	Stressed Assets Recovery Branch 7 th Floor, Vankarath Towers Palarivattom By-pass Junction Ernakulam – 682 024
Tel: 0484 – 2334730	e – mail: sbi.05182@sbi.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix- IV-A

[See Proviso to rule 8 (6)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the State Bank of India (Secured Creditor), the Physical possession of which has been taken by the Authorised Officer of State Bank of India, Stressed Assets Recovery Branch, the Secured Creditor, will be sold on “As is Where is”, “As is What is”, and “Whatever there is” basis on **19.01.2024** for recovery of **Rs.2,62,92,474** as on 30.11.2023 due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from **Mr. Raju M Devasia and Mrs. Sosamma M. Devasia**. The Reserve Price will be **Rs.4,71,00,000** and the earnest money deposit will be **Rs.47,10,000**, the latter amount to be deposited with the bank on or before 19.01.2024, 4.00 pm.

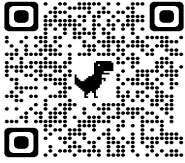

The Bidders should get themselves registered on <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> by providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC Ltd well before the auction date.




Date & Time of public E-Auction: 19.01.2024 from 11 AM to 4 PM with unlimited extensions clause of 10 minutes each.

Property ID No	Detail of Property	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of inspection
SBIN77070908994A	All that part and parcel of land having extent of 39.75 ares together with residential building and all other improvements, rights and appurtenants thereto comprised of Item No.1: 17 Ares in Block No 27, Re. Sy. No 502/14 Bounded by East : Item no.2 property North : Property of Parayarukuzhy and of Pappen West : Property of Soura Khan @Saboora Khan	4,71,00,000	47,10,000	25,000	From 11.00 A.M to 1.00 P.M on working days under prior appointment

	<p>South: Property of Soura Khan @Saboora Khan</p> <p>Item No.2: 12 Ares 95 sq. mtr in Block No 27, Re.Sy.No 502/11, 9 Ares 80 sq.mtr in Block No.27, Re. Sy. No 502/13</p> <p>East : Property of Pullukalayil</p> <p>North : Property of Parayarukuzhyil and of Pullukalayil</p> <p>West : Item No 1 Property</p> <p>South : Property of Soura Khan @Saboora Khan, 12 Ft Road</p> <p>in Athirampuzha Village, Kottayam Taluk, Kottayam District, in the name of Sri. Raju M Devasia and Smt Sosamma M Devasia, vide sale deed No. 1209/1/2012 dated 31/03/2012 of SRO Ettumanoor ,</p> <p>Encumbrances: Nil to the knowledge of bank</p>				
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For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor' Website www.sbi.co.in ,<https://bank.sbi>, <https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others> and <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> <https://ibapi.in>, or contact to CLO Mob. No. 9188909161& CO Mob.No.9188909165

Bank website www.sbi.co.in	E-auction website
	

Property ID No	Property Location:	Video / Photos of Property	USP of Property
	MH22+P3Q Ettumanoor, Kerala		
SBIN77070908994A			

Date:30.11.2023
Place: Ernakulam

BEENA K
Authorised Officer,
State Bank of India.



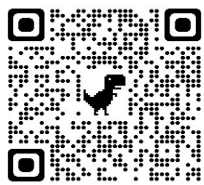
Stressed Assets Recovery Branch
7th Floor, Vankarath Towers
Palarivattom By-pass Junction
Ernakulam – 682 024

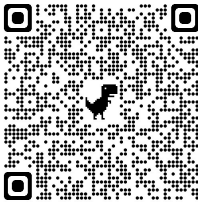
Tel: 0484 – 2335430

e – mail: sbi.05182@sbi.co.in

THE TERMS AND CONDITIONS OF SALE

Property will be sold on “AS IS WHERE IS, AS IS WHAT IS, WHAT-EVER THERE IS AND WITHOUT RECOURSE” BASIS

