

**SALE NOTICE FOR PUBLICATION IN BANK'S WEBSITE FROM 11.02.2019 TO 27.02.2019**

**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	<p>1.T. Kannan "GeethikaBhavan" ThrikovilVattam, Mukhathala (PO) Kollam – 691577</p> <p>2.Shri. T. Kannan "Sayabi" Town Limit, Kadappakkada, Kollam – 691008</p> <p>3.Smt Sreeja B W/o Shri T. Kannan "GeethikaBhavan" ThrikovilVattam, Mukhathala (PO) Kollam – 691577</p> <p>4.Smti. Sreeja B W/o Shri T. Kannan "Sayabi" Town Limit, Kadappakkada, Kollam – 691008</p>
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 1st Floor, LMS Compound, Opp: Museum West Gate, Vikas Bhavan PO, Thiruvananthapuram
3	Description of the immovable secured assets to be sold.	<p>1.All that part and parcel of the property consisting of 39.50 Ares made up of 10 Ares in Re Sy No.96/3-2, 14.8 Ares in Re Sy No.96/3-3, 6 Ares in Re Sy No. 96/3-4, 6 Ares in Re Sy No.96/3-5 and 2.70 Ares in Re Sy No.96/5 of land and all improvements and structures in Poothakkulam Village, Kollam Taluk, Kollam District belonging to Shri Kannan T vide sale deed No. 2011/05 dated 04/07/2005 of SRO Paravoor bounded</p> <p>On the East : Property of Chellappan Pillai On the West : Property of Vasantha Kumari and Vasudevan Nair On the North : Passage On the South : Property of Sukumaran Pillai and Vasudevan Pillai</p> <p>2.All that part and parcel of the property consisting of 19.73 ares made up of 11.03 Ares in Re Sy No.578/3-3-3 and 8.70 Ares in Re Sy No.3-1 of land with building and all improvements and structures in Block No.17 in Elampalloor Village, Kollam Taluk &amp; district in the name of Shri T. Kannan b vide sale deed No. 321/10 dated 18/01/2010, Sale Deed No. 4580/10 dated</p>

27/10/2010 of SRO Kundara bounded

On the East : Road, Property of Madhusudhanan,  
Anandamma and Vijayan  
On the West : Property of Gopalakrishna Pillai  
On the North : Property of Property of Jaleel and  
Prasanna  
On the South : Property of Muraleedharan Pillai

3. All that part and parcel of the property consisting of 83.77 Ares made up of 25.34 Ares in Re. Sy No.39/6, 6.33 Ares in Re Sy No.39./17-1, 8.80 Ares in Re Sy No. 39/8, 24.26 Ares in Re Sy No. 39/6, 12.04 Ares in Re Sy No. 40/17-6, 7.00 Ares in Re Sy No. 39/24 of land and all improvements and structures in Mynagapally Village, Kunnathur Taluk, Kollam district in the name of T. Kannan vide sale deed No.1695/02 and 1696/02 dated 31/05/2002 and release deed No.584 of 2004 dated 11/02/2004 of SRO Karunagappally bounded

On the East : Property of Ebrahim Kutty  
On the West : Road  
On the North : Property of Bhagathayam, Kuttiyil  
George, Ezathayyathu Gangadharan Pillai,  
Usaima Beevi and others  
On the South : Property of Badarudeen, Surendran of  
Sumi Bhavan, Haneefa of Pattentavila  
Padinjattathil and Property of Mathew

4.(i) All that part and parcel of the property consisting of 8.74 ares made up of 7.29 ares in Re Sy No.20/10-2, 1.45 ares in Re Sy No.20/9-2 of land and all improvements and structures in Block No.15 in Mangad Village, Kollam Taluk & district in the name of Shri T. Kannan vide sale deed No.1984/06 dated 19/7/2006 and 1446/2008 dated 30/04/2008 of

Kilikollur SRO bounded

On the East : Property of Pankajakshi  
On the West : Road  
On the North : Property of Bhaskaran Pillai, Passage  
On the South : Property of Mohammed Basheer

(ii) All that part and parcel of the property consisting of 5.69 ares made up of 5.11 ares in Re Sy No.19/7-3, 0.58 ares in Re Sy No. 19/22-2 of land and all improvements and structures in Re Sy No.19/7-3, Block No.15, 19/22-2 in Block No.15 in Mangad Village, Kollam Taluk and District in the name of Shri T. Kannan vide sale deed No.1984/06 dated 19/7/2006 and 1446/2008 dated 30/04/2008 of Kilikollur SRO bounded

