RACPC-2
(Retail Assets Central Processing Centre)
First Floor, Chandrasekaran Nair Stadium Complex,
Palayam,
Thiruvananthapuram-695033

Tel:0471-2778704e – mail: sbi.70901@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	Shri. Shadrack J. & Suja J. Gracy Bhavan, H.No.754, Chakkamala, Elavupalam, Ex SM Colony P.O., Palode, Trivandrum -695562
2	Name and address of the Branch, the Secured Creditor	State Bank of India, RACPC-2,(Retail Assets Central Processing Centre) First Floor, Chandrasekaran Nair Stadium Complex, Palayam, Thiruvananthapuram-695033
3	Description immovable secured assets to be sold.	Property consisting of 3.24aresof land, residential building and all other things attached there to in Sy.No.1499/2-7 belonging to Sri. Shadrack J & Smt. Suja J. vide Sale Deed No.1057/2019 dated 30.10.2019 of SRO Palode in Palode Village, Nedumangadu Taluk, Trivandrum District bounded : On the North by — Road On the South by — Property of Biju On the East by — Road On the West by — Property of Renjini S.R.
4	Details of the encumbrances known to the secured creditor	Nil to the knowledge of the Bank.
5	The secured debt for recovery of which the property is to be sold	Rs.13,92,565/- as on 18.11.2026+ interest thereon w.e.f. 18.11.2026 + expenses & costs.
6	Deposit of earnest money	**EMD**: Rs.1,06,300/-being the 10% of Reserve price -to be deposited through NEFT to credit of Baanknet (Refer Point No.13-b).
7	Reserve price of the immovable assets: Bank account in which balance Reserve Price to be remitted.	**Rs.10,63,000/- (**Rupees Ten lakhs sixty three thousand 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 **Account Number**: 37608347394 **IFSC**: SBIN0070901 **Bank Name**: State Bank of India, RACPC 2
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.

9	**Date and time of E- auction.**	**Date:**23-11-2026 **Time:**11.00 a.m to 1.00 p.m.
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.**	The auction will be conducted online only, through the web portal https://www.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. **The first bid starts at** ii. **Bid Increment Amount** iii. **Auto Extension** iv. **Bid Currency & Unit of Measurement**	i. **Rs. 10,63,000** /- (Rupees Only) ii. Rs. 15,000/- iii. Unlimited extensions of 5 minutes each iv. Indian Rupees
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 3.00 P.M on working days under prior appointment **Name:** Mrs Divya R K **Mobile No.:8330010263** **Name: Mr Terance Thomas** **Mobile Number:9188935646**
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 www.baanknet.com(→ Click"eAuction" → Click "Property" → Click "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. Interested bidder may deposit Pre-Bid EMD with Baanknet before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC'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. **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 - support.baanknet@psballiance.com
Mobile +91 82912 20220

c) The successful bidder shall be required to submit the final prices, quoted during the e-Auction 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) 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.

e) 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.

f) 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.

g) 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 all the amounts paid by the defaulting bidder.

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

i) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

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

k) 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.

l) 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, damages or any other charges on any ground whatsoever from the Authorised office/secured creditor.

m) 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.

n) 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.

o) 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. p) 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. q) 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. r) The Authorised officer shall be at liberty to amend / modify / delete any of the conditions as may deem necessary in the facts & circumstances of the case. 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 e-Auction will be entertained. t) 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. u) As from the date of confirmation of the bid, Authorised officer/secured creditor shall not be held liable for any loss or damage to the secured asset arising out of natural calamities, theft , burglary or robbery or from any other cause what so ever .

Date: 18-11-2026

Place: Trivandrum

For STATE BANK OF INDIA

Authorised Officer