



STATE BANK OF INDIA  
STRESSED ASSETS MANAGEMENT BRANCH  
COIMBATORE

Authorised Officer's Details:  
Name: Shri. N Ulaganathan  
Mobile No: 9496362888,9840651168  
e-mail ID: sbi.16454@sbi.co.in

Raja Plaza, First Floor  
No.1112, Avinashi Road  
COIMBATORE 641 037  
Land Line No: 0422-2245452

**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	M/s Yenfor Ventures Private Limited
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037
3	Description of the immovable secured assets to be sold.	<b>PROPERTY ID: SBINYENFORMALL</b>  Property in the name of Sri. K C Kunhammad Kutty (Covered under Jenmam Assignment Deed No 1867 of 1984 dated 27.11.1984 and Joint release deed No.39 of 1985 dated 08.01.1985) Land and building measuring 3.27 acres (132.43 Ares) in R Sy No: 6/1 (Old Sy No:31/6) in Thondipoyil Desom, Kuttiady Village, Vadakara Taluk, Kuttiady Sub District Kozhikode District consisting of a) 2.07 acre of land with residential building (Built Up area 432 Sq. Meter) there on Re Sy No: 6/1 ( Old Sy No. 31/6 ) in Kuttiady Village , Vadakara Taluk ,Kozhikode b) 1.20 acres of land with commercial building (Built up area 18577.35 Sq Meter) under construction in Rs Sy No: 6/1 (Old Sy NO: 31/6) in Kuttiady Village, Vadakara Taluk Kozhikode. (Leased to Yenfor Ventures Pvt Ltd Vide Lease Deed No 469 of 2019 dated 14.05.2019) (Reserve Price: Rs.56,37,00,000/-)
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.39,64,08,876/- (Rupees Thirty nine crore sixty four lakh eight thousand eight hundred and seventy six Only) as on 26.02.2024 with future interest and costs due to the State Bank of India.
6	Deposit of earnest money	EMD: Rs.5,63,70,000/- Being the 10% of the reserve price shall be deposited through NEFT to credit of MSTC E-WALLET (Refer Point No.13-b). Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time 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 of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Reserve Price: Rs.56,37,00,000/-  In case of successful bid, the remaining part of successful bid amount should be paid through RTGS / NEFT / NET BANKING / FUND TRANSFER to the A/c No.: 33112183302 IFSC: SBIN0030462  Bank: State Bank of India Address: NRI Branch, Avinashi Road, Coimbatore Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time 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
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.	Online Date: 19.03.2024 Time: 11:00Hrs to 16:00Hrs
10	The auction will be conducted online only, through the web portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> . 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 <a href="https://ibapi.in">https://ibapi.in</a> & <a href="https://bank.sbi">https://bank.sbi</a>	
11	(i) Bid increment amount: (ii) Auto extension: times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs.10,00,000/-  Unlimited  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: 16.03.2024 Time: 11:00 AM to 4:00 PM  Name: Shri. N Ulaganathan Mobile No: 9496362888 Shri. A.R.S.Logesh Mobile No: 9840651168
13	<b>Other conditions</b> (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. (b) Steps to be followed by the bidder for registering with e-auction portal. <b>STEP 1 – Bidder/purchaser registration:</b> Bidder to register on e-auction portal <a href="http://www.mstcecommerce.com">www.mstcecommerce.com</a> (→ Click “eAuction” → Click “Property” → Click “eBkay auctions”) using mobile number and email ID. <b>STEP 2 –KYC Verification:</b> Bidder to upload requisite KYC Documents. KYC Documents shall be verified by e-auction service provider (may take 2 working days). <b>STEP 3 – Transfer of EMD amount to bidder's global EMD wallet:</b> Online/Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction portal. <b>NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction date. The registration process takes minimum of two to three working days.</b> Contact details of MSTC - Shri.Ritesh Nath <a href="mailto:rnath@mstcindia.co.in">rnath@mstcindia.co.in</a> 9668551395 & Shri Rakesh Ranjan <a href="mailto:rranjan@mstcindia.co.in">rranjan@mstcindia.co.in</a> 9911700233. (c) 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. (d) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the MSTC website between 7 am to 1pm and it will be refunded in next two working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges. (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.	



	<p>(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).</p> <p>(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 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, GST 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> <p>(t) The sale will attract the provision of Sec 194-IA of the Income Tax Act.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold: Nil

कृष्ण नारायण स्टेट बैंक for State Bank of India

*(Signature)*

सहायक महा प्रबंधक Asst. General Manager  
 तनावग्रस्त आस्तियों प्रबंधन शाखा कोयंबटूर  
 Stressed Assets Management Br., Colmbatore - 641 037

Date: 26.02.2024  
 Place: Coimbatore

Authorised Officer

