



**STATE BANK OF INDIA**  
**SARB-II**  
**40/947 1<sup>ST</sup> Floor R.S. Building, Metro Pillar No. 697,**  
**Opp. Maharajas College Ground ,**  
**M.G. Road, Ernakulam, Kerala PIN: 682 011**  
**Phone: 0484-2365341, Fax: 0484-2365241,**  
**email:sbi.70683@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 Femincaro Concepts, Attipetti Nagar, Chembumukku, Kakkanad, Kochi 682030                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2.Sri Kevin Mathew (son & Legal representative of Late Achamma Cherian)<br>Rose land, K K Road, Chembumukku, Kakkanad                                              |                           |              |                    |  |                              |             |             |              |              |      |                       |                   |                           |
|                                                                 |                                                      | 3. Smt Meera Joseph W/o Rajesh Myladur, Myladur House, Navodhaya Road, Kangarappady, Vadavukode PO<br>Now residing at Myladur House, Manjakadambu, Karimkunnam PO, Thodupuzha 685586                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4.Sri.Rajesh Myladur, Myladur House, Navodhaya Road, Kangarappady, Vadavukode PO<br>Now residing at Myladur House, Manjakadambu, Karimkunnam PO, Thodupuzha 685586 |                           |              |                    |  |                              |             |             |              |              |      |                       |                   |                           |
| 2                                                               | Name and address of the Branch, the Secured Creditor | State Bank of India, SARB-II, 40/974,First Floor, R S Buildings, Opp. Maharaja's College Ground, M G Road, Ernakulam – 682 011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                    |                           |              |                    |  |                              |             |             |              |              |      |                       |                   |                           |
| 3                                                               | Description of the secured assets to be sold.        | <b><u>Property 1:</u></b><br><br>All that part and parcel of property measuring 5.51 Ares of land comprised of 4.05 Ares of land in Old Sy.No.22/8/1 having Re. Sy.No.202/18 in Block No.8 of Vazhakkala Village, Kanayannoor Taluk, Ernakulam District covered by Document No.995/1987 dated 03.11.1987 of SRO Thrikkakara and 1.46 Ares of land in old Sy.No.22/7C, 22/7B having Re. Sy. No.203/2 in Block No.8 of Vazhakkala village, Kanayannoor Taluk, Ernakulam District and covered by Document No.563/2006 dated 15.02.2006 of SRO, Thrikkakara belonging to Smt. Achamma Cherian together with residential building with all improvements thereon and easements attached thereto.<br><br>Bounded on |                                                                                                                                                                    |                           |              |                    |  |                              |             |             |              |              |      |                       |                   |                           |
|                                                                 |                                                      | <table><tr><td rowspan="2">Boundaries as per Title Deed</td><td><b>East</b></td><td><b>West</b></td><td><b>South</b></td><td><b>North</b></td></tr><tr><td>Road</td><td>Property of Rema Ravi</td><td>Property of Jamal</td><td>Property of George Joseph</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                    |                           |              |                    |  | Boundaries as per Title Deed | <b>East</b> | <b>West</b> | <b>South</b> | <b>North</b> | Road | Property of Rema Ravi | Property of Jamal | Property of George Joseph |
|                                                                 |                                                      | Boundaries as per Title Deed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>East</b>                                                                                                                                                        | <b>West</b>               | <b>South</b> | <b>North</b>       |  |                              |             |             |              |              |      |                       |                   |                           |
| Road                                                            | Property of Rema Ravi                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Property of Jamal                                                                                                                                                  | Property of George Joseph |              |                    |  |                              |             |             |              |              |      |                       |                   |                           |
| <table><tr><td colspan="5">Encumbrances : Nil</td></tr></table> |                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                    |                           |              | Encumbrances : Nil |  |                              |             |             |              |              |      |                       |                   |                           |
| Encumbrances : Nil                                              |                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                    |                           |              |                    |  |                              |             |             |              |              |      |                       |                   |                           |
|                                                                 |                                                      | <b><u>Property 2:</u></b><br><br>All the part and parcel of the property, admeasuring 4.63 Ares of land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                    |                           |              |                    |  |                              |             |             |              |              |      |                       |                   |                           |

