SBI	**State Bank of India (भारतीय स्टेट बैंक)** **SMEC Kozhikode** 1st Floor, SBI Calicut Branch, Bank Road, Mananchira, Kozhikode – 673001.
Phone:0495-2720188	Date: 19.06.2026

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	**Mr. Jidesh C P** S/o C V Devarajan, Devakripa, Nambiyattil Paramba, Near Kuttiatt ParadevathaTemple, Karaparamba, Westhill P O Kozhikode 673005
2	Name and address of Branch, the secured creditor	State Bank of India, SMEC Kozhikode, I Floor, Calicut Branch, Mananchira, Kozhikode-673001
3	Description of the immovable secured assets to be sold.	All that part and parcel of land having extent of 1.03065 Ares together with residential building and all other improvements therein in Sy.No. 196/6, Kacheri Village, Kozhikode Taluk, Kozhikode District owned by Mrs. K M Meenakshi more fully described in Settlement Deed No. 2956/2013 dated 10/12/2013 and Exchange Deed No. 81/2014 dated 07/01/2014 of West Hill SRO within the following boundaries. Bounded on East Property of Devarajan and Madhukar West Road North Property of Devarajan and Mandapam & Road South Property of Padmini Amma
4.	Details of the encumbrances known to the secured creditor.	Nil to the knowledge of the Bank. However intending bidders may satisfy themselves by making independent enquiries and inspection of the property. No conditional bid will be accepted

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5.	The secured debt for recovery of which the property is to be sold	Rs. 22,62,196/- (Rupees Twenty Two Lakh Sixty Two Thousand One Hundred and Ninety Six only) as on 18.06.2026 with future Interest and costs due to the secured creditor State Bank of India, SMEC Kozhikode
6	Deposit of earnest money	**EMD**: Rs 4,32,000/- (Rs. Four Lakh Thirty Two Thousand only) being the 10% of Reserve price to be transferred or deposited by bidders in his/her/their Wallet provided on its e Auction site https://BAANKNET.com by means of NEFT.
7	Reserve price of the immovable secured assets Amount/wallet in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Rs.43,20,000/- (Rupees Forty Three Lakh Twenty Thousand Only) Bidders own Wallet registered with its e Auction site https://BAANKNET.com by means of NEFT. 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'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, by NEFT/RTGS to the account No. 4897932610638 in the name of SBI SMEC Kozhikode, IFSC: SBIN0061063, 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: 28/07/2026 Time:11 am to 4 pm

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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	https://BAANKNET.com
11	First Bid starts at Bid increment amount Auto extension: ___ times. (limited/unlimited) Bid currency & unit of measurement	Rs.43,20,000/- Rs. 10,000/- Unilimited extension of 5 minutes each. Indian Rupees
12	**Date and Time** during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	From 11 am to 4 pm on working days before auction date with prior appointment Name : Ms. Vidhya P Mobile No:8330013557
13	Other conditions	

a. The bidders should get themselves registered on https://BAANKNET.com by providing requisite KYC documents and registration fee (Registration process, EMD payment and the bidding process is detailed on the above website).
b. Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s PSB Alliance may be conveyed through e mail.
c. 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 email ID (v)Contact number(mobile/Land line) of the bidder etc., to the Authorised Officer of State Bank of India SMEC Kozhikode, I Floor, Calicut Branch, Mananchira, Kozhikode-673001 by 28.07.2026 and Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.
d. Names of Eligible Bidders will be identified by the State Bank of India, SMEC Kozhikode to participate in online e-auction on the portal https://BAANKNET.com The site will provide User ID and Password after due verification of PAN of the Eligible Bidders

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e. 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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.

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 correspondences regarding any change in the bid shall be entertained.

n. 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).

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, Tax, 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. The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable 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.

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	t. 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. u. 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. v. 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 make their own independent enquiries regarding the encumbrance, extent, Title of Immovable property put on Auction, approved or 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. w. 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.	
14	Details of pending litigation, if any, in respect of property proposed to be sold	No pending litigations to the best of knowledge and information of the Authorised officer

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

मुख्य प्रबंधक (रखरखाव) / Chief Manager (Maintenance)
ल म उ केन्द्र, कोषिक्कोड / SME Centre, Kozhikode

Date: 19.06.2026
Place: Kozhikode

Authorised Officer,
State Bank of India

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