1	Name and address of the Borrower	<p>(1) Raju. M Devasia, S/o Ouseph Devasia, Padinjarekalayil House, Thellakom P O, Kottayam -686016</p> <p>(2) Sosamma. M Devasia, W/o Raju. M. Devasia, Padinjarekalayil House, Thellakom P O, Kottayam -686016</p> <p>Email: amarakadan@yahoo.in, Phone: 9846434613</p>	
2	Name and address of the Branch, the Secured Creditor	STATE BANK OF INDIA, Stressed Assets Recovery Branch, 7 th Floor, Vankarath Towers, Palarivattom Bypass Junction, Kochi 682024	
3	Description of the immovable secured assets to be sold.	<p>Property ID No</p> <p>SBIN77070908994A</p> <p>(Scan here for Direct Link to E-auction website)</p> 	<p>Details of property/ies</p> <p>All that part and parcel of land having extent of 39.75 ares together with residential building and all other improvements, rights and appurtenants thereto comprised of</p> <p>Item No.1: 17 Ares in Block No 27, Re. Sy. No 502/14 Bounded by East : Item no.2 property</p> <p>North : Property of Parayarukuzhy and of Pappen</p> <p>West : Property of Soura Khan @Saboora Khan</p> <p>South: Property of Soura Khan @Saboora Khan</p> <p>Item No.2: 12are 95 sq. mtr in Block No 27, Re.Sy.No 502/11, 9 are 80 sq.mtr in Block No.27, Re. Sy. No 502/13 East : Property of Pullukalayil</p> <p>North : Property of Parayarukuzhyil and</p>

		<div>of Pullukalayil</div> <div>West : Item No 1 Property</div> <div>South : Property of Soura Khan @Saboora Khan, 12 Ft Road</div> <div>in Athirampuzha Village, Kottayam Taluk, Kottayam District, in the name of Sri. Raju M Devasia and Smt Sosamma M Devasia, vide sale deed No. 1209/1/2012 dated 31/03/2012 of SRO Ettumanoor ,</div> <div>Possession: Physical possession</div>				
		<div>Property Location:</div> <div></div>				
4	Details of the encumbrances known to the secured creditor	Nil to the knowledge of Bank. 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 part claims/rights/dues.				
5	The secured debt for recovery of which the property is to be sold	Rs.2,62,92,474 (Rupees Two Crore sixty two lakhs Ninety two thousand four hundred and seventy four only) as on 30.11.2023+ interest thereon w.e.f. 01.12.2023 + expenses & costs.				
6	Deposit of earnest money	<table><tr><th>Property ID No</th><th>EMD(Rs)</th></tr><tr><td>SBIN77070908994A</td><td>47,10,000/- (Forty Seven Lakhs and Ten thousand Only)</td></tr></table> <div>Being the 10% of Reserve Price to be transferred / deposited by bidders in his / her / their own Wallet provided by M/s. MSTC Ltd on its E – Auction site “https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp” by means of RTGS / NEFT.</div>	Property ID No	EMD(Rs)	SBIN77070908994A	47,10,000/- (Forty Seven Lakhs and Ten thousand Only)
Property ID No	EMD(Rs)					
SBIN77070908994A	47,10,000/- (Forty Seven Lakhs and Ten thousand Only)					
7	Reserve price of the immovable secured assets:	<table><tr><th>Property ID No</th><th>Reserve Price (Rs)</th></tr><tr><td></td><td>4,71,00,000 (Four Crores and</td></tr></table>	Property ID No	Reserve Price (Rs)		4,71,00,000 (Four Crores and
Property ID No	Reserve Price (Rs)					
	4,71,00,000 (Four Crores and					

		<div> <div></div> <div>seventy one Lakhs Only)</div> </div>
	<p>Bank account/Wallet in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site</p> <p>https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</p> <p>In case of successful bid, the remaining part of successful bid amount should be paid through RTGS/ NEFT/ NET BANKING/ FUND TRANSFER to the</p> <p>A/c No.: 30057549075</p> <p>IFSC : SBIN0004312</p> <p>Bank : State Bank of India</p> <p>Address: Palarivattom Branch, Ernakulam</p> <p>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.</p>
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.	Auction will be held online at the web portal on 19.01.2024 from 11.00 A.M to 4.00 P.M with unlimited extensions of 10 Minutes each.
10	<p>The e-auction will be conducted through the Bank's approved service provider.</p> <p>E-auction tender documents containing e-auction bid form, declaration etc, are available in the website of the service provider as mentioned above.</p>	<p>M/s MSTC Ltd at the web portal</p> <p>https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp.</p> <p>'Click here for register'-->complete online form-->Login at website--> Upload KYC documents-->Documents authorization by MSTC.</p> <p>For any assistance email ibapiop@mstcecommerce.com with bidder registration number</p> <p>Or</p> <p>Call Helpdesk Number 033-40645207, 40609118, 40645316,22831002,22891401,22891005,22901004,22895064</p>

