



**STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH
COIMBATORE**

Authorised Officer's Details:

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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.Thoppil Contractors India Pvt. Ltd. represented by its Managing Director Mr. A Nizamudeen, having its registered office at PP/VI/252 Thoppil Building, Tholikuzhy, Thattathumala, Adayamon PO, Kilimanoor, Thiruvananthapuram - 695614.
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 – 641037
3	Description of the immovable secured assets to be sold.	<p><u>Property No. 1 (ID: SBINTHOPPIL0001)</u> All that part and parcel of land having an extent of 7.68 ares in Re Sy No: 432/2 and building thereon bearing House No PP VII/204 at Block No 32, Pazhayakunnummel Village, Chirayinkeezhu Taluk, Thiruvananthapuram in the name of Mr. A Nizamudeen, by virtue of Sale deed 1157/1989 dated 17.04.1989 of Kilimanoor SRO. Boundaries: East: Thadom; West: Property of Shajahan South: Property of Saifudeen; North: Thadom Reserve Price: Rs.31,00,000/-</p> <p><u>Property No. 2 (ID: SBINTHOPPIL0002)</u> All that part and parcel of land having total extent of 39.68 ares in Re Sy No: 45/2-C-2, 45/2-C, Block No 31, Pazhayakunnummel Village, Chirayinkeezhu Taluk, Thiruvananthapuram in the name of Mr. A Nizamudeen, by virtue of Sale deed 2940/2007 dated 05.12.2007, Settlement deed 748/2018 dated 16.04.2018 and Sale deed 2939/2007 dated 05.12.2007 of Kilimanoor SRO. Boundaries: East: Road; West: Property of Sheeja; South: Property of Sajina; North: Property of Radhamma; Reserve Price: Rs.2,94,00,000/-</p> <p><u>Property No. 3 (ID: SBINTHOPPIL0003)</u> All that part and parcel of land having an extent of 7.69 ares in Re Sy No: 445/11-B and building thereon bearing House No PP VII/226, 227 & 228 at Block No 32, Near Juma Masjid Mosque, Pazhayakunnummel Village, Chirayinkeezhu Taluk, Thiruvananthapuram in the name of Mr. A Nizamudeen, by virtue of Sale deed 2889/2004 dated 04.10.2004 of Kilimanoor SRO. Boundaries: East: Property of Labba & others; West: Thadom. South: Road; North: Property of Hussain. Reserve Price: Rs.1,07,00,000/-</p> <p><u>Property No. 4 (ID: SBINTHOPPIL0004)</u> All that part and parcel of land having an extent of 7.60 ares in Re Sy No: 330/6, 330/14-1, 330/11, Block no. 31, Pazhayakunnummel</p>

