



**STATE BANK OF INDIA**  
**Asset Recovery Management Branch, Ernakulam**  
1<sup>st</sup> Floor, RS Building, Opposite Maharajas College Ground  
MG Road, Ernakulam-682011 Phone : 0484-2365341 : Fax : 0484-2365241  
e-mail: sbi.70683@sbi.co.in

### E-AUCTION SALE NOTICE

#### NOTICE FOR SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

Notice is hereby given to the public in general and the borrower and guarantor named below in particular that the property described below mortgaged to the bank and taken possession of by the authorized officer of the bank under Section 13(4) of the SARFAESI Act 2002 is hereby notified for sale by e-auction for realisation of bank's dues on the terms and conditions specified hereunder.

**Borrower**

**Sri Prakasan K V**  
**Prop: Ayilliyam Ornaments,**  
**Kadampuzha House,**  
**Vallachira P.O,**  
**Thrissur—680 562**

**Guarantor**

**Smt Bindu Prakasan,**  
**W/o Prakasan K V,**  
**Kadampuzha House,**  
**Vallachira P.O,**  
**Thrissur—680 562**

#### Description of property:

All that part and parcel of property measuring 10.62 ares (26.25 Cents) of land with residential building and all improvements and structures therein in Re Sy No.118/1( Old Sy. No. 256/3) in Vallachira Village, Thrissur Taluk,, Thrissur District. In the name of Sri. Prakasan K V as per Sale Deed No. 2001/1992 dated 15.06.1992 registered with Cherpu, SRO.

**Boundaries -**

North: : Property of Subramanian  
South: Road  
East: Property of Subramanian  
West: . Property of Chandran, Balan, Kunjunny

Outstanding dues for which property is being sold ( Secured debt) Rs. 97,23,020/-- (Rupees Ninety seven lac twenty three thousand twenty only) as on 30.04.2019 with further interests and costs (Secured debt)

Demand Notice date: 22.04.2016	Date & time of inspection of Property: From 2 p.m to 4.00 pm on : 04.06.2019.
Reserve Price	<b>Rs. 61,20,000/-</b>
Earnest Money Deposit (EMD)	<b>Rs 6,12,000/-</b>

Last date and time for submission of request letter of participation / KYC Documents / Proof of EMD:  
09.06.2019 up to 4.00 pm

Mode of payment of EMD and BID amount: Deposit through EFT / NEFT / RTGS Transfer in favour of “ **SBT ASSET RECOVERY MANAGEMENT BRANCH T**” to the credit of **A/c. A/c. No: 57001257023** With State Bank of India, M.G. Road, Ernakulam Branch, **Branch Code: 3539 : IFSC Code:SBIN0003539**

Bid increment amount Rs.10,000/- (Rupees Ten thousand only)

**Date & Time of e-auction: Date: 10.06.2019. Time : as shown below**

**From 10.30 a.m. to 11.30 a.m.**

60 minutes with unlimited extensions of 5 Minutes for each bid, if bidding continues, till the sale is concluded

Contact details of Authorised officer : Sri. N. Rajanarayanan, Chief Manager, ARM Branch Ernakulam, 1<sup>st</sup> Floor RS Building, Opposite Maharajas College Ground, MG Road, Ernakulam-682011, Phone- 0484-2365341, 9947259935

**Terms and Conditions of E-auction are as under:**

1. E-Auction of immovable property is being held on **“AS IS WHERE IS” and “AS IS WHAT IS BASIS”** condition and will be conducted “Online”. The auction will be conducted through the Bank’s approved service provider M/s E-Procurement Technologies Ltd (Auctiontiger) A 201/208, Wall Street-II, Opp: Orient Club, Nr Gujarat College, Ahmedabad -380 006. (Helpline No: 079-68135422 / 68135475& contact person Mr Madhusudanan Nair Mobile No: 09686999578 & Mr Praveen Kumar Thevar Mobile No 9722778828 E-mail : kerala@auctiontiger.net [madhusudhanan@auctiontiger.net](mailto:madhusudhanan@auctiontiger.net) [Praveen.thevar@auctiontiger.net](mailto:Praveen.thevar@auctiontiger.net) & [support@auctiontiger.net](mailto:support@auctiontiger.net) web portal – <https://sbi.auctiontiger.net> and [www.auctiontiger.in](http://www.auctiontiger.in)
2. E-Auction Tender Document containing online e-auction Bid Application, Declaration, General Terms and Conditions of online auction sale are available in <https://sbi.auctiontiger.net> and [www.auctiontiger.in](http://www.auctiontiger.in). To the best of knowledge and information of the Authorised Officer, there is no encumbrance binding with the bank Although it is learnt that there are a few attachments covering the property in OS No. 6968/2015 and OS 223/2017 in the files of Munsiff Court, Thrissur, and OS 274/2015 in the file of Sub Court of Thrissur (as per EC), the same are not binding on the bank. However, it shall be the responsibility of the interested bidders to inspect and should make their own independent enquiries regarding the encumbrances, title of immovable property put on auction,, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the property, and satisfy themselves about the assets prior to submitting their 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.
3. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The assets 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.
4. The intending purchasers / bidders are required to deposit EMD amount through NEFT/ RTGS Transfer or online Transfer to the **A/c. No: 57001257023** With State Bank of India, M.G. Road, Ernakulam Branch, **Branch Code: 3539 : IFSC Code:SBIN0003539**. Name of the Beneficiary:“ **SBT ASSET RECOVERY MANAGEMENT BRANCH**”
5. Bidders shall hold a valid Digital Signature Certificate issued by a 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 & password by the Service Provider M/s E-Procurement Technologies Ltd (Auctiontiger) may be conveyed through e-mail. For Digital Signature the intending bidder/s may contact Mr Madhusudanan Nair Mobile No: 09686999578 & Mr Praveen Kumar Thevar Mobile No 9722778828 E-mail : kerala@auctiontiger.net & [support@auctiontiger.net](mailto:support@auctiontiger.net) web portal – <https://sbi.auctiontiger.net> and [www.auctiontiger.in](http://www.auctiontiger.in) of the service provider.
6. The intending bidder should submit the evidence for the EMD deposit along with request letter for participation for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer, State Bank of India, ARMB, Ernakulum up to **4.00. p.m. On 09.06.2019**
7. The intending bidder should furnish his/her details in the format shown in **Annexure – III** and the declaration as per the format shown in **Annexure-IV** and thereafter uploaded in the website <https://sbi.auctiontiger.net> during the time of submission of the bid.