11	<div>i. Bid Increment Amount</div> <div>ii. Auto Extension: unlimited times(limited/unlimited)</div> <div>iii. Bid Currency & Unit of measurement</div> <div>iv. The First Bid Starts at</div>	<table><tr><td>Property ID No</td><td>Bid Increase amount in multiple of (Rs)</td></tr><tr><td>SBIN77070908994A</td><td>25,000</td></tr></table> <div>ii. Unlimited.</div> <div>iii. Indian Rupees (INR).</div> <div>iv. Rs. 4,71,00,000</div>	Property ID No	Bid Increase amount in multiple of (Rs)	SBIN77070908994A	25,000
Property ID No	Bid Increase amount in multiple of (Rs)					
SBIN77070908994A	25,000					
12	<div>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.</div> <div>Contact person with mobile number</div>	<table><tr><td>Property ID No</td><td>Date and time of public inspection</td></tr><tr><td>SBIN77070908994A</td><td>From 11.00 A.M to 1.00 P.M on working days under prior appointment.</td></tr></table> <div>Name: Mrs. Beena K</div> <div>Mobile No.: 9188909161</div>	Property ID No	Date and time of public inspection	SBIN77070908994A	From 11.00 A.M to 1.00 P.M on working days under prior appointment.
Property ID No	Date and time of public inspection					
SBIN77070908994A	From 11.00 A.M to 1.00 P.M on working days under prior appointment.					
13	Other conditions	<div>(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.</div> <div>(b) Steps to be followed by the bidder for registering with e-auction portal.</div> <div>STEP 1–Bidder/purchaser registration: Bidder to register on e-auction portal www.mstcecommerce.com(→ Click“ e Auction” → Click “Property” → Click “eBkray auctions”) using mobile number and email ID.</div> <div>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).</div> <div>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.</div> <div>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.</div> <div>Contact details of MSTC - Shri.Ritesh Nath rnath@mstcindia.co.in 9668551395 & Shri Rakesh Ranjan rranjan@mstcindia.co.in 9911700233.</div> <div>(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.</div>				

		<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) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e. 25 % of Sale Price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.</p> <p>(f) 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>(g) 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>(h) 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>(i) 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>(j) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(k) 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>(l) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(m) 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>(n) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with M/s. MSTC Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(o) 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.</p>
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		<p>(p) 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> <p>(q) 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>(r) The payment of all statutory / non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(s) Applicable GST/TDS will be borne by successful buyer over and above bid amount.</p> <p>(t) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p> <p>(u) 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>(v) 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.</p> <p>(w) The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.</p>
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Date: 30-11-2023

Place: Ernakulam

Beena K
AUTHORISED OFFICER
STATE BANK OF INDIA

USP OF AUCTIONABLE PROPERTIES

For – Flat/ Independent House/ Plot

Description	Details
Flat / Independent House	Independent House [Single Storey]
Area (For Plot Mention total Area)	Built up : 6835 Sq Ft [635.29 sq m] Total Area :39.75 ares of Land and Residential Building
Boundaries (Plot / Independent House)	All that part and parcel of land having extent of 39.75 ares together with residential building and all other improvements, rights and appurtenants thereto comprised of Item No.1: 17 Ares in Block No 27, Re. Sy. No 502/14 Bounded by East : Item no.2 property North : Property of Parayarukuzhy and of Pappen West : Property of Soura Khan @Saboora Khan South: Property of Soura Khan @Saboora Khan Item No.2: 12are 95 sq. mtr in Block No 27, Re.Sy.No 502/11, 9 are 80 sq.mtr in Block No.27, Re. Sy. No 502/13 East : Property of Pullukalayil North : Property of Parayarukuzhyil and of Pullukalayil West : Item No 1 Property South : Property of Soura Khan @Saboora Khan, 12 Ft Road in Athirampuzha Village, Kottayam Taluk, Kottayam District, in the name of Sri. Raju M Devasia and Smt Sosamma M Devasia, vide sale deed No. 1209/1/2012 dated 31/03/2012 of SRO Ettumanoor ,
Additional Amenities	Parking : Available Water supply :Provided Power Backup by Society : Not Applicable
Nearby Facilities	School : 2.5 Kms. Hospital: 350 m from Matha Hospital Thellakom Shopping Centre/Mall: 3.5 Kms
Connectivity	Airport : 80 Kms From Cochin Airport Rly Station: 3.5 kms from Ettumanoor Railway Station Bus Stop : 200 m from MC Road near 101 junction
Auction Price	Rs.4,71,00,000

Bank website www.sbi.co.in	E-auction website	Property Location: MH22+P3Q Ettumanoor, Kerala	Video / Photos of Property