	<p>Village, Chirayinkeezhu Taluk, Thiruvananthapuram in the name of Mr. A Nizamudeen by virtue of Sale deed 2311/2008 dated 18.08.2008, Sale deed 2312/2008 dated 18.08.2008 and Sale deed 2313/2008 dated 18.08.2008 of Kilimanoor SRO.</p> <p>Boundaries: East: Property of Ambikakumari; West: Cheruthod. South: Property of Ambikakumari; North: Road.</p> <p>Reserve Price: Rs.1,20,00,000/-</p> <p><u>Property No. 5 (ID: SBINTHOPPIL0005)</u></p> <p>All that part and parcel of land having an extent of 13.60 ares in Re Sy No: 445/6, Block No. 32 with building thereon bearing House No. PP VII/208, 229, 230, 231 and 232, Near Tholikuzhi Mosque, Pazhayakunnummel Village, Chirayinkeezhu Taluk, Thiruvananthapuram 695601 in the name of Mr. A Nizamudeen by virtue of Sale deed 709/1993 dated 10.03.1993 of Kilimanoor SRO.</p> <p>Boundaries: East: Thadom. West: Properties of Humayarudeen & Nizamudeen. South: Road; North: Property of Sudheer</p> <p>Reserve Price Rs.2,14,00,000/-</p> <p><u>Property No. 6 (ID: SBINTHOPPIL0006)</u></p> <p>All that part and parcel of land having an extent of 11.80 ares in Sy No: 330/15, Block 31 Near Private Bus Stand, Kilimanoor, Pazhayakunnummel Village, Chirayinkeezhu Taluk, Thiruvananthapuram in the name of Mr. Nizamudeen A by virtue of Sale deed 3427/2010 dated 10.11.2010 of Kilimanoor SRO.</p> <p>Boundaries: East: Thadom; West: Thodu.</p> <p>South: Properties of Chandrika & Anilkumar</p> <p>North: Properties of Ravikumar & Nizamudeen</p> <p>Reserve Price: Rs.1,09,00,000/-</p> <p><u>Property No. 7 (ID: SBINTHOPPIL0007)</u></p> <p>All that part and parcel of land having an extent of 1.70 ares in Re Sy No: 445/5, Block 32 with building thereon bearing House No. PP VII/202 & 203 Pazhayakunnummel Village, Chirayinkeezhu Taluk, Kilimanoor, Thiruvananthapuram in the name of Mr. A Nizamudeen by virtue of Sale deed 2292/2004 dated 09.08.2004 of Kilimanoor SRO.</p> <p>Boundaries: East: Property of Nizamudeen A; West: Property of John; South: Road; North: Property of Nizamudeen A</p> <p>Reserve Price: Rs.43,00,000/-</p> <p><u>Property No. 8 (ID: SBINTHOPPIL0008)</u></p> <p>All that part and parcel of land having an extent of 4.40 ares in Re Sy No: 198 and building thereon bearing House No. TC II/217 & 218, SNRA-2 at Block No.2, Opposite to Chaithanya Eye Hospital, Ulloor Village, Pattom, Thiruvananthapuram in the name of Mr. A Nizamudeen by virtue of Sale deed 2897/2009 dated 29.10.2009 of Pattom SRO.</p> <p>Boundaries: East: Vazhi; West: Ebanesar Lane</p> <p>South: Properties of Evan George and Mathew</p> <p>North: Property of Alaxandar Umman</p> <p>Reserve Price: Rs.1,67,00,000/-</p> <p><u>Property No. 9 (ID: SBINTHOPPIL0009)</u></p> <p>All that part and parcel of land having an extent of 32.20 ares in Re Sy No: 52/6 & 52/8, Block No. 7 with building thereon bearing House No. CP IX/320, Thoppil Auditorium, Cherunniyoor Village, Varkala Taluk, Thiruvananthapuram in the name of Ms. M Jasmin by virtue of Gift</p>
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		<p>deed 472/1993 dated 03.02.1993 of Varkala SRO. Boundaries: East: Property of Rasheed; West: Road. South: Property of Haridas; North: Property of Hashim. Reserve Price: Rs.4,18,00,000/-</p> <p><u>Property No. 10 (ID: SBINTHOPPIL0010)</u> All that part and parcel of land having an extent of 78.77 ares in Re Sy No: 420/4, Block No. 32, Pazhayakunnummel Village, Chirayinkeezhu Taluk, Thiruvananthapuram in the name of Mr. A Fasiludeen by virtue of Sale Deed 3772/2004 dated 27.12.2004 of Kilimanoor SRO. Boundaries: East: Road. West: Property of Viswambaran, Vijayan & Thulasi. South: Property of Viswambaran, Vijayan & Thulasi and Road. North: Property of Baby Reserve Price: Rs.68,00,000/-</p> <p><u>Property No. 11 (ID: SBINTHOPPIL0011)</u> All that part and parcel of land having an extent of 24.68 ares and improvements thereon in Re Sy No: 420/4-1, 434/6-A, Block No 32, Adayamon, Kilimanoor, Pazhayakunnummel Village, Chirayinkeezhu Taluk, Thiruvananthapuram in the name of Mr. A Fasiludeen by virtue of Sale deed 2079/2007 dated 13.08.2007 of Kilimanoor SRO. Boundaries: East: Property of Shajahan; West: Road. South: Property of Soujanath North: Thadam. Reserve Price: Rs.61,00,000/-</p> <p><u>Property No. 12 (ID: SBINTHOPPIL0012)</u> All that part and parcel of land having an extent of 21.49 ares and residential building thereon in Re Sy No: 401/6, Ottoor Village, Mullaramcode, Varkala Taluk, Kallambalam, Thiruvananthapuram in the name of Mr. Nisam A & Ms. Shemeem S by virtue of Sale deed 938/2003 dated 21.08.2003 of Kavalayoor SRO. Boundaries: East: Road & Properties of Ramachandrakurup & Abdul Sathar. West: Property of Mubeena & Aliyarukunju South: Properties of Madhu & Sukumara Pillai. North: Nadavazhi. Reserve Price: Rs.2,13,00,000/-</p>
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.31,91,33,121/- (Rupees Thirty one crores ninety one lakhs thirty three thousand one hundred and twenty one only) as on 30.09.2023 with future interest and costs thereon)
6	Deposit of earnest money	<p>10% of the reserve price shall be deposited through NEFT to credit of MSTC E-WALLET (Refer Point No.13-b).</p> <p>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.</p>

