



**STATE BANK OF INDIA**  
**Asset Recovery Management Branch, Ernakulam**  
1<sup>st</sup> Floor, R S Building, M. G. Road Ernakulam-682011, Kerala  
(Tel: 0484 2365341 Fax: 0484-2365241 E.mail- sbi.70683@sbi.co.in)

Authorised Officer

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**E-AUCTION SALE NOTICE**

**DETAILED TERMS AND CONDITIONS OF THE SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

The undersigned as Authorized Officer of State Bank of India has taken over possession of the following property/ies u/s 13(4) of the SARFAESI Act.

Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property/ies in the below mentioned cases for realisation of Bank's dues will be held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and on the terms and conditions specified hereunder.

Name Of Borrower(s)	Name of Guarantor(s)	Outstanding Dues for Recovery of which Property/ies is/are Being Sold
1.M/s Femincaro Concepts Attipetty Nagar Road, Chempumukku Kakkanad, Kochi 682 030 Represented by its partner Smt.Meera Joseph	<u>Sri.Rajesh Myladur</u> <u>S/o Sri.Philip Myladur</u> <u>Myladur House, Navodhaya Road,</u> <u>Kangarappadi, Vadacode,</u> <u>Kochi 682021</u>	Rs.5,11,05,502/- as on 31.01.2019 + interest thereon w.e.f. 01.02.2019 + expenses & costs
2.Smt.Meera Joseph W/o Sri.Rajesh Myladur Myladur House,Navodhaya Road, Kangarappadi,Vadacode Kochi 682 021		Demand Notice Date: 07.08.2014

3.Smt.Achamma Cherian D/o Sri.Cherian Mathew Rose land, K K Road, Chempumukku, Kakkanad, Kochi 682 030		
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Names of Title Deed Holders	Description of property/ies.	Date & Time of e-Auction:	Place/ Web address of e-auction:	Date and time for submission of request letter of participation / KYC Documents / Proof of EMD etc. on or before (Date)_____, p.m.
Smt.Achamma Cherian	<p><b><u>Property No: 1:</u></b></p> <p>All that part and parcel of property measuring 4.63 ares of land ( 11.5 cents) in Sy No.31/A/1 having Re. Sy. No.18/8 Block No.9 of Vazhakkala village, Kanayannoor Taluk, Ernakulam District, with all improvements thereon belonging to Smt. Achamma Cherian, covered by Sale Deed No 3735/2005 dated 27.08.2005 of Thrikkakara SRO</p> <p><b><u>Property No: 2</u></b></p> <p>All that part and parcel of property measuring 5.51</p>	<p><b>27.02.2019</b></p> <p>From 10.30 am to 11.30 am</p> <p>(with unlimited extensions of 5 minutes if bidding continues, till the sale is concluded)</p>	<p><a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a></p> <p>Reserve price:  <u>Property 1.</u>Rs.76,00,000/-</p> <p><u>Property 2.</u>  Rs.2,12,48,000/-</p> <p>Earnest Money Deposit (EMD) 10% of the Reserve Price ie,  <u>Property 1.</u> Rs.7,60,000/-</p> <p><u>Property 2.</u> Rs.21,24,800/-</p> <p>Bid increment amount  Rs.10,000/-</p>	26.02.2019 up to 4.00 PM

	<p>Ares of land (13.77 cents) comprised of 4.05 Ares of land in Sy.No.22/8/1 having Re. Sy.No.202/18 in Block No.8 of Vazhakkala Village, Kanayannoor Taluk, Ernakulam District with all improvements thereon including two storied residential building covered by Document No.995/1987 of SRO Thrikkakara in the name of Smt.Achamma Cherian and 1.46 Ares of land in Sy.No.22/7C, 22/7B having Re. Sy. No.203/2 in Block No.8 of Vazhakkala village, Kanayannoor Taluk, Ernakulam District with all improvements thereon covered by Document No.563/2006 of SRO, Thrikkakara in the name of Smt.Achamma Cherian</p>			
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Date & Time of inspection of the properties: 22.02.2019 , 10.00 PM to 01.00 PM

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

1. E-Auction is being held on “**AS IS WHERE IS**” “**AS IS WHAT IS**” and “**WHATEVER THERE IS**” **basis** and will be conducted “On Line”. 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: 079-61200517 ) & contact person Mr Madhusudanan Nair Mobile No: 09686999578 & Mr Praveen Kumar Mobile No 9722778828 E-mail : [madhusudan@auctiontiger.net](mailto:madhusudan@auctiontiger.net), [kerala@auctiontiger.net](mailto:kerala@auctiontiger.net) web portal – <https://sbi.auctiontiger.net> www.auctiontiger.in
2. The Bank is having actual / constructive possession of the secured assets.
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is 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 either through NEFT/ RTGS in the **Account No.: 67002523192 , Name of the A/C. : “ ARMB EKM ZERO BALANCE ACCOUNT” , Name of the Beneficiary: State Bank of India A/c** (M/s Femincaro Concepts), **IFSC Code: SBIN0070658** or by way of demand draft drawn in favour of State Bank of India A/c (M/s Femincaro Concepts) , (PANAMPILLY NAGAR, Ernakulam) drawn on any Nationalized or Scheduled Bank.
5. 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 & password by M/s **Auctiontiger** may be conveyed through e-mail}.
6. The intending bidder should submit the evidence for 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. 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 of STATE BANK OF INDIA, Asset Recovery Management Branch , Ernakulam and Address by **26.02.2019 upto 4.00 pm**. Scanned copies of the original of these documents can also be submitted to e-mail id of Authorized officer.
7. Names of the Eligible Bidders, will be identified by the **STATE BANK OF INDIA**, Asset Recovery Management Branch Name to participate in online e-auction on the portal : <https://sbi.auctiontiger.net> (www.auctiontiger.in) will provide User ID & Password after due verification of PAN of the Eligible Bidders.

8. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
9. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against each property. 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.
10. 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 shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15<sup>th</sup> day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
11. The prospective qualified bidders may avail online training on e-Auction from M/s. E-Procurement Technologies Ltd (Auctiontiger) prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. Auctiontiger 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 interested 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.
12. The purchaser 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.
13. The Authorised Officer/Bank 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 property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
14. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
15. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: 08.02.2019  
Place:Ernakulam

Authorized Officer  
State Bank of India