



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

Authorised Officer's Details:

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Address of the Branch:

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Bengaluru -560 001
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“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 Securitization 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 Authorized 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 23.07.2019 for recovery of Rs.34,48,57,784.00 (Rupees Thirty Four Crore Forty Eight Lakh Fifty Seven Thousand Seven Hundred Eighty Four Only) as on 30.06.2019 and further interest at contractual rate from 01.07.2019 with incidental expenses, costs, charges etc, due to the State Bank of India, Secured Creditor from **M/s Blue Rose Agro Plantations Pvt. Ltd**, 22nd Floor, Unit No: 2201/A, World Trade Centre, Brigade Gate Way, Rajajinagar Extension, Malleswaram, Bangalore-560055 and Guarantors: **(1)Mr. Biju Mathew Abraham**, No: 103(8/103), Nanaveetil Puthenparambil, No-8, Kozhencherry, Pathanamthitta, Kerala – 689641 **(2)Mr. Byju Mathew**, No:103 (8/103), Nanaveetil Puthenparambil, No-8, Kozhencherry, Pathanamthitta, Kerala-689641. The Reserve Price will be Rs. 1,73,00,000.00 (Rupees One Crore Seventy Three Lakh Only) and the Earnest Money Deposit (EMD) will be Rs.17,30,000.00 (Rupees Seventeen Lakh Thirty Thousand Only). Last date for remittance of EMD is 20.07.2019.

DESCRIPTION OF PROPERTY

Name of the title deed holder: **Sri. Biju Mathew Abraham**

Tender No: **SBI/SAMB/EA/SDRA/CLO-1/115**

All that part and parcel of vacant land in Sy.No:543/1-2 in Kozhencherry Village, Pathnanamthitta District, measuring 66.20 cents standing in the name of Sri. Biju Mathew Abraham and bounded on East: Road, West: Property belonging to Mulamoottil Idiculla Jacob, North: Property belonging to G M. Idiculla and Sarassu Idiculla and South: Property belongings to Dr. K M Mathew.

THE TERMS AND CONDITIONS OF SALE:

Property (Immovable assets) will be sold on ‘AS IS WHERE IS’, ‘AS IS WHAT IS’ AND ‘WHATEVER THERE IS’ Basis:

1	Name and address of the Borrower/ Mortgagee	M/s Blue Rose Agro Plantations Pvt. Ltd, 22 nd Floor Unit No:2201/A World Trade Centre, Brigade Gate Way, Rajajinagar Extension Malleshwaram, Bangalore-560055
2	Name and address of Branch, the Secured Creditor	State Bank of India, SAM Branch, 2 nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark’s Road, Bengaluru -560 001.
3	Description of the immovable secured assets to be sold.	All that part and parcel of vacant land in Sy. No: 543/1-2 situated in Kozhencherry Village, Pathnanamthitta District, measuring 66.20 cents standing in the name of Sri. Biju Mathew Abraham and bounded on East: Road, West: Property belonging to Mulamoottil Idiculla Jacob, North: Property belonging to G M. Idiculla and Sarassu Idiculla and South: Property belonging to Dr. K M Mathew.
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.34,48,57,784.00 (Rupees thirty four crore forty eight lakh fifty seven thousand seven hundred and eighty four only) as on 30.06.2019 and further interest at contractual rate from 01.07.2019 + costs, charges, incidental expenses etc.
6	Deposit of earnest money	Rs.17,30,000.00(Rupees Seventeen Lakh Thirty Thousand Only)
7	Reserve Price of the immovable secured assets:	Rs. 1,73,00,000.00 (Rupees One Crore Seventy Three Lakh Only)
8	Bank account in which EMD to be remitted.	Through EFT/NEFT/RTGS/Demand drafts/Bankers cheque or in any mode of remittance in favor “SBI SAMB Customers Account, to the credit of A/c No. 10416343056 with State Bank of India Overseas Branch, Bengaluru, No.65, St. Mark’s Road, Bengaluru-560 001. Branch Code:06861 IFSC Code.SBIN0006861
9	Last Date and Time within which EMD to be remitted	Date: 20.07.2019 Time: Up to 5.00 P.M.

