

TERMS AND CONDITIONS OF SALE:

Property (Immovable Asset) will be sold on '**AS IS WHERE IS**', '**AS IS WHAT IS**' AND '**WHATEVER THERE IS**' Basis:

1	Name and address of the Borrower	Smt.Tessy Ann Francis, D/o.F.P.Sebastian, Playoor House, Western Bazar, Aranattukara Post, Thrissur. Also at: i.408, Ground Floor 1 st Main Road, Vth Cross, Kuvampunagar, Ramurthynagar Bengaluru-560016. ii. Transcend MT Services Pvt. Ltd., Block 'B', 1 ST Floor,Salapuria Aura, Sarjapur Outer Ring Road, Bengaluru-560103
2	Name and address of the Mortgagor	Smt.Tessy Ann Francis, D/o.F.P.Sebastian, Playoor House, Western Bazar, Aranattukara Post, Thrissur. Also at: i.408, Ground Floor 1 st Main Road, Vth Cross, Kuvampunagar, Ramurthynagar Bengaluru-560016. ii. Transcend MT Services Pvt. Ltd., Block 'B', 1 ST Floor,Salapuria Aura, Sarjapur Outer Ring Road, Bengaluru-560103
3	Name and address of Branch, the Secured Creditor	State Bank Of India , Stressed Assets Recovery Branch , 3 rd Floor, Building No. 11/90, Near Old Shivaji Theatre, J C Road, Bengaluru – 560002.
4	<p><u>Description of the immovable secured asset to be sold.</u> <u>Tender No: SBI/SARB/EA/MVS/572</u> <u>Title deed holder: Smt.Tessy Ann Francis</u> All that piece and parcel of the Residential Flat bearing No. 1A, Now BBMP Katha No. 1615/1-1, in the Ground Floor of the multistoried building called as "Limra Residency" with a super built up area 1202.4 sq feet, (including one half portion in depth of the joints between the ceiling of the Flat and the Floors of the Flat above it and internal walls and external walls between such levels) with RCC Roofed , Brick and Cement Wall, Mosaic Flooring, Honne Wood Doors and Steel Windows, together with 321 sq feet of undivided share, right, estate, title, claims, demands and interest/ownership in land with proportionate share in the common areas, passages, pipes, drains, staircases and open roof above together with covered car parking area in the basement and other areas of common use, the property comes under the limits of Bruhat Bengaluru Mahanagara Palike, Dasarahalli Sub-zone, Bengaluru and the building constructed on the property bearing Converted Survey No. 58/2 of T.Dasarahalli Village, Yeshwanthpura Hobli, Bengaluru North Taluk, duly converted for non-agricultural purpose vide conversion order Nos. ALN.DR.49/73-74 and ALN.DR.5/78-79, dated: 22.07.1978, by the Tahsildar, Bengaluru North Taluk, Bengaluru, presently bearing C.M.C. Khatha No. 1615/1 (Old No. 1615), property No. 58/2 (Portion), situated at T.Dasarahalli, Ward No. 16 of Dasarahalli City Municipal Council, Bengaluru – 560 057, now comes under the administrative and revenue purview of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West: 45-0 feet and North to South 110-0 feet, in all measuring 4950 sq feet and bounded on East by: Shri. Bettaiah's building, Shri. Nagaraj and others properties, West by: Portion of the same property belong to Smt. S.Farzana Fakruddin, North by: Portion of the same property belong to Smt. Fathima Syed and South by: Road.</p>	
5	Details of the encumbrances known to the secured creditor.	Nil
6	The secured debt for recovery of which the property is to be sold	Rs. 1,14,00,960/- (One Crore Fourteen Lakhs Nine Hundred and Sixty only) as on 31.05.2020 and further interest at contractual rate from 01.06.2020 with incidental expenses, charges, costs etc.

7	Deposit of earnest money	EMD: Rs.5,10,000/-being the 10% of reserve price to be remitted Through EFT / NEFT / RTGS Transfer in favour of "SBI SARB, Parking Account" to the credit of A/c. No 37608351424 with State Bank of India , SARB Branch, J.C.Road, Bengaluru – 560 002. Branch Code:05173: IFSC Code.SBIN0005173
8	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted: Rs.5,10,000/-	Rs. 51,00,000/- Through EFT / NEFT / RTGS Transfer in favour of "SBI SARB , Parking Account" to the credit of A/c. No 37608351424 with State Bank of India , SARB Branch, J.C.Road, Bengaluru – 560 002. Branch Code:05173: IFSC Code.SBIN0005173 Time upto : 5.00 P.M Date: 16.07.2020
9	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 15th day of confirmation of sale of the secured asset.
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 18.07.2020, Time: 60 Minutes: From 11.30 A.M to 12.30 P.M, with unlimited extension of five minutes for each bid, if the bid continues, till the sale is concluded.
11	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 C1 India Private Limited, Gurgaon, Helpline Nos.0124-4302000/24/25/26, +91-9900711744 email: karnataka@c1india.com webportal (https://www.bankeauctions.com/Sbi). Contact person: Shri. Gangadhar Naik
12	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs.50,000/- (Rupees Fifty Thousand only) Unlimited extensions of 5 minutes each Rupees INR

13	<p>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.</p> <p>Contact person with mobile number</p>	<p>On 06.07.2020 between 11.00 A.M. to 5.00 P.M. with prior appointment.</p> <p>Shri.K.Mariraj – 9483052236 / Shri. K.M.Udupa 9880661493 / Shri. L. Krishnamurthy :- 9449150926</p>
14	Other conditions	<p>a. 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 Pass word by M/s C1 India Private Limited, Gurgaon, may be conveyed through e mail.</p> <p>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 , 3rd Floor, Building No. 11/90, Near Old Shivaji Theatre, J C Road, Bengaluru – 560002 by 16.07.2020 upto 5.00 P.M. 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, Bengaluru to participate in online e-Auction on the portal (www.bankeauctions.com M/s C1 India Private Limited, Gurgaon, Shri. Gangadhar Naik Helpline Nos. +91-9900711744 email: karnataka@c1india.com 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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of 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 & conditions and modalities of e-auction adopted by the</p>

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.

- h. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- i. 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.
- j. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- k. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.
- l. 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).
- m. 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- n. 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.
- o. 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. 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.
- q. 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 of 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.
- r. 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 auction will be entertained.

Place: Bengaluru
Bengaluru

Authorised Officer
State Bank of India, SARB