



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

Tel: 0484 – 2334730

e – mail: sbi.05182@sbi.co.in

APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of Immovable properties

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 proviso 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, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.05.2026**, for recovery of **Rs.6,38,25,581.00** as on **05.05.2026** due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from

- (1) M/s Tesla Heavy Electricals Pvt Ltd, 38/1322, Sreekala Road, Near EMC Ernakulam - NH Bypass, Vennala P O, Ernakulam-682 028
- (2) Mr. Jose Varghese, Kottappallil House, Holy Angels Road, South Kalamassery, Ernakulam - 682 033
- (3) Mrs. Sheela Varghese, Kottappallil House, Holy Angels Road, South Kalamassery, Ernakulam - 682 033
- (4) Mr. Thomas P Varghese, Puthenparambil House, Pandankery P O, Edathua, Alappuzha - 689 573

Property 1 - The Reserve Price will be Rs.75,00,000/- and the earnest money deposit will be Rs.7,50,000.00.

Property 2 - The Reserve Price will be Rs.49,00,000/- and the earnest money deposit will be Rs.4,90,000.00.

Interested bidder may deposit Pre-Bid EMD with PSB Alliance before the close of 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 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.

Description of Immovable Property

Property No. 1

All that part and parcel of the property having total extent of 01.76 Ares of land in Sy.No: 94/9-6 of Vennala kara in Edappilly South Village, Kanayannoor Taluk, Edappally Sub Dist, Ernakulam District (1.002 ares as per Sale deed No. 4495/1999 dated 01.11.1999 and 0.764 ares as per Sale deed No. 5320/1999 20.12.1999) and building there on in the name of Shri Jose Varghese registered at SRO Edappally. (As per village records - Total extent of 01.76 Ares of land in Edappally South Village, Kanayannoor Taluk, Ernakulam District comprising of 1.00 Ares in Sy 94/9-36 and 0.76 Ares in Sy 94/9-37)

East	North	West	South
Sreekala By-lane	Property of P V Kuria-kose & Khadeeja	Property of N M George	Corporation Road



Property No: 2

All that part and parcel of the property having total extent of 03.90 Ares of land in Re Sy.No: 358/8 & Block No 4 in Aluva West Village, Aluva Taluk, Aluva Sub Dist - Ernakulam District and a very old building there on in the name of Shri Jose Varghese vide Release deed No: 2401/2011 dated 21/07/2011 registered at SRO Aluva

(As per village records : Total area of 3.90 Ares of land in Re Sy 358/8 & Block 34 in Choornikkara Village, Aluva Taluk in Ernakulam District)

Bounded by

East	North	West	South
Property of Shri. Rasheed	Property of Shri. Francis	Panchayath Road	Property of Smt. Ratnamma

Encumbrances: Nil to the knowledge of bank

For detailed terms and conditions of the sale please refer to the link provided in web portal of State Bank of India, the secured creditor "<https://sbi.co.in>". Details also available at "<https://baanknet.com>".

