

Stressed Assets Recovery Branch

7th Floor, Vankarath Towers

Palarivattom Bypass Junction, Kochi 682 024

Tel: 0484 - 2334730

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 AND WHATEVER THERE IS" BASIS

1 Name and address of the 1) Archana Motors Pvt Ltd, Door No. 13/1(59), Vazhappilly Near Lulu Convention Centre, Ayyanthole PO, Thrissur — 680003. 2) Mr. Shibu Job, Managing Director, Archana Motors Cheeran House, Nehru Nagar, 1st Avenue, Kaniampi Kunnamkulam PO, Thrissur — 680503. 3) Mrs. Bency Shibu, Director, Archana Motors Pvt Ltd, Cheeran House, Nehru Nagar, 1st Avenue, Kaniampal Road, Kunnamkulam PO, Thrissur — 680503. 4) Mr. M I George, Director, 42/1476 A, Mekkattukulam Tattapuram, Ernakulam — 682014. 2 Name and address of the Branch, State Bank of India, Stressed Assets Recovery Branch, 7 Vankaarath Towers, Palerivattom Pypass Junction, Kochi 682 3 Description immovable secured All that parcel of the property consisting of 4.04 Ares of le Hotel building along with all other improvements and apputhereto comprised in Sy No: 61/14-2P of Kannan Devan Hills Devikulam Taluk, Idukki District in the ownership of St George, S/o. Ittl Mathew, vide title deed no. 2356/. Devikulam SRO within the following boundaries, Bounded on, North : Property of Dr. Frederic East : Old Munnar to Chokkanatt Road South : River West : River 4 Details of the encumbrances Attachment in IA 1724/17 in OA 357/17 before Debt Recovery Tribunal, Ernakulum 5 The secured debt for recovery of Rs. 1,60,67,088/- as on 12.04.2022 + interest thereomy this of the sold of the property is to be sold 13.04.2022 + expenses & costs. EMD: Rs 42,70,000/- being the 10% of Reserve Prior transferred / deposited by bidders in his / her / their provided by M/s. MSTC Ltd on its E — Auctin "https://www.msteecommerce.com/auctionhome/ibapi/indeby means of RTGS / NEFT / NET BANKING TRANSFER to the A/c No : 30057549075 IFSC : SBIN0004312 Bank : State Bank of India	Arcade,
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Bank : State Bank of India	
Address: Palarivattom Branch, Ernakulam	
Interested bidder may deposit Pre-Bid EMD with MSTC be	fore the
EMD close of e-Auction. Credit of Pre-bid EMD shall be given	
bidder only after receipt of payment in MSTC's Bank acco	
updation of such information in the e-auction website. T	
take some time as per banking process and hence bidders,	
own interest, are advised to submit the pre-bid EMD amoun	it well in
advance to avoid any last minute problem. The successful bidder shall deposit 25% of sale prices.	e office
8 Time and manner of payment The successful bidder shall deposit 25% of sale pric adjusting the EMD already paid, immediately, i.e.	
same day or not later than next working day, as the ca	se may
be, after the acceptance of the offer by the Aut	hbriĝéd
I and many man managementary or man outer by file var	the the
Officer, failing which the carnest money deposited bidder shall be forfeited. The Balance-75% of the sale	

those already agreed to before start of e-Auction.	•			
Time: 10.00 am to 11.00 am The e-auction will be conducted through the Bank's approved service provider. Isp. 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://bank.sbi I. Bid Increment Amount i. Rs. 1,00,000/- II. Julimited extensions of 5 minutes each iii. Bid Currency & Unit of Measurement v. The First Bid Starts at v. 4,28,00,000/- Increment agent time during which repetited in the secured agent to be added to the secured agent to be intending bidders should satisfy appointment themselves about the assets and their specification. Contact person with 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. (b) Steps to be followed by the bidder for registering with e-auction portal. STEP 1-Bidder/purchaser registration: Bidder to register on e-auction portal. STEP 1-Bidder/purchaser registration: Bidder to register on e-auction portal. STEP 1-Bidder/purchaser registration: Bidder to predict with e-auction portal. NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction portal. NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction portal. NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction portal. NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction portal. NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction portal. NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction portal. NOTE: Step 1 to 3 should be completed by bidder well in advance,				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.
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- (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.
- (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.
- (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
- (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.
- (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.
- (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.
- Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (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.
- (I) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (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.
- (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).
- (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) 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.
- (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.

- (r) 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.
- (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 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.
- (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 auction will be entertained.
- (u) 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 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 party claims / rights / dues. It shall be deemed that the intending bidders have done their own due diligence submitting the tender.
- (v) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- (w) The sale will attract the provision of Sec 194-IA of the Income Tax Act.
- (x) The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: 12.04.2022 Place: Ernakulam

> Mr. Rajamohanan Marcelles AUTHORISED OFFICER STATE BANK OF INDIA

