



STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH
COIMBATORE

Authorised Officer's Details:

Name: Shri. A Anantha Raja
Mobile No: 88979 63630
e-mail ID: sbi.16454@sbi.co.in

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

e-Auction Sale Notice for Sale of the Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Secured Creditor(s), the constructive Possession of which has been taken by the Authorised Officer of State Bank of India being the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **04.12.2024**, for recovery of dues of **Rs.107,73,49,625/- (Rupees One hundred and seven crores seventy three lakhs forty nine thousand six hundred and twenty four only) as on 15.10.2024** with future interest and costs due to the State Bank of India from **M/s. Merchem Limited** and its guarantors namely **(1) Shri. PE Thomas, (2) Smt. Jolly Thomas, (3) Shri. Raj Paul** residing at 50/934A, 'Pulinat', Bank Junction, Edappally, Kochi - 682024, **(4) Shri. CJ Joseph**, Flat No.2, 3rd Floor, HIMI, Rajasthan Shopping Centre, Sion, Mumbai- 400022 and also at C/o Zion International, Building No A, 15-301/02/03, 3rd Floor, Street No 3, Gurunankpura, Laxmi Nagar, New Delhi - 92 **(5) Shri. PM Raju**, S/o Mathai, Pulinatt House, Thrikkatathoor P.O., Muvattupuzha – 683557, Ernakulam Dist. **(6) M/s. Merchem India Pvt. Ltd.** having its registered office at V/772A, 14 Development Area, Edayar, Muppathadom P.O, Paravur, Ernakulam, Kerala- 683110 (Corporate Guarantor) and **(7) M/s. Grove Limited** having its registered office at XXX/512,45A, Development Plot, Kalamassery, Ernakulam, Kerala – 683109 (Corporate Guarantor).

DESCRIPTION OF THE IMMOVABLE PROPERTIES FOR SALE

PROPERTY NO.1 (ID NO: SBIN16454MERCCEM2)

Item No.1

All that piece and parcel of land with a total extent of 50.56 Ares made up of 2.80 Ares in Re. Sy. No.261/7 and 47.76 Ares comprised on the north side in 76.40 Ares from East to West in Re. Sy. No. 261/10, Block No.31 of Airapuram Village, Kunnathunadu Taluk, Ernakulam District together with building therein bearing Door No.VIII/649A in the name of Sri. Raj Paul by virtue of Sale Deed No. 3046/1997 dated 21.06.1997 of Puthankurisu SRO.

Boundaries

East : Way West : Field, Road and Property of Mamun
North : Canal, Property of Mamun South : Property of PE Thomas

Item No.2

All that piece and parcel of land with an extent of 28.64 Ares comprised on the South side in 76.40 Are from East to West in Re. Sy. No. 261/10, Block No.31 of Airapuram Village, Kunnathunadu Taluk, Ernakulam District together with building therein in the name of Sri. Raj Paul by virtue of Settlement Deed No. 3047/1997 dated 21.06.1997 of Puthankurisu SRO.

Boundaries



East : Way
North : Property of Mr. Raj Paul

West : Field, Road
South : Purambokku

Reserve Price: Rs.1,68,00,000/-

EMD: Rs.16,80,000/-

PROPERTY NO. 2 (ID NO: SBIN16454MERC3)

All that piece and parcel of land with a total extent of 78.60 Ares made up of 32.50 Ares in Sy No. 121/2 and 46.10 Ares in Sy.No.121/1 (Old Sy.No.806/1 and 807/1C/1) in Block 32 at Airapuram Village, Kunnathunadu Taluk, Ernakulam District in the name of Sri. PM Raju, by virtue of Sale Deed No.3927/2004 dated 22.07.2004 of Puthankurisu SRO.

Boundaries

East : Property of Pullinattu Sosha
North : Pathway

West : Pathway
South : Arthunkal Purayidam

Reserve Price – Rs.1,22,00,000/-

EMD: Rs.12,20,000/-

PROPERTY NO. 3 (ID NO: SBIN16454MERC4)

All that piece and parcel of land to an extent of 68.39 Ares comprised in Sy.No.558/1B at Thirumaradi Village, Moovattupuzha Taluk, Ernakulam District in the name of Mr. CJ Joseph by virtue of Sale Deed Nc.1735/1982 dated 25.09.1982 of Koothattukulam SRO.