Date: 06.05.2026
Place: Ernakulam


Authorised Officer



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 AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower	(1) M/s Tesla Heavy Electricals Pvt Ltd, 38/1322, Sreekala Road, Near EMC Ernakulam - NH Bypass, Vennala P O, Ernakulam - 682 028 (2) Mr. Jose Varghese, Kottappallil House, Holy Angels Road, South Kalamassery, Ernakulam - 682 033 (3) Mrs. Sheela Varghese, Kottappallil House, Holy Angels Road, South Kalamassery, Ernakulam - 682 033 (4) Mr. Thomas P Varghese, Puthenparambil House, Pandankery PO, Edathua, Alappuzha - 689 573
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 Immovable secured assets to be sold.	<u>Property No. 1</u> All that part and parcel of the property having total extent of 01.76 Ares of land in Sy.No: 94/9-6 of Vennala kara in Edappally South Village, Kanayannoor Taluk, Edappally Sub Dist, Ernakulam District (1.002 ares as per Sale deed No. 4495/1999 dated 01.11.1999 and 0.764 ares as per Sale deed No. 5320/1999 20.12.1999) and building there on in the name of Shri Jose Varghese registered at SRO Edappally. (As per village records - Total extent of 01.76 Ares of land in Edappally South Village, Kanayannoor Taluk, Ernakulam District comprising of 1.00 Ares in Sy 94/9-36 and 0.76 Ares in Sy 94/9-37) East : Sreekala By-lane North : Property of P V Kuriakose & Khadeeja West : Property of N M George South : Corporation Road <u>Property No. 2</u> All that part and parcel of the property having total extent of 03.90 Ares of land in Re Sy.No: 358/8 & Block No 4 in Aluva West Village, Aluva Taluk, Aluva Sub Dist Ernakulam District and a very old building there on in the name of Shri Jose Varghese vide Release deed No. 2401/2011 dated 21/07/2011 registered at SRO Aluva (As per village records - Total area of 3.90 Ares of land in Re Sy 358/8 & Block 34 in Choornikkara Village, Aluva Taluk in Ernakulam District) Bounded by: East : Property of Shri. Rasheed



		North : Property of Shri. Francis West : Panchayath Road South : Property of Smt. Ratnamma
4	Details of the encumbrances known to the secured creditor	Nil to the knowledge of Bank
5	The secured debt for recovery of which the property is to be sold	Rs. 6,38,25,581.00 as on 05.05.2026 + Interest thereon w.e.f. 06.05.2026 + expenses & costs.
6	Deposit of earnest money	Property 1. EMD: Rs.7,50,000.00 (Rupees Seven Lakh Fifty Thousand Only) and Property 2. EMD: Rs.4,90,000.00 (Rupees Four Lakh Ninety Thousand Only) being the 10% of Reserve Price to be transferred / deposited by bidders in his / her / their own Wallet provided by M/s. PSB Bank Alliance Ltd on its E – Auction site “ https://baanknet.com ” by means of RTGS / NEFT.
7	Reserve price of the immovable assets: Bank account in which EMD to be remitted.	Property 1 - The Reserve Price will be Rs.75,00,000/- Property 2 - The Reserve Price will be Rs.49,00,000/- 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.: 30057549075 IFSC : SBIN0004312 Bank : State Bank of India Address: Palarivattom Branch, Ernakulam Interested bidder may deposit Pre-Bid EMD with M/s. PSB alliance before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in M/s. PSB Alliance 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 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.
9	Date and time of E- auction.	Date : 28.05.2026 Time: 11.00 AM to 04.00 PM
10	The e-auction will be conducted through the Bank's approved service provider.	The auction will be conducted online only, through the web portal https://baanknet.com 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://baanknet.com & https://bank.sbi
11	i. Bid Increment Amount ii. Auto Extension	Rs. 25,000/- Unlimited extensions of 5 minutes each.



	iii. Bid Currency & Unit of Measurement iv. The First Bid Starts at	iii. Indian Rupees. iv. Property 1 - Rs.75,00,000/- Property 2 - Rs.49,00,000/-
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	From 10.00 A.M to 3.00 P.M on working days under prior appointment Name: Mr Chacko I C Mobile No.: 9446195270
13	Other conditions	(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. (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 https://psballiance.com→ Click“eAuction” → Click “Property” → Click “eBkray auctions”) using mobile number and email ID. 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). 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. 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. Contact details of ebkray-psb alliance- +91 8291220220 Email: support.ebkray@psballiance.com 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. (c) 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. (d) 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. (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

- (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.
- (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.
- (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.
- (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (j) 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.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (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.
- (m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s PSB Alliance. The Bidder has to place a request with M/s. PSB Alliance 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).
- (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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- (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) 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.
- (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.
- (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

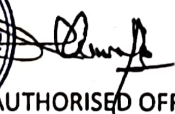


of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.

- (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 auction will be entertained.
- (t) 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.
- (u) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- (v) The sale will attract the provision of Sec 194-IA of the Income Tax Act.
- (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.

Date: 06.05.2026
Place: Ernakulam




AUTHORISED OFFICER
STATE BANK OF INDIA