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:	Particulars	Reserve Price below which the properties will not be sold	Earnest Money Deposit (EMD) – 10% of the Reserve Price
		Property No.1	Rs.31,00,000/-	Rs.3,10,000/-
		Property No.2	Rs.2,94,00,000/-	Rs.29,40,000/-
		Property No.3	Rs.1,07,00,000/-	Rs.10,70,000/-
		Property No.4	Rs.1,20,00,000/-	Rs.12,00,000/-
		Property No.5	Rs.2,14,00,000/-	Rs.21,40,000/-
		Property No.6	Rs.1,09,00,000/-	Rs.10,90,000/-
		Property No.7	Rs.43,00,000/-	Rs.4,30,000/-
		Property No.8	Rs.1,67,00,000/-	Rs.16,70,000/-
		Property No.9	Rs.4,18,00,000/-	Rs.41,80,000/-
		Property No.10	Rs.68,00,000/-	Rs.6,80,000/-
		Property No.11	Rs.61,00,000/-	Rs.6,10,000/-
		Property No.12	Rs.2,13,00,000/-	Rs.21,30,000/-
		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		
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 th 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: 24.01.2024; Time: 11:00 AM – 04:00 PM;		
10	The auction will be conducted online only, through the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp . 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://ibapi.in & https://bank.sbi			
11	i) Bid increment amount: ii) Auto extension: times. (limited /unlimited) iii) Bid currency & unit of measurement	Property Nos:1 to 12 - Rs.1,00,000/- Unlimited INR		
12	Date and Time during which inspection of the	Date: 30.12.2023 Time: 11:00 AM to 05:00 PM		

	<p>immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p>Name: Ulaganathan Natarajan Mobile No:9496362888 Sarath Chandran PR Mobile No.9633785596</p>
13	<p><u>Other conditions</u></p> <p>(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.</p> <p>(b) Steps to be followed by the bidder for registering with e-auction portal.</p> <p>STEP 1 – Bidder/purchaser registration: Bidder to register on e-auction portal www.mstcecommerce.com (→ Click “e-Auction” → Click “Property” → Click “eBkay auctions”) using mobile number and email ID.</p> <p>STEP 2 –KYC Verification: Bidder to upload requisite KYC Documents. KYC Documents shall be verified by e-auction service provider (may take 2 working days).</p> <p>STEP 3 – Transfer of EMD amount to bidder’s global EMD wallet: Online/Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction portal.</p> <p>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.</p> <p>Contact details of MSTC - Shri.Ritesh Nath rnath@mstcindia.co.in 9668551395 & Shri Rakesh Ranjan rranjan@mstcindia.co.in 9911700233.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	

- (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 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 it may be subsequently sold.
- (p) The successful bidder shall bear all the necessary expenses like applicable GST, stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- (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.
- (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.
- (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.
- (t) The sale will attract the provision of Sec 194-IA of the Income Tax Act.

Date: 19.12.2023
Place: Coimbatore

Sd/-
Authorised Officer