



**STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH
COIMBATORE**

Authorised Officer's Details:

Name: Shri. Ulaganathan Natarajan
Mobile No: 9496362888 / 9633785596
e-mail ID: sbi.16454@sbi.co.in

Raja Plaza, First Floor
No.1112, Avinashi Road
COIMBATORE 641 037
Land Line No: 0422-2245452

THE TERMS AND CONDITIONS OF SALE

Properties 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>M/s. Aiswarya Silks represented by its Managing Partner, Kavalam Nagar, MC Road, Changanasserry, Kottayam, Kerala 686101</p> <p>Personal Guarantors: (1) Shri. Venugopalan Alwar Reddiar, (2) Shri. Balakrishnan Alwar Reddiar, (3) Shri. Kantharupan Alwar Reddiar, (4) Smt. Lakshmi Venugopal, (5) Shri. Nagendran Venugopal residing at Aiswarya Garden, Vazhapally, Changanacherry, Kottayam 686103, (6) Shri. Ayyappan Kantharupan residing at Aiswarya Nivas, Vazhapally, Changanacherry, Kottayam 686103 and (7) Shri. Balakrishnan Alwar Reddiar residing at Aiswarya Garden, Vazhapally, Changanacherry, Kottayam 686103.</p>
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641037
3	Description of the immovable secured assets to be sold.	<p><u>Property No.1 (ID: SBIN200024483533)</u></p> <p>All that piece and parcel of land having an extent of 8 Ares and two residential buildings thereon in Block No.78, Re.Sy.No.21 of Vazhapally West Village, Changanacherry Taluk in the name of Shri. Balakrishnan Alwar Reddiar, covered under Sale Deed No.205 of 2010 dated 27.01.2010 of Changanacherry SRO.</p> <p><u>BOUNDARIES</u></p> <p>West : Municipal Road. South : Property of Srinivasa Sharma. East : Property of Ramachandran Nair, Rohini. North : Municipal Road.</p> <p>(Reserve Price: Rs.2,44,00,000/-)</p> <p><u>Property No.2 (ID: SBIN200024453636)</u></p> <p>All that piece and parcel of land having an extent of 9.31 Ares and residential building thereon in Block No.7, Re.Sy.No.38/2 of Vazhapally West Village, Changanacherry Taluk in the name of Shri. Ayyappan Kantharupan covered under Sale Deed No.214 of 1999 dated 22.01.1999 of Changanacherry SRO and Rectification Deed No.307 of 1999 dated 01.02.1999 of Changanacherry SRO.</p> <p><u>BOUNDARIES</u></p> <p>West : Karakunnel Purayidam. South : Road. East : Property of V. Nagendran, Aiswarya. North : Property of Nagendran & Ayyappan</p> <p>(Reserve Price: Rs.1,86,00,000/-)</p>

