THESE TERMS AND CONDITIONS OF SALE ARE ALSO UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR i.e. https://bank.sbi

Property will be sold on “AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” Basis

<table>
<tr><td>1</td><td>Name and Address of the Borrower</td><td>M/S Rikosh Fashions Pvt. Ltd.
Corporate office: 605, Business Classic, Chincholi Bunder Road, Malad (West), Mumbai-400064</td></tr>
<tr><td>2</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 – team4.15859@sbi.co.in
Contact No – 9822472850</td></tr>
<tr><td>3</td><td>Description of the immovable and movable secured assets to be sold</td><td>Shop no-10 (Erstwhile known as Shop No-8, B1, Tapovan CHS), (with respective car parking-allotment pending) on ground floor of Sheetal Tapovan on CTS 823-A, 823-B, 823-C, 823/1, 818, Ranisati Marg, Pathanwadi, Malad, (East), Mumbai-400097 in the name of M/s. Rikosh Fashions Pvt Ltd.

Usable area 180 square feet only.

Property ID at e-auction site- <u>SBIN8514248671103</u>

<table><tr><td>Bank website

https://bank.sbi</td><td>E-auction website

https://baanknet.com</td></tr></table><table><tr><td>Property ID No</td><td>Lot No</td><td>Property Location:</td><td>Video / Photos of Property</td></tr><tr><td><u>SBIN8514248671103</u></td><td>1</td><td></td><td></td></tr></table></td></tr>
<tr><td>4</td><td>Details of the encumbrances know to the secured creditor</td><td>There is no other encumbrance known to authorized officer. However, the intending bidder should make their own enquiry and due diligence regarding the encumbrance upon the property from respective offices / Government departments. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to any authority or to anybody, shall be the sole responsibility of successful bidder only.</td></tr>
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5	The secured debt for recovery of which the property is to be sold	Rs. 18,58,21,462.09 as on 04.11.2012 + interest thereon w.e.f. 04.11.2012 + expenses & costs Demand Notice Date: - 04.11.2012
6	Deposit of earnest money	EMD: The 10% Reserve price is to be transferred / deposited by bidders in his/her/ their own wallet provided by PSB Alliance on its e-auction site https://baanknet.com by means of RTGS/NEFT Rs. 14,50,000/-
7	Reserve price of the immovable/movable secured assets: Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	Rs. 1,45,00,000/- Bidders' own wallet Registered with PSB Alliance on its e-auction site https://baanknet.com by means of RTGS/NEFT 16.12.2025 on or before 11.00 a.m.
8	Time and manner of payment	The successful bidder shall deposit the remaining amount of 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. The successful bidder shall deposit remaining amount through NEFT / RTGS / Demand Draft in below mentioned account Bank Account No 32600800724, SBI, SAMB II Collection account, Branch SBI Mumbai Main (Unit Name), IFSC Code: SBIN0000300.
9	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 16.12.2025 between 11:00 a.m. to 2:00 p.m.
10	The e-Auction will be conducted through the Bank's approved service provider	PSB Alliance on its e-auction site https://baanknet.com

11	(i)Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs. 25,000/- and in multiples of Rs. 25,000/- (ii) limited extension of 10 minutes each (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	Date: 10.12.2025 Time: From 11.00 am to 2.00 pm. Mr. Vimal Vachha, Mobile-9892834460 Mr. Pranesh Joshi, Mobile-9822472850
13	Other conditions	(a). The Bidders should get themselves registered on PSB Alliance by providing requisite KYC documents and registration fee as per the practice followed by PSB Alliance well before the auction date. The registration process takes minimum of two 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 with PSB Alliance on its e-auction site https://baanknet.com by means of RTGS/NEFT 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 PSB Alliance 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 of 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.

		(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. (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 PSB Alliance. The Bidder has to place a request with the PSB Alliance for a 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, TDS, etc. for transfer of the property in his/her name. (q) The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, TDS, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (r) 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. (s) 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.

Date: 27.11.2025
Place: Mumbai

AUTHORISED OFFICER
STATE BANK OF INDIA