



# STATE BANK OF INDIA

STRESSED ASSETS MANAGEMENT BRANCH, ERNAKULAM,  
7<sup>th</sup> Floor, Vankarath Towers, Palarivattom Bypass Junction, Ernakulam-682024,  
Ph: 0484-2334730, 2335430; Fax: 0484-2335499, Email: [sbi.15632@sbi.co.in](mailto:sbi.15632@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:	M/s Thaliath Jewellers Pvt Ltd, Church Landing Road, Pallimukku, Ernakulam (Borrower) & (1) Shri.George Joseph, S/o Joseph,Thaliyath House, Church landing Road, Kochi-16 (Managing Director), (2) Smt.Mini George, W/o George Joseph,Thaliyath House, Church landing Road , Kochi-16 (Director)-(Guarantor's).
2	Name and address of Branch, the secured creditor:	State Bank of India, Stressed Assets Management Branch, Ernakulam, 7 <sup>th</sup> Floor, Vankarath Towers, Palarivattom Bypass Junction, Ernakulam-682024,
3	Description of the immovable secured assets to be sold.	All that part and parcel of land measuring a total of 9.72 ares (24 cents) made up of (a) 2.43 ares in Sy.No.865/7 in Ernakulam Village in the name of Sri.George Joseph as per sale deed No.2894/1991 of SRO Ernakulam (b) 2.43 ares in Sy. No. 865/7 in Ernakulam Village in the name of Sri.George Joseph as per sale deed No 3699/1991 of SRO Ernakulam (c) 2.43 ares in Sy.No.865/7 & 8 in Ernakulam Village in the name of Smt. Mini George as per sale deed No 2895/1991 of SRO Ernakulam (d) 2.43 ares in Sy. No.865/7 & 8 in Ernakulam Village purchased by Smt.Mini George as per sale Deed No 3698/1991 of SRO Ernakulam together with buildings bearing old door Nos. 5039A, 5039 B and 5039C in Ward/ Division 39 of Cochin Corporation (Church Landing Road) together with structures all rights improvements and amenities thereon. <b>Boundaries:</b> North: Property of Sreekumar; South: Property of Water Authority; East: Property of Divakara Prabhu & Paul Franklin; West: Road Access & Property of Sreedhara Menon.
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there are two encumbrance marked in Encumbrance Certificate which has been created after the date of mortgage of the said properties to the Bank, which are not binding on the Bank. However, the intending bidders should make their own independent inquiries with the tax and revenue authorities regarding the encumbrances from the concerned departments, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid
5	The secured debt for recovery of which the property is to be sold	Rs.5.50 crores as on 19-08-2008 + interest thereon w.e.f. + expenses
6	Deposit of Earnest Money	Rs. 45,90,000/- being the 10% of Reserve price to be remitted by RTGS / NEFT in the Account No: 33003912567, in the name of 'SBI STRESSED ASSETS MANAGEMENT BRANCH, ERNAKULAM.
7	Reserve price of immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Rs.4,58,00,000/- (Rupees Four Crores & Fifty Eight Lakhs only)  A/c No.: 33003912567, IFSC: SBIN0005387. Bank: State Bank of India  Date : 21-01-2019, Time : Before 5.00 PM.
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 15th 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.	23-01-2019, 11.30 am to 12.30 pm- Online
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. (Auctiontiger) at the web portal: <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> , <a href="http://www.sbi.co.in">http://www.sbi.co.in</a> ,
11	(i) Bid increment amount: (ii) Auto extension:	(i) Rs.1,00,000/- (Rupees One lakh only) (ii) with unlimited extensions of 5 Minutes each.
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	On any working day between 11.00 am to 4.00 pm Contact Person: Naveen.V Contact No.: 0484-2334730
13	<b>Other conditions:</b> (a) 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. 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 MANAGEMENT BRANCH, ERNAKULAM, by 21-01-2019, 5.00 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 MANAGEMENT BRANCH, ERNAKULAM, to participate in online e-Auction on the portal M/s E-Procurement Technologies Ltd. (Auctiontiger) 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 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 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.	

Place : Ernakulam  
Date : 14-12-2018

(Sd/-) Asokkumar, Authorised Officer  
State Bank of India, SAMB