6	Deposit of earnest money	<table><tr><th>Particulars</th><th>Reserve Price</th><th>Earnest Money Deposit (EMD)</th></tr><tr><td>Property No.1</td><td>Rs.2,44,00,000/-</td><td>Rs.24,40,000/-</td></tr><tr><td>Property No.2</td><td>Rs.1,86,00,000/-</td><td>Rs.18,60,000/-</td></tr><tr><td>Property No.3</td><td>Rs.1,86,00,000/-</td><td>Rs.18,60,000/-</td></tr><tr><td>Property No.4</td><td>Rs.88,00,000/-</td><td>Rs.8,80,000/-</td></tr><tr><td>Property No.5</td><td>Rs.27,00,000/-</td><td>Rs.2,70,000/-</td></tr></table>	Particulars	Reserve Price	Earnest Money Deposit (EMD)	Property No.1	Rs.2,44,00,000/-	Rs.24,40,000/-	Property No.2	Rs.1,86,00,000/-	Rs.18,60,000/-	Property No.3	Rs.1,86,00,000/-	Rs.18,60,000/-	Property No.4	Rs.88,00,000/-	Rs.8,80,000/-	Property No.5	Rs.27,00,000/-	Rs.2,70,000/-
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(EMD - Being the 10% of the reserve price shall be deposited through NEFT to credit of MSTC E-WALLET (Refer Point No.13-b).)																				
7	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:	<table><tr><th>Particulars</th><th>Reserve Price</th><th>Earnest Money Deposit (EMD)</th></tr><tr><td>Property No.1</td><td>Rs.2,44,00,000/-</td><td>Rs.24,40,000/-</td></tr><tr><td>Property No.2</td><td>Rs.1,86,00,000/-</td><td>Rs.18,60,000/-</td></tr><tr><td>Property No.3</td><td>Rs.1,86,00,000/-</td><td>Rs.18,60,000/-</td></tr><tr><td>Property No.4</td><td>Rs.88,00,000/-</td><td>Rs.8,80,000/-</td></tr><tr><td>Property No.5</td><td>Rs.27,00,000/-</td><td>Rs.2,70,000/-</td></tr></table>	Particulars	Reserve Price	Earnest Money Deposit (EMD)	Property No.1	Rs.2,44,00,000/-	Rs.24,40,000/-	Property No.2	Rs.1,86,00,000/-	Rs.18,60,000/-	Property No.3	Rs.1,86,00,000/-	Rs.18,60,000/-	Property No.4	Rs.88,00,000/-	Rs.8,80,000/-	Property No.5	Rs.27,00,000/-	Rs.2,70,000/-
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In case of successful bid, the remaining part of successful bid amount should be paid through RTGS / NEFT / NET BANKING / FUND TRANSFER to the A/c No.: 33112183302 IFSC: SBIN0030462 Bank: State Bank of India Address: NRI Branch, Avinashi Road, Coimbatore.																				
Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment 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 own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.																				
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 th 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.	Property No1 to 5: 11:00 AM – 04:00 PM; Online Date: 17.04.2024																		
10	The auction will be conducted online only, through the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp . For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in https://ibapi.in & https://bank.sbi																			
11	i) Bid increment amount:	Property No:1 to 5 - Rs.1,00,000/-																		
	ii) Auto extension: times. (limited /unlimited)	Unlimited																		
	iii) Bid currency & unit of measurement	INR																		

12	<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>Date: 20.03.2023 Time: 11:00 AM to 04:00 PM</p> <p>Name: Mr. Ulaganathan Natarajan Mobile No:9496362888 Mr. Sarath Chandran PR Mobile No.9633785596</p>
13	<p><u>Other conditions</u></p> <p>(a) Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents.</p> <p>(b) Steps to be followed by the bidder for registering with e-auction portal.</p> <p>STEP 1 – Bidder/purchaser registration: Bidder to register on e-auction portal www.mstcecommerce.com (→ Click “e-Auction” → Click “Property” → Click “eBkay auctions”) using mobile number and email ID.</p> <p>STEP 2 –KYC Verification: Bidder to upload requisite KYC Documents. KYC Documents shall be verified by e-auction service provider (may take 2 working days).</p> <p>STEP 3 – Transfer of EMD amount to bidder’s global EMD wallet: Online/Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction portal.</p> <p>NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction date. The registration process takes minimum of two to three working days.</p> <p>Contact details of MSTC - Shri.Ritesh Nath rnath@mstcindia.co.in 9668551395 & Shri Rakesh Ranjan rranjan@mstcindia.co.in 9911700233.</p> <p>(c) 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>(d) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the MSTC website between 7 am to 1pm and it will be refunded in next two working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.</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 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</p>	

	<p>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 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 GST, 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> <p>(t) The sale will attract the provision of Sec 194-IA of the Income Tax Act.</p>
14	Details of pending litigation, if any, in respect of property to be sold: Nil.

Date: 29.02.2024
Place: Coimbatore

Sd/-
Authorised Officer