

**STATE BANK OF INDIA**

SARB-II, Ernakulam, 1st Floor, R S Building

Opp Maharaja's College Ground ,

Metro Pillar 697, M G Road

Ernakulam – 682 011

Tel : 0484 2365341, Email : sbi.70683@sbi.co.in

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	Mr. MANOJ C S/o Raman Nair "LAKSHMI SHREE" Puthoor Road Palakkad Kerala , Pin - 678001 Mrs. SREEDEVI MANOJ W/o. MANOJ C "LAKSHMI SHREE" Puthoor Road Palakkad Kerala , Pin - 678001	Mrs. SREEDEVI MANOJ (Guarantor) W/o. MANOJ C "LAKSHMI SHREE" Puthoor Road Palakkad Kerala , Pin - 678001			
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA SARB II Ernakulam 40/947 1 ST Floor R.S. Building, Metro Pillar No. 697, Opp. Maharajas College Ground , M.G. Road, Ernakulam, Kerala PIN: 682 011 Phone: 0484-2365341, email:sbi.70683@sbi.co.in				
3	Description of the immovable secured assets to be sold.					
	Bank website www.sbi.co.in	E-auction website	Property ID No	Property Location:	Video Photos of Property	USP of Property
			SBIN400013691012			
Property No: I All that part and parcel of the property admeasuring $\frac{3}{4}$ th undivided share over 2.00 Ares of land along with residential apartment bearing door No18/404(14) measuring 1200 Sq. ft. (I st Floor) in Re Sy. No.32 (Old Sy No.1955) Block 31, in Yakkara Village, Palakkad Taluk, Palakkad Sub District Palakkad District, standing in the name of Sri. Manoj C S/o Raman Nair, vide Jenmam sale deed No: 4543/2016 dated 05.09.2016 at Palakkad S. R. O, with all improvements, structures and easements attached thereto bounded on						
East by		West by	North by	South by		
5 meter width road		Property of Akber	Property of Ayooob Hussain	Properties of Dr.Venugopal and Sarala Venugopal		
Property No: II						



All that part and parcel of the property admeasuring $\frac{1}{4}$ th undivided share over 2.00 Ares of land along with residential apartment bearing door No18/404(18) measuring 1200 Sq.ft(2nd Floor) in Re Sy No.32 (Old Sy No.1955) block 31 in Yakkara Village, Palakkad Taluk, Palakkad Sub District Palakkad District, standing in the name of Smt. Sreedevi Manoj W/o Manoj C, vide Jenmam sale deed No: 4544/16 dated 05.09.2016 at Palakkad S. R. O, with all improvements, structures and easements attached thereto bounded on

East By	West by	North By	South By
5 meter width Road	Property of Akber.	Property of Ayoob Hussain.	Properties of Dr. Venugopal and SaralaVenugopal.

Property No: III

All that part and parcel of the property admeasuring $\frac{1}{4}$ th undivided share over 2.00 Ares of land along with residential apartment bearing door No18/404(12) measuring 1200 Sq.ft(Ground Floor) in Re Sy No.5/35, in Yakkara Village, Palakkad Taluk, Palakkad Sub District Palakkad District, standing in the joint names of Sri. Manoj C and Smt. Sreedevi Manoj, vide Sale Certificate Deed No: 9571/2012 dated 03.12.2012 and rectification deed 5328/2015 dated 24.05.2015 at Palakkad S. R.O, with all improvements, structures and easements attached thereto bounded on

East By	West by	North By	South By
5 meter width Road	Property of Akber.	Property of Ayoob Hussain.	Properties of Dr. Venugopal and SaralaVenugopal.

4	Details of the encumbrances known to the secured creditor.	<p>Nil</p> <p>The property will be sold on "As is Where is", "As is what is" and "Whatever there is" basis and the intending bidders should make discreet enquires as regards any claim/Court Cases/Litigation charges on the property of any authority besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting the bids.</p> <p>No claims of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc., will be entertained after submission of bid.</p>
5	The secured debt for recovery of which the property is to be sold	Rs.1,16,59,895.00 /- (Rupees One Crore Sixteen Lakh Fifty Nine Thousand Eight Hundred Ninety Five Only) as on 16.12.2023 plus future interest, costs, etc
6	Deposit of earnest money	<p>EMD: Rs.7,90,000/- (Rupees Seven Lakh Ninety Thousand Only) being the 10% of Reserve Price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT.</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</p>



		bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem."
7	<p>Reserve price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>Rs.79,00,000/- (Rupees Seventy Nine Lakh Only)</p> <p>(ii) Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT</p> <p>(iii) Before the e-auction</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>
8	Time and manner of payment	<p>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.</p> <p>The balance sale price after adjusting the EMD (10% of Reserve Price) already paid has to be deposited to SBI SARB II Branch, Account Number 57001257023 held with State Bank of India, M G Road Branch, Ernakulam, IFSC:SBIN0003539</p>
9	Time and place of public e-Auction.	<p>Date : 31.01.2024</p> <p>Time: 11.00 AM hrs to 16.00 PM hrs</p>
10	The e-Auction will be conducted through the Bank's approved service provider.	<p>M/s. MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</p>
11	<p>Bid increment amount:</p> <p>Auto extension:</p> <p>Bid currency & unit of measurement</p>	<p>Rs. 50,000/-</p> <p>Unlimited extensions of 10 minutes each In Rupee</p>
12	<p>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.</p> <p>Contact person with mobile number</p>	<p>From 11.00 A.M to 3.00 P.M on working days under prior appointment.</p> <p>Name : Pradeep R</p> <p>Mobile No : 9188901917</p>
13	Other conditions	



a)	The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC Ltd., 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 MSTC Ltd at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT transfer from his bank account.
c)	The Intending bidder should take care that the EMD is transferred before the auction and confirm that his wallet maintained with M/s. MSTC Ltd is sufficient to meet the EMD amount without which the system will not allow the bidder to participate in the e-auction.
d)	To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
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: 57001257023, IFSC: SBIN0003539, Account Name - SBI, ARM Branch, Ernakulam. 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 to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd for 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).



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)	This sale will attract the provisions of sec 194-IA of the Income Tax Act.
w)	GST @ 18% will be applicable on the sale value of Plant & Machinery and Stocks.

Date : 20.12.2023
Place : Ernakulam

कृते भारतीय स्टेट बैंक / For State Bank of India

मुख्य प्रबंधक & प्राधिकृत अधिकारी
Chief Manager & Authorised Officer
त.आ.व. शाखा-II, एरणाकुलम / SARB-II, Emakulam

Chief Manager & Authorised Officer
State Bank of India
Stressed Assets Management Branch, Ernakulam

