



Stressed Assets Recovery Branch,  
40/974, II<sup>nd</sup> Floor, R S Buildings,  
M G Road, Ernakulam – 682011.

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**THE 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	1. M/s Christian Educational Trust, Reg No. 123/4/2003, Near Village Office, Kolenchery P.O, Pin 682311. 2. Mr. Paul Thomas, S/o. N P Thomas, Njarakkattil(H), Kolenchery P.O, Kolenchery 682311 3. Mr. N P Thomas, S/o NT Paulose, Njarakkattil(H), Kolenchery P.O, Kolenchery 682311 4. Smt. Moly Thomas, Njarakkattil(H), Kolenchery P.O, Kolenchery 682311 5. Smt. Silla Paul, Njarakkattil(H), Kolenchery P.O, Kolenchery 682311 6. Smt. Sunu Thomas, Njarakkattil(H), Kolenchery P.O, Kolenchery 682311
2	Name and address of the Branch, the Secured Creditor	State Bank of India, Stressed Assets Recovery Branch, 40/974, II <sup>nd</sup> Floor, R S Buildings, Opp. Maharaja's College Ground, M G Road, Ernakulam – 682011.
3	Description immovable secured assets to be sold.	<b>Item No 1</b> All that part and parcel of land having a total extent of 94.65 Ares approximately 233.88 cents together with all the improvements, rights and appurtenants thereto comprised of 14 Ares 40 sq. mtr. in block no. 31 Re sy. No. 43/8, 21 Ares 90 sq. mtr. in Re sy. no. 43/9, 10 Ares 70 sq. mtr. in re. sy. no. 44/14, 12 Ares 60 sq. mtr. in re. sy. no. 44/15, 04 Ares 15 sq. mtr. in re. sy. no. 44/16, 08 Ares 20 sq. mtr. in re. sy. no. 44/17, 12 Ares 50 sq. mtr. in re. sy. no. 44/18, 10 are 20 sq. mtr. in re. sy. no. 43/10-2 in Airapuram village, Kunnathunadu Taluk registered in the name of M/s. Christian Educational Trust more fully described in the sale deed 1128/2008 and access/right of way to the property is more fully described in document No. 4572/2015 of SRO Puthenkurissu. <b>Boundaries</b> East : Property of Paul Thomas & private road. North : Property of Pakkayil & Puthayathu. West : Property of Mani South : Drain & Property of CET & Komachery <b>Item No 2</b> All that is part and parcel of and all rights and interest appurtenant to 14 ares of property in Re.Sy.No.43/11, Airapuram Village, Kunnathunad Taluk, Ernakulam District covered by sale deed No. 320/2009 of SRO Puthencuriz, in the name of the Sri Paul Thomas of SRO Puthencuriz <b>Boundaries</b> East : Chirakkaramattathil nilam North : Property of Puthayath Aliyas West : M/s Christian Educational Trust College's property South : M/s Christian Educational Trust College's property & Chirakkaramattathil property
4	Details of the encumbrances known to the secured creditor	Nil to the knowledge of the Bank.
5	The secured debt for recovery of which the property is to be sold	Rs. 3,11,48,606.18 as on 04.05.2019 + interest thereon w.e.f. 05.05.2019 + expenses & costs.
6	Deposit of earnest money	<b>EMD: Rs. 18,90,000/- (Item No 1) &amp; Rs 2,10,000/- (Item No 2)</b> being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account

		or Demand Draft draw in favour of State Bank of India, Stressed Assets Recovery Branch , SARB Parking account(M/s Christian Educational Trust) drawn on any Nationalised or Scheduled Bank
7	Reserve price of the immovable assets:  <b>Bank account</b> in which EMD to be remitted.  <b>Last Date and Time</b> within which EMD to be remitted:	<b>For item no 1 - Rs. 1,89,00,000/-(Rupees One crore eighty nine lakhs)For item no 2 - Rs 21,00,000/-(Rupees Twenty one lakhs)</b> A/c No.: 31295819078 IFSC: SBIN0003539 Bank: State Bank of India, M G Road, Jeevan Prakash, LIC Building, Opp. Maharajas College Ground, Ernakulam – 682011.  Time: before 4.00 p.m Date: 07.06.2019
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.
9	Date and time of E- auction.	Date : 10.06.2019 Time: 12.00 p.m to 1.00 p.m
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. Rs. 10,000/-. ii. Unlimited extensions of 5 minutes each. 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	From 11.00 A.M to 3.00 P.M on working days under prior appointment  Name: Mrs. Sudha K Mobile No.: 9446033663
13	Other conditions	(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID ( <i>e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word 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 License/Passport etc., (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., to the Authorised Officer of State Bank of India, Stressed Assets Recovery Branch, R S Buildings, M G Road, Opp. Maharajas College Ground, Ernakulam by <b>07.06.2019 at 4.00 p.m.</b> Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer (c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch(SARB) to participate in online e-Auction on the portal <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> . M/s E-Procurement Technologies 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 & 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 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 may it 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 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.

Date: 04.05.2019

Place: Ernakulam

Mrs. Sudha K  
AUTHORISED OFFICER  
STATE BANK OF INDIA