

No.SARB/TVM/VID/ 276 /2025-26

Date 29-04-2025

Sri Dinesh K J , S/o Jalajakaran
Sapna House,
Bhavana Nagar 227 , Kadappakada PO,
Kollam 691008

Smt Ariya Dinesh
Sapna House,
Bhavana Nagar 227 , Kadappakada PO,
Kollam 691008

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" basis on **27.05.2025** for recovery of **Rs. 1,44,37,698/- (Rupees One Crore Forty Four Lakhs Thirty Seven Thousand Six Hundred Ninty Eight only) as on 28.04.2025** with future interest and cost due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from Sri Dinesh K J & Smt Ariya Dinesh ,both residing at Sapna House, Bhavana Nagar 227, Kadappakada PO, Kollam 691008

The Reserve Price will be 1,34,05,000/- (Rupees One Crore Thirty Four Lakhs Five Thousand only) and the earnest money deposit will be Rs. 13,40,500/- (Rupees Thirteen Lakhs Forty Thousand Five Hundred only). Bid Increment Rs 50,000/-(Rupees Fifty Thousand only)

DESCRIPTION OF IMMOVABLE PROPERTIES

All that part and parcel of the property admeasuring 4.05 ares of land with unfinished building along all other things attached there to in Re Sy No 650/11/2/2 in BI No 17 of Kottamakara Village, Kollam Taluk, Kundara Sub District and Kollam District registered in the name of Dinesh K J and Ariya Dinesh by virtue of Sale deed No 1170/2018 dated 19/04/2018 of Kundara SRO and Prior deed 1604/2017 dated 08/06/2017 of Kundara SRO.

Boundaries as per Location Sketch

North: Property of Sudhakaran

South : Road

East: Property of Jamaludheen

West: Property of Vijayan

bank.sbi

0471 2318096

0471 2317095

0471 2311076

0471 2315040

sbi.10058@sbi.co.in

പ്രശ്ന ഗ്രന്ഥ ആസ്തി

വീണ്ടെടുക്കൽ ശാഖ

എൽ. എം. എസ്. കോമ്പൗണ്ട്

ഓപ്പോസിറ്റ് മ്യൂസിയം വെസ്റ്റ് ഗേറ്റ്

വികാസ് ഭവൻ പി. ഓ.

തിരുവനന്തപുരം - 695 033

दबा वग्रस्त आस्ति वसूली शाखा

एल.एम.एस कांपौण्ड

ओपॉसिट म्यूसियम वेस्ट गेट

विकास भवन पि.ओ.

तिरुवनन्तपुरम - 695 033

Stressed Assets Recovery Branch

LMS Compound

Opp: Museum West Gate

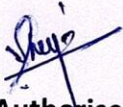
Vikas Bhavan P.O.

Thiruvananthapuram - 695033



Interest bidder may deposit Pre-bid emd with Baanknet before the close of e-auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payments 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 interest, are advised to submit the pre-bid EMD amount well in advance to avoid 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://ebkgray.in> / <https://baanknet.com>



Authorised Officer
Trivandrum



TERMS AND CONDITIONS OF SALE

Property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND" WHATEVER THERE IS "

1.	Name and address of the Borrower, Guarantor and Legal heirs	Sri Dinesh K J , S/o Jalajakaran Sapna House, Bhavana Nagar 227 , Kadappakada PO, Kollam 691008 Smt Ariya dinesh Sapna House, Bhavana Nagar 227 , Kadappakada PO, Kollam 691008
2.	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch 1 st Floor, LMS Compound, Opp: Museum West Gate Vikas Bhavan P O., Thiruvananthapuram 695 033
3.	Description of the immovable secured assets to be sold	All that part and parcel of the property admeasuring 4.05 ares of land and unfinished building with all other things attached there to in Re sy No 650/11/2/2 in BI No 17 of Kottamakara Village, Kollam Taluk, Kundara Sub District and Kollam District registered in the name of Dinesh K J and Ariya Dinesh by virtue of Sale deed No 1170/2018 dated 19/04/2018 of Kundara SRO and Prior deed 1604/2017 dated 08/06/2017 of Kundara SRO.
4	Details of the encumbrances known to the secured creditor	Nil encumbrances upto 14.02.2025 to the knowledge of the Bank as per Encumbrance Certificate No 1561/25 dated 15.02.2025 of SRO Kundara. The e auction is being held as "as is where is" and "as is what is" basis . The intending bidders should make their own independent enquiries regarding the encumbrances , title of property , any statutory liabilities, arrears of property tax, electricity dues etc and to inspect and satisfy themselves. The Authorised Officer/ Secured Creditor shall not be responsible in any way third party claims/ rights/ dues.
5	The secured debt for recovery of which the property is to be sold	Rs. 1,44,37,698/- +charges as on 28.04.2025
6	Deposit of Earnest Money	EMD : Rs 13,40,500/- being the 10% of Reserve Price to be remitted by RTGS/NEFT to the Bank account or Demand Draft drawn in favour of SBI SARB, Parking Account on any Nationalised or Scheduled Bank
7	Reserve Price of the immovable secured assets Bank account in which EMD to be remitted	Rs.1,34,05,000/- A/c No.33933574299 IFSC : SBIN0007898 Bank: State Bank of India Address: Nanthancode Branch, LMS Compound, Vikas Bhavan P O, Thiruvananthapuram Time : 2:00 p.m Date 26.05.2025



Current Address- proof of communication

PAN card of the bidder

Valid e-mail ID

Contact number (mobile/land line of the bidder etc., to the Authorised Officer of SBI, Stressed Assets Recovery Branch, LMS Compound, Oppl Museum West Gate, Vikas Bhavan P O., Thiruvananthapuram by 26.05.2025 , 5 pm. Scanned copies of the original of these documents can also be submitted to e-mail ID of Authorised Officer.

- c) Name of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch to participate in online e-Auction on the portal <https://sbi.co.inhttps://baanknet.com> & <https://ebkgray.in> 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 and 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 therein 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 authorized 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 authorized 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.

29.04.2025

Thiruvananthapuram



AUTHORISED OFFICER