Boundaries

East : Property of Vellaserril Varky and Paili
North : Property of Mazhamel Kariya

West : Property of Areethadathil & Road
South : House of Kadayil

Reserve Price – Rs.68,00,000/-

EMD: Rs.6,80,000/-

DETAILS OF THE E-AUCTION SALE

Property No.	Reserve Price	Earnest Money to be deposited	Bid Multiplier	Date and Time of the e-Auction
1	Rs.1,68,00,000/-	Rs.16,80,000/-	Rs.1,00,000/-	04.12.2024 & 11:00 AM to 04:00 PM
2	Rs.1,22,00,000/-	Rs.12,20,000/-		
3	Rs.68,00,000/-	Rs.6,80,000/-		

Encumbrance known to the Bank, if any :- Nil

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 or the website of service provider for e-Auction M/s. PSB Alliance <https://www.ebkcray.in> (Toll free No: +91 8291220220, Email ID: support.ebkcray@psballiance.com)

कृते भारतीय स्टेट बैंक For State Bank of India

सहायक महा प्रबंधक Assistant General Manager
तनावग्रस्त आसिडिया प्रबंधन शाखा, कोयंबटूर
Stressed Assets Management Br., CBE-37

(A Anantha Raja)
Authorised Officer

Date: 29.10.2024
Place: Coimbatore





STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH, COIMBATORE

Authorised Officer's Details:

Name: Shri. A.Anantha Raja
Mobile No: 8897963630
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 CONDITION OF SALE

**PROPERTIES WILL BE SOLD ON "AS IS WHEREIS, AS IS WHAT IS AND
WHATEVER THERE IS "BASIS**

1	Name and address of the Borrower M/s. Merchem Limited , represented by its Managing Director, Shri. P.E. Thomas, residing at 50/934A, 'Pulinat', Bank Junction, Edappally, Kochi- 682024
2	Name and address of Branch, the secured creditor State Bank of India, Stressed Assets Recovery Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037
3	Description of the immovable secured assets to be sold. <u>PROPERTY NO.1 (ID NO: SBIN16454MERC2)</u> <u>Item No.1</u> All that piece and parcel of land with a total extent of 50.56 Ares made up of 2.80 Ares in Re. Sy. No.261/7 and 47.76 Ares comprised on the north side in 76.40 Ares from East to West in Re. Sy. No. 261/10, Block No.31 of Airapuram Village, Kunnathunadu Taluk, Ernakulam District together with building therein bearing Door No.VIII/649A in the name of Sri. Raj Paul by virtue of Sale Deed No. 3046/1997 dated 21.06.1997 of Puthankurisu SRO. <u>Boundaries</u> East : Way West : Field, Road and Property of Mamun North : Canal, Property of Mamun South : Property of PE Thomas <u>Item No.2</u> All that piece and parcel of land with an extent of 28.64 Ares comprised on the South side in 76.40 Are from East to West in Re. Sy. No. 261/10, Block No.31 of Airapuram Village, Kunnathunadu Taluk, Ernakulam District together with building therein in the name of Sri. Raj Paul by virtue of Settlement Deed No. 3047/1997 dated 21.06.1997 of Puthankurisu SRO. <u>Boundaries</u> East : Way West : Field, Road North : Property of Mr. Raj Paul South : Purambokku Reserve Price: Rs.1,68,00,000/- EMD: Rs.16,80,000/- <u>PROPERTY NO. 2 (ID NO: SBIN16454MERC3)</u> All that piece and parcel of land with a total extent of 78.60 Ares made up of 32.50 Ares in Sy No. 121/2 and 46.10 Ares in Sy.No.121/1 (Old Sy.No.806/1 and 807/1C/1) in Block 32 at Airapuram Village, Kunnathunadu Taluk, Ernakulam District in the name of Sri. PM Raju, by virtue of Sale Deed No.3927/2004 dated 22.07.2004 of Puthankurisu SRO. <u>Boundaries</u> East : Property of Pullinattu Sosha West : Pathway North : Pathway South : Arthunkal Purayidam Reserve Price – Rs.1,22,00,000/- EMD: Rs.12,20,000/-