On the East : Property of Younis Kunju

		<p>On the West : Property of Gopalakrishnan  On the North : Property of Basheer  On the South : Property of Kannan T and Gopalakrishna Pillai</p> <p>(iii) All that part and parcel of the property consisting of 2.11 ares of land and all improvements and structures in Re Sy No.20/10 Block No.15 in Mangad Village, Kollam taluk &amp; district in the name of Shri T Kannan vide Sale deed No.1984/06 dated 19/7/2006 and 1446/2008 dated 30/04/2008 of Kilikollur SRO bounded</p> <p>On the East : Property of Sameer  On the West : Property of Kannan  On the North : Property of Thaha  On the South : Property of Kannan</p> <p>5. All that part and parcel of the property consisting of 3.65 Ares of land, residential building and all improvements and structures in Re Survey No.1/2-2 , Block No.31 in Kollam East Village, Kollam Taluk, Kollam District belonging to Shri Kannan T vide sale deed No.777/99 dated 08/03/1999 of Kollam SRO bounded</p> <p>On the East : Property of Western Pharma  On the West : Road  On the North : Passage  On the South : Property of Western Pharma</p>
4	Details of the encumbrances known to the secured creditor.	Various attachments including that of Commercial Tax Authorities.
5	The secured debt for recovery of which the property is to be sold	Rs.18,05,73,490.87 as on 04.02.2019 with future interest and cost
6	Deposit of earnest money	<p><b>EMD:</b> Property S/No.1 Rs. 3,00,000.00  2 Rs 13,30,000.00  3 Rs 8,10,000.00  4 Rs 8,80,000.00  5 Rs 7,40,000.00</p> <p>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 ( M/s Kannan Enterprises) on any Nationalised or Scheduled Bank</p>
7	<p>Reserve price of the immovable secured assets:</p> <p><b>Bank account</b> in which EMD to be remitted.</p> <p><b>Last Date and Time</b> within which EMD to be remitted:</p>	<p>Property SI No. 1 Rs. 30,00,000.00  2 Rs 1,33,00,000.00  3 Rs 81,00,000.00  4 Rs 88,00,000.00  5 Rs 74,00,000.00</p> <p>A/c No.: 33933574299 IFSC: SBIN0007898</p> <p>Bank : State Bank of India</p>

		Address: Nanthancode Branch, LMS Compound, VikasBhavan PO, Thiruvananthapuram  Time : 4.00 PM Date : 25.02.2019
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.	<b>Date:</b> 27/02/2019 <b>Time:</b> 11.00 AM to 01.00 PM
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	M/s. e-Procurement Technologies Ltd. at the web portal <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> . Contact – Praveen Kumar Thevar – 09722778828, Madhusudan Nair – 09686999578, Land Line – 079 – 61200517, e-mail id – <a href="mailto:kerala@auctiontiger.net">kerala@auctiontiger.net</a> , <a href="mailto:madhusudan@auctiontiger.net">madhusudan@auctiontiger.net</a> , <a href="mailto:praveen.thevar@auctiontiger.net">praveen.thevar@auctiontiger.net</a> . E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in website <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> , <a href="http://www.AuctionTiger.in">www.AuctionTiger.in</a>
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	i Property SI No.1 Rs 10,000/- SI No.2 50,000/- SI No.3 30,000/- SI No.4 30,000/- SI No.5 30,000/- ii Till Sale is completed iii Indian Rupees
12	<b>Date and Time</b> 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	Any working day with prior appointment Name: Sri Rajamohanam.M  Mobile No. 944772264
13	Other conditions	(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID ( <i>email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s. e-Procurement Technologies</i> ) may be conveyed through e mail.  (b) 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 Licence/Passport etc.,

		<p>(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.,</p> <p>to the Authorised Officer of State Bank of India , Stressed Assets Recovery Branch, LMS Compound, OPP Museum West gate, VikasBhavan PO, Thiruvananthapuram by 25.02.2019 4 PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names 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 <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a>. of M/s. e-Procurement Technologies Ltd. who will provide User ID and Password after due verification of PAN of the Eligible Bidders</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(g) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(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.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders</p>
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		<p>will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(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.</p> <p>(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> <p>(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.</p> <p>(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.</p> <p>(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 authorised officer of the concerned bank branch only.</p> <p>(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.</p>
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Date: 05.02.2019

Place: Thiruvananthapuram

RAJAMOHANAN.M  
 AUTHORISED OFFICER,  
 STATE BANK OF INDIA,  
 Stressed Assets Recovery Branch,  
 LMS Compound,

OPP: Museum West gate,  
 VikasBhavan PO,  
 Thiruvananthapuram