10	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.
11	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 23.07.2019 Time: 60 Minutes: From 11.30 A.M to 12.30 P.M, with unlimited extension of five minutes for each bid, if the bid continues, till the sale is concluded.
12	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. C1 India Pvt. Ltd., C -104, Sector -2, Noida -201301 (UP), Help Line No. +91 -120-4888888, Mr. Gangadhar Naik- +91 – 9900711744, Help Line e-mail ID:support@bankeauctions.com, karnataka@c1india.com , at their web portal https://bankeauctions.com .
13	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited)	Rs. 1,00,000/- Unlimited extensions of 5 minutes each
14	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	Between 11.00 A.M. and 3.00 P.M. on any day before the date of auction with prior appointment Authorised Officer: Sri. Vineet Vaish- 9449840164
15	Terms & Conditions of e-Auction Sale.	1. E-Auction sale of Mortgaged/Charged Property (Immovable assets) is being held on “AS IS WHERE IS”, “AS IS WHAT IS” and “WHATEVER THERE IS” basis and will be conducted “Online”. The auction will be conducted through the State Bank of India's approved service provider M/s. C1 India Pvt. Ltd., at their web portal https://bankeauctions.com , E-Auction Tender Document

		<p>containing online e-auction Bid Application, Declaration, General Terms and Conditions of online auction sale are available in https://bankeauctions.com</p> <ol style="list-style-type: none"> 2. The Authorized Officer has taken only symbolic possession of the property under E-auction. 3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the properties, 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 properties are 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. It shall be the responsibilities of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid(s). It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted. 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. 4. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS Transfer or online Transfer into the Account No.10416343056 in favour of ‘SBI SAMB Customers Account’ at State Bank of India, Overseas Branch, Bengaluru, Branch Code:06861, IFS Code: SBIN0006861. Copy of the supportive documents like challan/ receipt should be attached to the Bid Application. 5. The e-Auction/bidding of the above property would be conducted exactly on the scheduled Date & Time by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiples of the amount mentioned under the column “Bid Increment Amount”. At the commencement of Auction a minimum of one bid should be placed by the bidder. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as a
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		<p>Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorised Officer/ Secured Creditor.</p> <p>6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded without any interest. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is already deposited, immediately on acceptance of bid price by the Authorised Officer i.e. before closure of business hours on the same day or not later than next working day and the balance 75% of the sale price on or before 15th day from confirmation of sale, default in deposit of any of the abovementioned amount(s) within the period stipulated herein by the successful bidder would entail forfeiture of the entire money already deposited and Properties shall be put to auction again and the defaulting bidder shall have no claim/ right in respect of Properties/ amount deposited.</p> <p>7. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd., C -104, Sector -2, Noida -201301 (UP), Help Line No. +91 -120-4888888, +91 -9900711744, Help Line e -mail ID: support@bankeauctions.com prior to the date of e-Auction. Neither the Authorised Officer/Bank nor M/s C1 India Pvt. Ltd. will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation, the intending bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. However, in case of Technical defects/holiday declared or any other reason, if the website is not available on the day of e auction, the e auction shall be postponed to next working day/website available day.</p> <p>8. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.</p> <p>9. The Certificate of Sale will be issued in the form given in Appendix III (for movable assets i.e., Plant & Machinery and other movable assets) and the Sale Certificate will be issued in the form given in Appendix V (for immovable properties) of the Security Interest (Enforcement) (Amendment) Rules, 2002</p>
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		<p>in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).</p> <p>10. The sale shall be subject to provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002.</p> <p>11. The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.</p> <p>12. Where sale price of any immovable property is Rs.50.00 Lakh and above, the auction purchaser has to deduct 1% of the Sale Price of the immovable property as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price of the immovable property has to be remitted to the Bank. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price.</p> <p>13. For further details and regarding inspection of properties the intending bidders may contact the Authorised Officer & Chief Manager (CLO-I), State Bank of India, SAM Branch, II Floor, Office Complex Building, SBI Local Head Office Compound, No.65, St. Mark's Road, Bengaluru-560 001 during office hours, Phone No.080-25943470 to 3490 or Bank's approved Resolution Agent, M/s Sri Devi Resolutions Pvt. Ltd, Saraswathipuram, Mysuru, 570009, Tel No:0821-2976826 or its representatives Sri. Umanath Bhatkal, Cell No. 8861287093.</p> <p>14. Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s. e-Procurement Technologies Ltd., (vendor name) may be conveyed through e mail. The Bidders are also required to provide alternate email Id.</p> <p>15. 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 License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact</p>
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		<p>by the defaulting bidder.</p> <p>21. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>22. 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.</p> <p>23. The EMD of the unsuccessful bidder will be refunded to their respective Account 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>24. 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>25. 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 its/his/her name.</p> <p>26. 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>27. In case 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>
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Place: Bengaluru
Date: 02.07.2019

Sd/-
(Vineet Vaish)
Authorised Officer
SBI, SAM Branch, Bengaluru