part, 559/10, 559/11, 559/17, 559/16 and 560/5 Situated within the Registration District of Central Chennai and Sub Registration District of Thousand Lights. **<u>SCHEDULE - B</u>** All the piece and parcel of of land of an extent of 52,467 sq.ft. Comprised in R.S. No.565/5, 566/2, 567/34, 565/1, 565/2, 566/1, 567/1, 564/1, 564/2, 559/2, 560/4 in Block No.33 of Nungambakkam Division, Egmore-Nungambakkam Taluk, Chennai situated at No.28 & 29, Kothari Road, Nungambakkam, Chennai 600 034 <u>Bounded on the</u> North by : Land in S.No.565/4,565/3,564/7 and 559/15 South by : Land in S.No.567/16,564/3 and 562 East by : Kothari Road West by : Land in S.Nos.559/9 (Part), 559/10, 559/11, 559/17 559/16 and 560/5 Situated within the Registration District of Central Chennai and Joint - II Sub Registration District of Thousand Lights **<u>SCHEDULE - C</u>** 1/21st UDS in land described in Schedule B above and UDS being an aggregate of a 0.202/21st UDS from the First Vendor and 0.798/21th UDS from the Second Vendor together with 5350 Sq. ft., Built up area, Flat bearing No. F, 6th floor, Block No. 2, "THE ART" in Schedule B Covered under Sale Deed Document No.316/2011 dated 06.04.2011 in the name of Mr.Bhoopesh Kumar Jain and mortgaged to SBI Consortium under Memorandum of Deposit of Title Deeds bearing Doc. Nos. 468/2013, 242/2016, 343/2017
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.2,526,88,40,693/- (Rupees Two Thousand Five Hundred Twenty Six Crore Eighty Eight Lakhs Forty Thousand Six Hundred and Ninety Three Only)** as on 31.07.2026 + interest thereon + expenses and costs thereon

6	**Earnest Money to be deposited**	Property No 1: EMD: Rs 23,80,000/- (Rupees Twenty Three Lakh Eighty Thousand only) Property No 2: EMD: Rs 1,18,30,000/- (Rupees One Crore Eighteen Lakhs Thirty Thousand only) being 10% of the reserve price shall be deposited to credit of Baanknet E-WALLET
	Last Date and Time within which EMD to be remitted:	**EMD**: Being 10% of the reserve price shall be deposited through **NEFT** to credit of BAANKNET e-wallet. Interested bidders may deposit pre-bid EMD with M/s. BAANKNET before the closure of the e-auction. Credit of the pre-bid shall be given to the bidder only after receipt of payment in M/s. BAANKNET's wallet account and updation of such information in the e-auction website. This may take sometime as per banking process and hence bidders, in their own interest are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.
7	**Reserve Price**	Property No 1: Rs. 2,38,00,000/- (Rupees Two Crore Thirty Eight Lakhs only) Property No 2: Rs. 11,83,00,000/- (Rupees Eleven Crore Eighty Three Lakhs only)
8	**Bank account** in which the payment to be remitted	On successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NET BANKING/FUND TRANSFER to the A/c No.: **30319576399** IFSC: **SBIN0000878** NAME:**SBI SAMB CHENNAI** Bank : State Bank of India Address: Annasalai Branch
	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.
9	Time and place of public e-auction or time after which sale by any other mode shall be completed.	Property 1&2 11:00 Hrs to 16:00 Hrs (with unlimited extensions) Online 06.10.2026
10	The auction will be conducted online only, through the web portal **https://baanknet.com.** For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in **https://baanknet.com** & **https://sbi.bank.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others**	
11	(i) Bid increment amount:	Property No 1: Rs 2,00,000/- Property No 2: Rs. 5,00,000/-
	(ii) Auto extension: times.(limited /**unlimited**)	Unlimited extensions of 10 minutes each
	(iii) Bid currency & unit of measurement	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.	19.09.2026 between 11:00 am and 4:00 pm
	Contact person with mobile number	1. Eswara Moorthy M (AGM) Mobile No. 7358249890 2. Sivarama Krishnan K (Mgr) Mobile No.9566598186
13	Other conditions a) Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only.	

Registration involves a process of the bidder filling up an online form and then submitting KYC Documents

NOTE: Registration to be completed by bidder well in advance, before e-auction date to avoid last minute issues. Contact details of Baanknet – Email:support.ebkray@psballiance.com. Phone:- +91-8291220220

b) 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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.

c) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the website and it will be refunded. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.

d) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending 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 Authorized Officer to withdraw his bid, either on the ground of discrepancy in Size/area, defect in title, encumbrances or any other ground whatsoever.

e) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

f) 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 after adjusting EMD already paid, to be paid immediately i.e. on the same day or not later than next working day, as the case may be. **The said amount has to be remitted to the Bank Collection Account No: 30319576399, IFSC: SBIN0000878, Account Name - SBI, Stressed Assets Management Branch, Chennai.** The sale confirmation advice will be issued on satisfactory verification of the KYC and other formalities.

g) 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

h) 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.

i) 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.

j) 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.

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

l) 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.

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

n) 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.

o) The EMD of the unsuccessful bidder will be refunded from global EMD wallet to their respective A/c numbers shared with global EMD wallet. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

p) 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

q) 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 it may be subsequently sold.

r) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST, etc. for transfer of the property in his/her name.

s) 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 only.

	t) 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 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 Authorized Officer of the concerned bank branch only. u) 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 e-Auction will be entertained. v) Successful auction purchaser has to deduct TDS in the name of the owner of the said property and remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. Sale Certificate shall be issued only on receipt of Form 26QB & Challan for having remitted the TDS. w) To facilitate the auction purchaser to deduct TDS and furnish Form 26QB & Challan as above, the Authorized Officer will furnish the PAN of the owner of the property to the purchaser. As per the provisions of Section 206 AA of the Income Tax Act, 1961, in the absence of PAN of the deductee (owner of the property), purchaser would be required to deduct TDS at the higher rate prescribed under the said Section.	
14	Details of pending litigation, if any, in respect of the property proposed to be sold	Nil as on date

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Date: 27.08.2026 Asst. General Manager &

Place: Chennai **AUTHORISED OFFICER**