	<p>PROPERTY NO. 3 (ID NO: SBIN16454MERCEM4)</p> <p>All that piece and parcel of land to an extent of 68.39 Ares comprised in Sy.No.558/1B at Thirumaradi Village, Moovattupuzha Taluk, Ernakulam District in the name of Mr. CJ Joseph by virtue of Sale Deed No.1735/1982 dated 25.09.1982 of Koothattukulam SRO.</p> <p>Boundaries East : Property of Vellaserril Varky and Paili West : Property of Areethadathil & Road North : Property of Mazhamel Kariya South : House of Kadayil</p> <p>Reserve Price – Rs.68,00,000/- EMD: Rs.6,80,000/-</p>
4	<p>Details of the encumbrances known to the secured creditor.</p> <p>Nil known to the Bank. The intending bidders are advised to satisfy themselves by local enquiry and from other sources before participating in the auction process.</p>
5	<p>The secured debt for recovery of which the property is to be sold</p> <p>Rs.107,73,49,625/- (Rupees One hundred and seven crores seventy three lakhs forty nine thousand six hundred and twenty four only) as on 15.10.2024 with future interest and costs thereon.</p>
6	<p>Deposit of earnest money</p> <p>Property No.1: Rs.16,80,000/- Property No.2: Rs.12,20,000/- Property No.3: Rs.6,80,000/-</p> <p>Being the 10% of Reserve price to be remitted to M/s.PSB Alliance, e-Auction Portal wallet in ebkray portal by intending bidders through their Bank account. 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>
7	<p>Reserve price of the immovable secured assets and Bank account in which EMD to be remitted.</p> <p>Property No.1: Rs.1,68,00,000/- Property No.2: Rs.1,22,00,000/- Property No.3: Rs.68,00,000/-</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 A/c No.: 33112183302 IFSC: SBIN0030462 A/c Name: SBI SAMB Coimbatore No Lien Account Bank : State Bank of India Address: NRI Branch, Avinashi Road, Coimbatore</p>
8	<p>Time and manner of payment</p> <p>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 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.</p>
9	<p>Time and place of public e-Auction or time after which sale by any other mode shall be completed.</p> <p>Online e-Auction date: 04.12.2024 (Time: Between 11:00 AM to 04:00 PM)</p>
10	<p>The e-Auction will be conducted through the Bank's approved service provider M/s. PSB Alliance at the portal https://ebkray.in. The sale notice containing the terms and conditions of sale is uploaded in the Bank's websites https://sbi.co.in/web/sib-in-the-news/auction-notices/sarfaesi-and-others and https://ebkray.in.</p> <p>The steps to be followed by the bidder for registration with e-auction portal and for e-Auction tender documents containing online e-auction bid form, Declaration etc. are available in the website of the service provider as mentioned above.</p>
11	<p>i) Bid increment amount: Rs.1,00,000/-</p>



	ii) Auto extension	In case bid is placed in the last 10 minutes of the closing time of the e-auction, the closing time will automatically get extended for 10 minutes (unlimited times).
	iii) Bid currency & unit of measurement	Rupees (INR)
12	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. Contact person with mobile number.	
	Inspection Date: 29.11.2024 between 11:00 AM and 4:00 PM with prior appointments. Contact Persons: i) Shri. A. Anantha Raja, Assistant General Manager Mobile No: 8897963630 or ii) Shri. Sarath Chandran PR, Manager Mobile No: 9633785596 email Id:- sbi.16454@sbi.co.in	
13	Other conditions:	
	<p>(a) Bidders shall hold a valid digital signature certificate issued by competent authority and valid KYC and email. Email ID is absolutely necessary for the intending bidder as all relevant information and allotment of ID and password by M/s. PSB Alliance may be conveyed through email.</p> <p>(b) The intending bidder have to get themselves registered on M/s. PSB Alliance, e-auction portal https://www.ebkray.in (Toll free No: +91 8291220220, Email ID: support.ebkray@psballiance.com) for participating in the e-auction process and the bidders shall register with the e-auction portal well in advance, as the registration process takes minimum of three working days 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>(c) The intending bidder shall submit the EMD through M/s. PSB Alliance. Note: Interested bidders may deposit Pre-Bid EMD with M/s. PSB Alliance one day before the e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance's Bank Account and updating of such information in the e-auction website. This may take some time as per the banking process and hence bidders, in their own interest are advised to submit the EMD amount well in advance to avoid any last minute problem.</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) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the M/s. PSB Alliance website and it will be refunded in next three working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.</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</p>	



	<p>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>(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 may it 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, GST etc. for transfer of the property in his/her name.</p> <p>(q) 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>(r) 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 the 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>(s) 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>(t) 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>(u) The sale will attract the provision of Sec 194-IA of the Income Tax Act.</p>
14	<p>Details of pending litigation, if any, in respect of property proposed to be sold</p> <p>Nil known to the Bank</p>

सहायक महा प्रबंधक Assistant General Manager
तनावग्रस्त आस्तियो प्रबंधन शाखा, कोयंबटूर
Stressed Assets Management Officer, CBE-37
State Bank of India

Date: 29.10.2024
Place: Coimbatore

