

SARB/TVM/KUR/ /2019-20

Date: 14.09.2019

Place:Thiruvananthapuram

To

Shri. Shanavas Kattumadath, S/o. Abdulla T.P., Shaan Mahal, Chakkyath Kavu Road, Kappummal Eruvatty P.O.,Kannur 670 642.  <b>also resides at</b> Shan Manzil, Harbour Road, Vizhinjam, Thiruvananthapuram-695014.	Shri Abdulla T.P.,S/o. Kunhammed K. Shaan Mahal, Chakkyath Kavu Road, Kappummal Eruvatty P.O., Kannur 670 642.  <b>also resides at</b> Shan Manzil, Harbour Road, Vizhinjam, Thiruvananthapuram-695014
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### State Bank Of India

#### APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties.

#### **E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest(Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of 'State Bank of India', Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 06.09.2019, for recovery of Rs.2,18,02,232/- (Rupees Two Crores Eighteen lakhs Two thousand Two hundred and Thirty Two only) as on 13.08.2019 and future interest, cost and expenses due to the State Bank of India Secured Creditor from **1) Shri. Shanavas Kattumadath, S/o. Abdulla T.P.**, Shaan Mahal, Chakkyath Kavu Road, Kappummal, Eruvatty P.O.,Kannur 670642., **also resides at** Shan Manzil, Harbour Road, Vizhinjam, Thiruvananthapuram-695014. **2) Power of Attorney holder and Guarantor, Shri Abdulla T.P., S/o. Kunhammed K.** Shaan Mahal, Chakkyath Kavu Road, Kappummal Eruvatty P.O., Kannur 670 642. **also resides at** Shan Manzil, Harbour Road, Vizhinjam, Thiruvananthapuram-695014. The reserve price will be **Rs. 5,18,17,000/-** and the earnest money deposit will be **Rs. 51,82,000/-**

#### **Description of the immovable property**

Property	Details of property	Boundaries	
1	All that part and parcel of the property admeasuring 20.41 ares of land and building comprised in Re Sy No. 106/13,106/11,106/14-2 & 106/14-3 (Old survey no. 368/3) in Block 14 situated in Vizhinjam Village, Neyyatinkara Taluk, Venganoor Sub District,	North	Property of Sri. Abdul Karim Shanavas and Shafi
		South	Property of Sri. Mohammed Haneefa
		East	Bye Road & property of

	Thiruvananthapuram District, covered under the sale deed no.2421/2014 dated 15.11.2014 of SRO Venganoor in the name of Sri. Shanavas Kattumadathu		Shaji
		West	Vizhinjam Harbour Road.

**For detailed terms and conditions of the sale please refer to the link provided in web portal of the secured creditor <https://sbi.co.in> . Details also available at <https://sbi.auctiontiger.net>.**

Date : 14.08.2019  
Place :Thiruvananthapuram

Authorised Officer

**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

1	Name and address of the Borrower	<p><b>Borrower</b>  <b>1) Shri. Shanavas Kattumadath, S/o. Abdulla T.P.,</b>                  Shaan Mahal, Chakkyath Kavu Road,                  Kappummal, Eruvatty P.O.,Kannur 670642.,</p> <p><b>also resides at</b>                  Shan Manzil, Harbour Road, Vizhinjam,                  Thiruvananthapuram-695014.</p> <p><b>Power of Attorney holder and Guarantor</b>  <b>2) Shri Abdulla T.P., S/o. Kunhammed K.</b>                  Shaan Mahal, Chakkyath Kavu Road,                  Kappummal Eruvatty P.O., Kannur 670 642.</p> <p><b>also resides at</b>                  Shan Manzil, Harbour Road, Vizhinjam,                  Thiruvananthapuram-695014.</p>
2	Name and address of Branch, the secured creditor	SARB Thiruvananthapuram, State Bank of India, LMS Compound, Opposite to museum west gate, Vikas Bhavan PO, Thiruvananthapuram, Kerala- Pin 695033
3	Description of the immovable secured assets to be sold.	All that part and parcel of the property admeasuring 20.41 ares of land and building comprised in Re Sy No. 106/13,106/11,106/14-2 & 106/14-3 (Old survey no. 368/3) in Block 14 situated in Vizhinjam Village, Neyyatinkara Taluk, Venganoor Sub District, Thiruvananthapuram District, covered under the sale deed no.2421/2014 dated 15.11.2014 of SRO Venganoor in the name of Sri. Shanavas Kattumadathu.
4	Details of the encumbrances known to the secured creditor.	Nil to the knowledge of the Bank.
5	The secured debt for recovery of which the property is to be sold	Rs.2,18,02,232/- (Rupees Two Crores Eighteen lakhs Two thousand Two hundred and Thirty Two only) as on 13.08.2019
6	Deposit of earnest money	<b>EMD:</b> Rs. 51,82,000/- being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft drawn in favour of SBI SARB, Parking Account A/c No.:33933574299 (Loan Shri Shanavas Kattumadath) IFSC: SBIN0007898 Nanthancode Branch on any Nationalised or Scheduled Bank
7	Reserve price of the immovable secured assets:  <b>Bank account</b> in which EMD to be remitted.  <b>Last Date and Time</b> within which EMD to be remitted:	Rs. 5,18,17,000/-  A/c No.: 33933574299 IFSC: SBIN0007898 Bank : State Bank of India Address: Nanthancode Branch, LMS Compound, Vikas Bhavan PO, Thiruvanthapuram  Time : 5.00 PM Date : 04.09.2019
8	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 15 <sup>th</sup> 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.	<b>Date</b> : 06.09.2019 <b>Time</b> : 11.00 AM to 01.00 PM
10	The e-Auction will be conducted through the Bank's approved service provider.  e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	M/s. e-Procurement Technologies Ltd. at the web portal <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> . Contact – Praveen Kumar Thevar – 09722778828, Madhusudan Nair – 09686999578, Land Line – 079 – 61200517, e-mail id <a href="mailto:kerala@auctiontiger.net">kerala@auctiontiger.net</a> , <a href="mailto:madhusudan@auctiontiger.net">madhusudan@auctiontiger.net</a> , <a href="mailto:praveen.thevar@auctiontiger.net">praveen.thevar@auctiontiger.net</a> . E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in website <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> , <a href="http://www.AuctionTiger.in">www.AuctionTiger.in</a>
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	i Rs 5,00,000/-. ii Till Sale is completed. iii Indian Rupees.
12	<b>Date and Time</b> 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	Any working day with prior appointment from 11 Am to 1 PM  Name: Rajendra Babu Mobile No. 9633802827
13	Other conditions	(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID ( <i>email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s. e-Procurement Technologies</i> ) may be conveyed through e mail. (b) 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 , Stressed Assets Recovery Branch, LMS Compound, OPP Museum

West gate, Vikas Bhavan PO, Thruvanthapuram by 07.06.2019 4 PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.

- (c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch to participate in online e-Auction on the portal <https://sbi.auctiontiger.net> of M/s. e-Procurement Technologies Ltd. who will provide User ID and Password after due verification of PAN of the Eligible Bidders
- (d) 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.
- (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 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).
- (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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by

	<p>the secured creditor.</p> <p>(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 it may be subsequently sold.</p> <p>(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> <p>(q) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(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 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>(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 e-Auction will be entertained.</p>
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Date: 14.08.2019

Place: Thiruvananthapuram

Smt.Alcina Netticadan  
AUTHORISED OFFICER,  
STATE BANK OF INDIA,  
SARB Thiruvananthapuram.