SBI	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 , WHATEVER THERE IS" AND WITHOUT RECOURSE" BASIS

1	Name and address of the Borrower	Mr. Rajesh R , S/o Rajappan Pillai Raja Nivas , Plassanal P O, Thalappalam, Kottayam District, Kerala-686579
2	Name and address of the Branch, the Secured Creditor	State Bank of India, Stressed Assets Recovery Branch, 7th Floor, Vankarath Towers, Palarivattom Bypass Junction, Kochi 682024
3	Description immovable secured assets to be sold. **Property ID No – SBIN77021117323**	All that part and parcel of property having an extent of 8.88 Ares in Re. Sy. No. 396/14-2, Block 50 of Erattupetta Village in Meenachil Taluk, Kottayam district obtained by Sri Rajesh R under the Sale Deed No. 1824 / 2009 dated 10.12.2009 of Erattupetta SRO. Bounded by: West: Property of Kochupurackal Sojan South: Property sold by Thadathil Noordhin East : Private Road North: Properties of Puthukkarathazhe , Kadaplackal and Saji
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.49,23,195** as on 29.04.2026+ interest thereon w.e.f. 30.04.2026 + expenses & costs.
6	Deposit of earnest money	**EMD: Rs.1,90,000/-** (Rupees One 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 Alliance 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 ID No** / **Reserve Price (Rs)** **SBIN77021117323** / **19,00,000/- (Rs Nineteen lakhs only)** Bidders own wallet Registered with M/s PSB Alliance on its e-auction site " **https://baanknet.com**" 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 On Completion of KYC verification, the intending bidders/purchasers

		may login and make the EMD payment. For EMD payment, intending bidder/purchaser can be guided by the buyer manual provided therein at the home page. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required amount is not held in the buyer wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with BAANKNET (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 BAANKNET (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	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 baanknet (login: **https://baanknet.com)** on 25.05.2026 **from** 11.00 A.M to 4.00 P.M with unlimited extensions of **10 Minutes** each from last highest bid till sale is completed
10	The e-auction will be conducted through the Bank's approved service provider. E-auction tender documents containing e-auction bid form, declaration etc, are available in the website of the service provider as mentioned above.	M/s PSB Alliance Ltd at 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 iii. Bid Currency & Unit of Measurement iv. The First Bid Starts at	i. Rs. 10,000/- ii. Unlimited . iii. Indian Rupees (INR) iv. **Rs. 19,00,000/-**
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 11.00 A.M to 1.00 P.M on working days under prior appointment Name: Mrs. . Beena K Mobile No.: 9188909161
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 **https://baanknet.com** to create their user ids and passwords (Buyer registration link is provided in the home page of the website). 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://baanknet.com/eauction-psb/bidder-registration 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:

State Bank of India SARB-1, ERNAKULAM

https://baanknet.com accepts various payment methods, including net banking, NEFT/RTGS and using challan generated on e-auction portal.

Additionally, the portal provides an e-Wallet feature for convenient EMD payments.

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 baanknet-psb alliance- +91 8291220220

Email: support.baanknet@psballiance.com

For registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.in

(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.

(d) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the website https://baanknet.in and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. 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.

(j) 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.

(l) 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 PSB Alliance Baanknet. The Bidder has to place a request with https://baanknet.com 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, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

(s) Applicable GST/TDS will be borne by successful buyer over and above bid amount.

(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.

(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 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.

(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.

(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: 30.04.2026

Place: Ernakulam

AUTHORISED OFFICER
STATE BANK OF INDIA
Mob: 9188909161