|                              |                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |                          |       |       |       |       |                                     |               |                          |
|------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------|-------|-------|-------|-------|-------------------------------------|---------------|--------------------------|
|                              |                                                                   | with in Re Sy No.18/8 (Old Sy No.31/1A/1) Block No.9 of Vazhakkala Village, Kanayannoor Taluk, Ernakulam District and covered by document no: 3735/2005 dated 27.08.2005 of Thrikkakara SRO belonging to Smt. Achamma Cherian together with all improvements thereon and easements attached thereto.                                                                                                                                                                                                                                    |                              |                          |       |       |       |       |                                     |               |                          |
|                              |                                                                   | <table><tr><td rowspan="2">Boundaries as per Title Deed</td><td>East</td><td>West</td><td>South</td><td>North</td></tr><tr><td>Thodu</td><td>Property sold and 5 meter wide road</td><td>Property sold</td><td>Property of Mr Manmadhan</td></tr></table>                                                                                                                                                                                                                                                                               | Boundaries as per Title Deed | East                     | West  | South | North | Thodu | Property sold and 5 meter wide road | Property sold | Property of Mr Manmadhan |
| Boundaries as per Title Deed | East                                                              | West                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              | South                    | North |       |       |       |                                     |               |                          |
|                              | Thodu                                                             | Property sold and 5 meter wide road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Property sold                | Property of Mr Manmadhan |       |       |       |       |                                     |               |                          |
| 4                            | Details of the encumbrances known to the secured creditor         | NII                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                              |                          |       |       |       |       |                                     |               |                          |
| 5                            | The secured debt for recovery of which the property is to be sold | Rs..8,69,42,096/- (Rupees Eight crores sixty nine lakhs forty two thousand ninety six only ) with future interest and costs                                                                                                                                                                                                                                                                                                                                                                                                             |                              |                          |       |       |       |       |                                     |               |                          |
| 6                            | Deposit of earnest money                                          | <b>Property 1:</b><br>Rs.20,00,000.00 (Rupees Twenty lakhs only) <b>being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their Wallet provided on its E-Auction site "https://www.baanknet.com" by means of NEFT.</b><br><br><b>Property 2:</b><br>Rs.8,57,400 (Rupees Eight lakhs fifty seven thousand four hundred only) <b>being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their Wallet provided on its E-Auction site "https://www.baanknet.com" by means of NEFT.</b> |                              |                          |       |       |       |       |                                     |               |                          |
| 7                            | Reserve Price of the immovable assets                             | <b>Property 1:</b><br>Rs.2,00,00,000.00 (Rupees Two crores only)<br><br><b>Property 2:</b><br>Rs 85,74,000.00 (Rupees Eighty five lakhs seventy four thousand only)                                                                                                                                                                                                                                                                                                                                                                     |                              |                          |       |       |       |       |                                     |               |                          |
|                              | Amount / Wallet in which EMD to be remitted                       | Bidders own wallet registered with its E-Auction site <a href="https://www.baanknet.com">https://www.baanknet.com</a> by means of NEFT.                                                                                                                                                                                                                                                                                                                                                                                                 |                              |                          |       |       |       |       |                                     |               |                          |
|                              | <b>Last Date and Time</b> within which EMD to be remitted:        | Time: on or before 4.00 p.m.<br><br>Date: 24-06-2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |                          |       |       |       |       |                                     |               |                          |

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 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                                                                                                                                                                                                                                                                                               | <b>Date and time of E- auction.</b>                                                                                                                                               | <b>Date : 24-06-2026</b><br><b>Time: 11:00 a.m to 04:00 p.m</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 10                                                                                                                                                                                                                                                                                              | The e-auction will be conducted through the Bank's approved service provider.                                                                                                     | <b><a href="https://www.baanknet.com">https://www.baanknet.com</a></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| 11                                                                                                                                                                                                                                                                                              | The first bid starts at                                                                                                                                                           | <b><u>Property 1:</u></b><br>Rs. 2,00,00,000/- (Rupees Two crores Only)<br><br><b><u>Property 2:</u></b><br>Rs. 85,74,000/- (Rupees Eighty five lakhs seventy four thousand Only)                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|                                                                                                                                                                                                                                                                                                 | Bid Increment Amount                                                                                                                                                              | Rs. 50,000/-.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|                                                                                                                                                                                                                                                                                                 | Auto Extension                                                                                                                                                                    | Unlimited extensions of 10 minutes each                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|                                                                                                                                                                                                                                                                                                 | Bid Currency & Unit of Measurement                                                                                                                                                | Indian Rupees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| 12                                                                                                                                                                                                                                                                                              | <b>Date and time</b> during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. | From 11.00 A.M to 3.00 P.M on working days under prior appointment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|                                                                                                                                                                                                                                                                                                 | Contact person with mobile number                                                                                                                                                 | Name: Mr Sooraj S R, Mobile No : 9188901927<br>Mr Stalin Jose, Mobile No :9188901916                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| 13                                                                                                                                                                                                                                                                                              | <b>Other Conditions</b>                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 1) The Bidders should get themselves registered on <a href="https://www.ebkcray.in">https://www.ebkcray.in</a> by providing requisite KYC documents and registration fee (Registration Process, EMD payment and the bidding process is detailed on the above website).                          |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 2) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID ( <i>e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by the site may be conveyed through e mail.</i> |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 3) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification(KYC) Viz ID card/Driving License/Passport etc.. (ii) Current Address -proof of              |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |

communication, (iii) PAN card of the bidder(iv) valid e-mail ID, (v) contact number(mobile/Land Line)of the bidder etc., to the Authorised Officer of State Bank of India, Asset Recovery Management Branch, R S Buildings, M G Road, Opp. Maharajas College Ground, Ernakulam by 24-06-2026 at 4.00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer

4) Names of Eligible Bidders will be identified by the State Bank of India, Asset Recovery Management Branch (ARMB) to participate in online e-Auction on the portal <https://www.baanknet.com>. The site will provide User ID and Password after due verification of PAN of the Eligible Bidders.

5) 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.

6) 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.

7) 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.

8) 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.

9) 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.

10) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

11) 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.

12) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

13) 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.

14)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.

15) 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.

16) 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.

17) 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.

18) 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.

19) 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.

20) To the best of knowledge and information of the Authorised Officer, there is no encumbrance binding with the bank. However, it shall be the responsibility of the interested bidders to inspect and should make their own independent enquiries regarding the encumbrances, extent, title of immovable property put on auction, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the property, and satisfy themselves about the assets prior to submitting their bid/s. It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted.

21) The bidder shall deduct and deposit with the concerned department / statutory body, Tax deducted at source (TDS) as applicable under Income Tax Act. Such TDS shall be considered as part of the offer made by the Bidder.

22) SA 122/2017 pending at DRT 1 Ernakulam.

Date: 01-06-2026

Place: Ernakulam

AUTHORISED OFFICER  
STATE BANK OF INDIA

SARB-II, ERNAKULAM