



STATE BANK OF INDIA  
STRESSED ASSETS MANAGEMENT BRANCH, COIMBATORE

Authorised Officer's Details:  
Shri Ulaganathan Natarajan  
Mobile No: 9496362888/9840651168  
e-mail ID: sbi.16454@sbi.co.in

Raja Plaza, First Floor  
No.1112, Avinashi Road  
COIMBATORE 641 037  
Land Line No:(Office) 0422-2245452

THE TERMS AND CONDITION OF SALE

Properties will be sold on "AS IS WHEREIS, AS IS WHAT IS AND WHATEVER THERE IS "Basis

1	Name and address of the Borrower	M/s Grand Motors Sales & Services Pvt Ltd, represented by its Managing Director, having its registered office at PB No. 608, Saraswathy Buildings, Karamana, Trivandrum
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037
3	Complete Description of the movable secured assets to be sold	<b>Property ID NO: SBIN200054166839 (PHYSICAL POSSESSION WITH BANK)</b> All that part and parcel of property having an extent of 20.23 Ares of in Re.Sy.No.33/2 and 10.11 Ares of property in Re.Sy.No.31/1, 31/2, 31/4-1 and 31 of Thiruvalla Village, Thiruvalla Taluk, Pathanamthitta District, together with all improvements, buildings and structures, obtained under Sale Deed Nos.1446/2009, 1447/2009, 1448/2009, 1449/2009 and 1450/2009 dated 10.06.2009 of Thiruvalla SRO. <b>Boundaries</b> North : Property of Thukalassery Temple South : Road East : Property of Kuzhikad West : Thodu <b>Total Extent: 30.34 Ares (75 Cents)</b> <b>(Reserve Price – Rs. 2,42,00,000/-)</b>
4	Details of the encumbrances known to the secured creditor.	Please note that there is an encumbrance of attachment made by the EPFO Authority, Thiruvananthapuram over the property for an amount of Rs. 47,78,689/- defaulted by the borrower M/s. Grand Motors Sales and Services Private Ltd. The said attachment shall not be binding on the bank on the ground of PRIORITY conferred on the secured creditors under Section 26E of SARFAESI Act, 2002 and Section 31B of the Recovery of Debts and Bankruptcy Act, 1993 over the dues of others.
5	The secured debt for recovery of which the property is to be sold	Rs. 51,61,10,902 /- (Rupees Fifty one Crore sixty one lakh ten thousand nine hundred and two only ) as on 25.03.2024 with future interest and costs
6	Deposit of earnest money	Rs 24,20,000/- being the 10% of Reserve price shall be deposited through NEFT to credit of MSTC E-Wallet ( Piz refer Point No.13-b) 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
7	Reserve price of the immovable & immovable secured assets:	Rs 2,42,00,000/- In case of successful bid, the remaining part of successful bid amount should be paid through RTGS / NEFT/NET BANKING/FUND

	Bank account in which EMD to be remitted.	TRANSFER to A/c No.: 33112183302 IFSC: SBIN0030462 Bank : State Bank of India Address: NRI Branch, Avinashi Road, Coimbatore
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 15 <sup>th</sup> 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.	18.04.2024 & 11:00 AM to 04:00 PM Online Date : 18.04.2024
10		The e-Auction will be conducted through MSTC web portal <a href="https://www.mstcecommerce.com/auctionhome.ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome.ibapi/index.jsp</a> . For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registration with e-auction portal and for E-Auction tender documents containing online e-auction bid form, Declaration etc., please refer to the link provided in <a href="https://ibapi.in">https://ibapi.in</a> & <a href="https://bank.sbi">https://bank.sbi</a>
11	(i) Compulsory Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	2,00,000/- Unlimited extensions of 10 Minutes each INR
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	15.04.2024 between 11:00 am and 4:00 pm  Name :- Shri Ulaganathan Natarajan, Mobile No: 9496362888 Shri A.R.S. Logesh, Mobile No.9840651168 Email Id:- <a href="mailto:sbi.16454@sbi.co.in">sbi.16454@sbi.co.in</a>
13	Other conditions	(a) 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. (b) 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 <a href="http://www.mstcecommerce.com">www.mstcecommerce.com</a> (→ 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/Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction portal.


NOTE: Step 1 to 3 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, Email Id: [rnath@mstcindia.co.in](mailto:rnath@mstcindia.co.in), Mobile No. 9668551395 & Shri Rakesh Ranjan, E-Mail Id: [rranjan@mstcindia.co.in](mailto:rranjan@mstcindia.co.in), Mobile No. 9911700233.

- (c) 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.
- (d) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the MSTC website between 7 am to 1 pm 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.
- (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 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 may it be subsequently sold.
- (p) The successful bidder shall bear all the necessary expenses like

		<p>applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name.</p> <p>(q) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(r) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p> <p>(s) 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 of 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> <p>(t) 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 auction will be entertained.</p>
14	<p>Details of pending litigation, if any, in respect of property proposed to be sold</p>	<p>Borrower had filed SA No 141 of 2019 before DRT 2 Ernakulam, whereas there is no stay against the sale.</p>

Date: 25.03.2024  
Place: Coimbatore

रुने भारतीय स्टेट बैंक for State Bank of India  
  
 सहायक महा प्रबन्धक Asst. General Manager  
 महाप्रबन्धक अतिरिक्त प्रबंधन शाखा कोयंबटूर  
 Assistant Area Management Br., Coimbatore - 641 037  
 (ULAGANATHAN NATARAJAN)  
 ASSISTANT GENERAL MANAGER  
 & AUTHORISED OFFICER

