



No.SARB/TVM/MSR/VID/ 3098 /2024-25

d/c

ഭാരതീയ സ്റ്റേറ്റ് ബാങ്ക്
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Date : 12-02-2025

Sajan Sakeer
Sakeer Manzil
Rathickal, Vettoor PO
Thiruvananthapuram-695312

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 Securitisation 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 Authorised Officer of State Bank of India will be sold on "As is where is", "As is what is", and "Whatever there is" on 10.03.2025 for recovery of **Rs. 91,09,258 /- (Rupees Ninty One Lakhs Nine Thousand Two Hundred Fifty Eight only) as on 11.02.2025** with future interest and cost due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from **Sri Sajan Sakeer , residing at Sakeer Manzil, Rathickal , Vettoor PO, Thiruvananthapuram-695312.**

The Reserve Price will be **Rs. 70,82,000/- (Rupees Seventy Lakhs Eighty Two Thousand only) and the earnest money deposit will be 7,08,200/- (Rupees Seven Lakh Eight Thousand Two Hundred only) Bid Increment:Rs.71000/- (Rupees Seventy One Thousand only)**

DESCRIPTION OF IMMOVABLE PROPERTIES

All that part and parcel of the property admeasuring 8.09 ares of land with residential house (H No NMP 27/283) Re sy No274/3-1 in BI No 35 of Vattapara Village Nedumangad Taluk, Thiruvananthapuram District registered in the name of Sri Sajan Sakeer obtained by virtue of Sale deed No 1724/2019 dated 27/08/2019, of Karakulam SRO.

Boundaries as per Title deed

North : Property of Mini
West: Property of Jose

East : Road
South: Property of Ashokan

Interested bidder may deposit Pre-Bid EMD with ebkray (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in ebkray's (PSB Alliance) 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.

For detailed terms and conditions of the sale please refer to the link provided in web portal of the secured creditor <https://sbi.co.in>. Details also available at <https://ebkray.in> .

Thiruvananthapuram


Authorised Officer



 bank.sbi

☎ 0471 2318096

0471 2317095

0471 2311076

📠 0471 2315040

✉ sbi.10058@sbi.co.in

പ്രധാന ഗ്രന്ഥശാസ്ത്ര

വിഭാഗങ്ങളുടെ ശാഖ

എൽ.എം.എസ്. കോമ്പൗണ്ട്

ഓപ്പോസിറ്റ് മ്യൂസിയം വെസ്റ്റ് ഗേറ്റ്

വികാസ ഭവൻ പി.ഒ.

തിരുവനന്തപുരം - 695 033

दबा वप्रस आसि वसुली शाखा

एल.एम.एस कांपौण्ड

ओपपौसिट म्यूसियम वेस्ट गेट

विकास भवन पि.ओ.

तिरुवनन्तपुरम - 695 033

Stressed Assets Recovery Branch

LMS Compound

Opp: Museum West Gate

Vikas Bhavan P.O.

Thiruvananthapuram - 695033

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|----|--|---|
| 6 | Deposit of earnest money | EMD Rs 7,08,200/- |
| 7 | Reserve price of the immovable secured assets Payment of Earnest Money Deposit (EMD) amount Last Date and Time within which EMD to be remitted | Rs. 70,82,000/- (Rupees Seventy Lakhs Eighty Two Thousand only) EMD amount as mentioned above shall be paid online through NEFT/ RTGS mode only (After generation of Challan from (https://ebikray.in) in bidders Global EMD Wallet). NEFT/ RTGS transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. Interested bidder may deposit Pre-Bid EMD with ebkray(PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in ebkray's(PSB Alliance) 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. 09.03.2025 ,4: 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 Authorized Officer, by NEFT/ RTGS to Current A/c No.: 33933574299 in the name of STRESSED ASSETS RECOVERY BRANCH, IFSC : SBIN0007898, Bank : State Bank of India, Address: Nanthencode Branch, Thiruvananthapuram, 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 : 10.03.2025 Time: 11:00 AM to 04:00 PM with auto extension of ten (10) minutes from last highest bid till sale is completed. |
| 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 | The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020(Helpdesk Numbers:+918291220220) at the web portal https://ebkray.in For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notice/bank-e-auctions . |
| 11 | Bid Increment Amount | Rs. 7,08,200/- , Bid starts at Rs 71,53,000 /- |
| | Auto Extension | Unlimited extensions of 10 minutes each if a bid is placed before 5 minutes of the scheduled closing time of e-auction and bidding continues thereafter. |
| | Bid Currency & Unit of Measurement | Indian Rupees. |
| 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. | Between 11.00 A.M to 3.00 P.M on working days before auction date with prior appointment. |



Contact person with mobile number

Name : Menon Sheeja Radhakrishnan
Mobile No : 9497017832

Vidya V
9778444519

13 **Other Conditions**

- The intending Bidders/ Purchasers are requested to get themselves registered on portal (<https://ebkray.in>) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e- auction service provider (which may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
- 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 Password by M/s PSB Alliance Private Limited may be conveyed through email).
- Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB) Thiruvananthapuram to participate in online e-Auction on the portal <https://ebkray.in>. M/s PSB Alliance Private Limited 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 and 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 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).
- 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 it may 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.
- 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.
- 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.
- 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.
- The Certificate of Sale will be issued in Appendix V (for immovable properties) of the Security Interest (Enforcement) (Amendment) Rules, 2002 in the name of the purchaser(s) /applicant(s) only and will not be issued in any other name(s).

Date: 11.02.2025
Place: Thiruvananthapuram


AUTHORISED OFFICER
STATE BANK OF INDIA
SARB, THIRUVANANTHAPURAM