8. In case of joint bidders, an authorization letter signed by all the bidders authorizing actual bidder (one among them who is holding a valid Digital Signature Certificate) to submit and participate in the bid on their behalf should be attached to the bid form. Similarly, in case the bidder is a company, a copy of the resolution passed by the Board of directors authorizing the actual bidder, who is holding a valid Digital Signature, to submit and participate in the bid on its behalf should be attached.
9. Name of the Eligible Bidders, will be identified by the Authorised Officer of State Bank of India, ARM Branch, Ernakulam to participate in online e-auction on the portal <https://sbi.auctiontiger.net>. Mr Madhusudanan Nair Mobile No: 09686999578 & Mr Praveen Kumar Thevar Mobile No 9722778828 E-mail : kerala@auctiontiger.net & [support@auctiontiger.net](mailto:support@auctiontiger.net) will provide User ID & Password after due verification of PAN of the Eligible Bidders.
10. The e-Auction/bidding of the above assets would be conducted exactly on the scheduled Date & Time by way of inter-se bidding amongst the bidders.
11. The Authorised Officer, State Bank of India, ARM Branch, Ernakulam will declare the Opening Price (OP) bid amount, which shall be visible to all the bidders during the start of the e-Auction. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount". 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 Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
12. Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Bank will be responsible for any lapses /failure on the part of the Bidder, in such cases.
13. 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. The Earnest Money Deposit shall not bear any interest. The successful bidder should deposit 25% of the sale price (bid amount) including the EMD already paid, immediately on acceptance of bid price by the Authorized Officer, State Bank of India, ARM Branch, Ernakulam and the balance of the sale price on or before 15<sup>th</sup> day of confirmation of sale, default in deposit of amount by the successful bidder would entail forfeiture of the whole money already deposited and assets shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of assets/ amount.
14. The qualified bidders may avail online training on e-Auction from Mr Madhusudanan Nair Mobile No: 09686999578 & Mr Praveen Kumar Thevar Mobile No 9722778828 E-mail : kerala@auctiontiger.net & [support@auctiontiger.net](mailto:support@auctiontiger.net) prior to the date of e-Auction. The intending bidder should sign the Confirmation Regarding Receipt of Training shown in **Annexure – V** thereafter sent the scanned copy of that to the Authorised Officer, State Bank of India, ARMB, Ernakulam mentioned in the Sale Notice just after availing training on e-Auction with a copy to [support@auctiontiger.net](mailto:support@auctiontiger.net).
15. Neither the Authorised Officer nor the service provider 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 the next working day/website available day.

16. The H1 bidder should sign the Price Confirmation Letter as per **Annexure – VI** and thereafter e-mail scanned letter to the Authorised Officer, State Bank of India, mentioned in the Sale Notice & copy to [support@auctiontiger.net](mailto:support@auctiontiger.net), immediately on completion of the bidding.
17. The auction purchaser (successful bidder) shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody. The sale will attract the provisions of section 194 IA of the Income Tax Act.
18. The Authorised Officer 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 assets or portion thereof from the auction proceedings at any stage without assigning any reason there for.
19. The Sale Certificate for immovable asset will be issued by the Authorised Officer in the form given in **Appendix V** (for immovable property) and Certificate of Sale for movable assets will be issued by the Authorised Officer /Bank in the form given in **Appendix III** of the Security Interest (Enforcement) Rules, 2002 in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
20. 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 Court Order received after e-auction is held.
21. 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 Bank 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. The exclusive jurisdiction for any disputes shall be the state of Kerala. In case all the bids are rejected, Authorised officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.
22. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

For further details regarding inspection of assets the intending bidders may contact the Authorised Officer , State Bank of India, ARM Branch, Ernakulam during office hours, Phone No. 0484-2365441 and also may contact the Bank's approved service provider M/s E-Procurement Technologies Ltd (Auctiontiger) A 201/208, Wall Street-II, Opp: Orient Club, Nr Gujarat College, Ahmedabad -380 006. (Helpline No: 079-68135422 / 68135475 & contact person Mr Madhusudanan Nair Mobile No: 09686999578 & Mr Praveen Kumar Thevar Mobile No 9722778828 E-mail : [kerala@auctiontiger.net](mailto:kerala@auctiontiger.net) & [support@auctiontiger.net](mailto:support@auctiontiger.net) web portal – <https://sbi.auctiontiger.net> , [www.auctiontiger.in](http://www.auctiontiger.in) and [http:// www.sbi.co.in](http://www.sbi.co.in)

**Other Terms & Conditions for sale of Property (ies)**

- The bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any exclusive details of Bank or to any other party.
- The service providers/ Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- The service providers/ Bank is not responsible for any damages, including damages that result from, but are not limited to systems problems, inability to use the system, loss of electronic information etc.

Date : 15.05.2019  
Place : Ernakulam

Authorised Officer  
State Bank of India.