



STATE BANK OF INDIA
SARB-II Ernakulam
40/947 1ST Floor R. S. Building, Metro Pillar No. 697,
Opp. Maharajas College Ground,
M.G. Road, Ernakulam, Kerala PIN: 682 011
Phone: 0484-2365341, Fax: 0484-2365241,9188901924
email:sbi.70683@sbi.co.in

THE TERMS AND CONDITIONS OF SALE

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	1. Sri Jenson Francis S/o. Francis, Manjali House Apartment No. 4B 4th Floor, SYMBIOSIS GATEWAY HEIGHT APARTMENT Ramavarmapuram, North Police Academy Thrissur-680 614								
2	Name and address of the Branch, the Secured Creditor	State Bank of India, SARB-II Ernakulam, 40/974, First Floor, R S Buildings, Opp. Maharaja's College Ground, M G Road, Ernakulam – 682 011								
3	Description of the secured assets to be sold.	1156/38220 undivided share in all that lands having extend of 4.34 Are in Re Sy No 33/72 & 7.80 Are in Re Sy No33/73 part with all improvements thereon, all easements and other rights appurtenant thereto and the building Apartment No:4B, in Thrissur Corporation No.7/1625/18 with super built up area 1156 Sq. ft in 4th floor of Symbiosis Gateway Heights Apartments in Vilvattom Village, Thrissur District , vide sale deed No:235/2015 dated 20.01.2015 at Thrissur S. R. O. standing in the name of Mr. Jenson Francis. <table border="1"><thead><tr><th>East</th><th>West</th><th>South</th><th>North</th></tr></thead><tbody><tr><td>Property of Kangappadan Johnson and Mrs.Reena Johnson</td><td>Property of Kangappad an Porinju</td><td>Property of Reena Johnson</td><td>PWD Road</td></tr></tbody></table>	East	West	South	North	Property of Kangappadan Johnson and Mrs.Reena Johnson	Property of Kangappad an Porinju	Property of Reena Johnson	PWD Road
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4	Details of the encumbrances known to the secured creditor	Nil to the knowledge of the Bank. However, Intending bidders may satisfy themselves by making independent enquiries and inspection of the property. No conditional bid will be accepted.								
5	The secured debt for recovery of which the property is to be sold	Rs.33,19,605/- (Rupees Thirty three Lakhs Nineteen thousand Six hundred and five Only) as on 13.03.2024 + interest, expenses & costs.								
6	Deposit of earnest money	1.EMD: Rs.2,85,000/- being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their Wallet provided by M/s. MSTC Ltd. on its E-Auction site " https://www.mstcecommerce.com/auctionhome/ibapi/ind ex.jsp " by means of NEFT								



7	Reserve Price of the immovable assets Amount / Wallet in which EMD to be remitted	Rs. 28,50,000/- (Rupees Twenty Eight lacs Fifty Thousand only). 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.
	Last Date and Time within which EMD to be remitted:	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.
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	Date and time of E- auction.	Date: 04.04.2024 Time: 11 AM to 04.00 P.M
10	The e-auction will be conducted through the Bank's approved service provider.	M/s. MSTC Ltd at the web portal " https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp "
11	i. The first bid starts at ii. Bid Increment Amount iii. Auto Extension iv. Bid Currency & Unit of Measurement	i. Rs.28,50,000 /- ii. Rs. 10,000/-. iii. Unlimited extensions of 10 minutes each iv. Indian Rupees for property 1
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	From 11.00 A.M to 3.00 P.M on working days under prior appointment. Name: Smt Asha K Nair Mob No: 9188901924
13	Other conditions	<ul style="list-style-type: none"> 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. 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. (Registration Process, EMD payment and the



bidding process is detailed on the above website). • Steps to be followed by the bidder for registering with e-auction portal.

- STEP 1–Bidder/purchaser registration: Bidder to register on e-auction portal www.mstcecommerce.com(→ Click“eAuction” → Click “Property” → Click “eBkray auctions”) using mobile number and email ID.
- 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)
- STEP 3 – Transfer of EMD amount to bidder’s global EMD wallet: Online/Offline transfer of fund using NEFT/Transfer, using challan generated on e-auction portal.
- STEP 4 – After transferring the EMD amount, the bidder has to login to e-auction portal and verify that EMD amount is appearing in EMD Ledger. NOTE: Step 1 to 4 should be completed by bidder well in advance, before e-auction date.
- The registration process takes minimum of two to three working days. Contact details of MSTC - Shri.Ritesh Nath rnath@mstcindia.co.in 9668551395 & Shri Rakesh Ranjan rranjan@mstcindia.co.in 9911700233.
- 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. • 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 to be paid immediately i.e. on the same day or not later than next working day, as the case may be in the account number mentioned in Sl. 8 above. • 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 MSTC Ltd may be conveyed through e mail. • 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 number(mobile/Land Line)of the bidder etc., to the



Authorised Officer of State Bank of India, SARB-II
ernakulam, R S Buildings, M G 4/5 Road, Opp.
Maharajas College Ground, Ernakulam by 04.04.2024
at 4.00 p.m. Scanned copies of the original of these
documents can also be submitted to e-mail Id
sbi.70683@sbi.co.in of Authorised Officer. • Names of
Eligible Bidders will be identified by State Bank of
India, Asset Recovery Management Branch (ARMB) to
participate in online e-Auction on the portal
[https://www.mstcecommerce.com/auctionhome/iba
pi/index.jsp](https://www.mstcecommerce.com/auctionhome/iba
pi/index.jsp). M/s MSTC Ltd who will provide User ID
and Password after due verification of PAN of the
Eligible Bidders. • 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. •
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. • 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. • 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. • 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. • Decision of the Authorised Officer regarding
declaration of successful bidder shall be final and
binding on all the bidders. • 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. • The bid
submitted without the EMD shall be summarily
rejected. The property shall not be sold below the
reserve price. • 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. • 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 M/s. 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). • 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. • 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 may it be subsequently sold. • 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. • 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. 5/5 • 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. • 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. • To the best of knowledge and information of the Authorised Officer, there is no encumbrance binding with the bank. However, it shall be the responsibility of the interested bidders to inspect and should make their own independent enquiries regarding the encumbrances, extent, 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



			<p>diligence before submitting the tender. No conditional bid will be accepted. • It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. • The bidder shall deduct and deposit with the concerned department / statutory body, Tax deducted at source (TDS) as applicable under Income Tax Act. Such TDS shall be considered as part of the offer made by the Bidder. • The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002</p>
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Date: 13.03.2024

Place: Ernakulam

Sd/-

AUTHORISED OFFICER
STATE BANK OF INDIA

