THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

Property will be sold on **'AS** IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' basis

1	Name and address of the Borrowers	Mr. Shanavas S P,S/o Shaik Pareed,T C No 31/772 (1),APRA-66,Chakkai, Pettah P O,Thiruvananthapuram .695024
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 1st Floor, LMS Compound, Opp: Museum West Gate, VikasBhavan PO, Thiruvanthapuram 695 033

3 Description of the immovable secured assets to be sold.

Sl No	Description of property	RP	EMD	Bid Increment
1	All that part and parcel of Undivided share of 0.34 ares of land out of 105.72 ares of lar and flat/apartment No 1806 admeasuring 1185 sq ft. Super built up area on the 18th floor in a multistoried building named 'CONFIDENT ALTHENA ORCHID', in Re Sy Nos 203/8 (50.50 ares), 203/9 (51.80 ares) & 203/10 (3.42 ares) of Menamkulam village, Thiruvananthapuram Taluk, Thiruvananthapuram District registered in the name of Sri. Shanavas S P S/o Shaik Pareed vide Sale Deed No 3613/2015 dated 06.11.2015 of SRO Kazhakuttom Bounded: **On the East by:** Private Way **On the West by:** Panchayat Lane **On the North by:** Panchayath Road **On the South by:** Property of Seller	36.00	3.60	0.50

4	Details of the encumbrances known to the secured creditor.	As per the Encumbrance certificate No-7459/23 dated 19.08.2023 Issued by SRO Kazhakuttom-Encumbrance NIL
5	The secured debt for recovery of which the property is to be sold	**Rs. 45,28,550/-due as on 08.02.2024**
6	Deposit of earnest money	**Refer Description of the immovable secured assets to be sold.** Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft drawn in favour of SBI SARB, Parking Account (A/c 33933574299, IFSC: SBIN0007898) on any Nationalised or Scheduled Bank
7	Reserve price of the immovable secured assets: **Bank account** in which EMD to be remitted. **Last Date and Time** within which EMD to be remitted:	**Refer Description of the immovable secured assets to be sold.** A/c No.: 33933574299 IFSC: SBIN0007898 Bank : State Bank of India Address: Nanthancode Branch, LMS Compound, VikasBhavan PO, Thiruvanthapuram Interested bidder may deposit Pre-Bid EMD with MSTC 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.
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.	**Date:** 02.03.2024 **Time:** 11.00 AM to 04.00 PM
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://www.mstcecommerce.com/auctionhome/ibapi/index.jsp IBAPI : Phone Number are 1800 10 25026 or 011-41106131 & Email Id is ibapi@allahabadbank.in Help line numbers for bidders on MSTC SITE are Shri ArghaSengupta, CM, argha@mstcindia.co.in, 09231690249 SmtSrabaniBarai, Manager, sbarai@mstcindia.co.in, 09051077886
11	i. Bid Increment amount: ii. Auto extension: iii. Bid currency & unit of measurement	**Refer Description of the immovable secured assets to be sold.** Till Sale is completed 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	Any working day with prior appointment from 11 Am to 1 PM Name: Menon Sheeja Radhakrishnan or Sandhya.I.A Mobile No:9497017832 , 9188524599