SBI	Stressed Assets Recovery Branch Ernakulam (5182) 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

<table>
<tr><td>1</td><td>Name and address of the Borrower</td><td>(1.)M/s Nellisseril Group ,
Prop Mr Gireesh Sukumaran,
Nelliseril, Kurichy,
Ittithanam P O,
Kottayam-686532
(2.) Sri. Gireesh Sukumaran,
Nelliseril , Kurichy,
Ittithanam P O,
Kottayam -686532
(3) Sri. Sukumaran ,
Nelliseril,
Kurichy,
Ittithanam P O,
Kottayam-686532.</td></tr>
<tr><td>2</td><td>Name and address of the Branch, the Secured Creditor</td><td>State Bank of India,
Stressed Assets Recovery Branch Ernakulam,
7th Floor, Vankarath Towers,
Palarivattom Bypass Junction, Kochi 682024</td></tr>
<tr><td>3</td><td>Description immovable secured assets to be sold.</td><td>All parts and parcel of property having an extent of 5.10 Ares of land together with residential building all other improvements there on in Re Sy No 152/11 in Block No 2 of , Kurichy Village, Changanacherry Taluk, Kottayam District therein owned by Sri. Sukumaran K C and covered by Sale Deed No. 944/91 dated 29/04/1991 of SRO Changanassery.
<table>
<tr><td></td><td>As per Title Deed</td><td>As per location sketch</td></tr>
<tr><td>East</td><td>Property of Vasu, Sachivothamapuram colony</td><td>Property of Joseph Kallolickal</td></tr>
<tr><td>South</td><td>Road</td><td>Road</td></tr>
<tr><td>West</td><td>Property of Kunjukunju ,Sachivothamapuram colony</td><td>Property of Sasankan</td></tr>
<tr><td>North</td><td>Property of Dayanandan ,Sachivothamapuram colony</td><td>Property of Gopalan Palapparampil</td></tr>
</table></td></tr>
<tr><td>4</td><td>Details of the encumbrances known to the secured creditor</td><td>Encumbrances: Nil to the knowledge of bank</td></tr>
<tr><td>5</td><td>The secured debt for recovery of which the property is to be sold</td><td>Rs.1,43,74,287/- as on 04.08.2026 + interest thereon w.e.f. 05.08.2026 + expenses & costs.</td></tr>
<tr><td>6</td><td>Deposit of earnest money</td><td>EMD: Rs.3,40,000/- (Three Lakh Forty 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.</td></tr>
</table>

7	Reserve price of the immovable assets: **Bank account** in which EMD to be remitted. **EMD**	**Rs.34,00,000/- (Rupees Thirty Four Lakhs Only)** 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 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 : 08.09.2026** **Time: 11.00 A M to 04.00 P M**
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 iii. Bid Currency & Unit of Measurement iv. The First Bid Starts at	i. **Rs. 50,000/-** ii. Unlimited extensions of 5 minutes each. iii. Indian Rupees. iv. **Rs. 34,00,000/-**
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: Mrs.Sreeja s Pillai** **Mobile No.: 9188909164**
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://psblliance.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 baanknet-psb alliance- +91 8291220220 Emil: support.baanknet@psballiance.com (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 M/s PSB Alliance 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. (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. The Bidder has to place a request with M/s. 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).

(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: 04.08.2026
Place: Ernakulam

Authorized Officer

State Bank of India