

Detailed Terms and conditions for sale of immovable secured assets as per the sale notice dated

25.06.2024

1	Name and Address of the secured creditor	DHANLAXMI BANK LTD. Angamaly Branch 1 st Floor, K V Varkey Memorial Complex, Angamaly, Ernakulam - 683 572 Regional Office : Ernakulam Corporate Office : Thrissur
2	Name and Address of the borrower(s)	M/s. M D Esthappan Proprietor, Mr. M D Esthappan 144, Railway Station Nagar Near St Joseph High School Angamaly, Ernakulam-683572 And M/s. M D Esthappan Infrastructure Pvt Ltd Mr. M D Esthappan (Managing Director) 144, Railway Station Nagar Near St Joseph High School Angamaly, Ernakulam - 683 572
3	Name and Address of the guarantor(s) Mr M D Esthappan, Mr Josy Stephen & Mr Biji Stephen also arrayed as legal heirs of late Marykutty Esthappan & late Bobby Stephen	Mr.M D Esthapan S/o Devassy, 14/306 Moolan House, N H 47, Near St. Joseph High School, Angamaly, Ernakulam – 683572 Mr. Josy Stephen S/o M D Esthappan Moolan House N H 47, Near St Joseph High School Angamaly, Ernakulam – 683572 Mr. Biji Stephen S/o M D Esthappan Moolan House N H 47, Near St Joseph High School Angamaly, Ernakulam - 683572
4	Complete description of the Secured Asset/s to be sold	<u>Item No: 1</u> EM of 13.76 Ares (9.71 Ares + 4.05 Ares) (34 Cents) of land and building under Re Sy No.323/9 in Angamaly Village, Aluva Taluk, Ernakulam District in the name of M D Esthappan (9.71 Ares, Old Sy No.201/5A/2 and 201/4A/3/8) and Marykutty Esthappan (4.05 Ares, Old Sy No.201/5A/2) as per Sale Deed No.4846/1980 (9.71 Ares) and 4849/1980 (4.05 Ares) of Angamaly SRO and all improvements and incidence therein with the following boundaries <u>Boundaries as per Sale Deed No.4846/1980 (9.71 Ares) of Angamaly SRO:</u> North : Municipal Road East : N H and Property of Marykutty Esthappan South : Property of Jacob West : Property of Ambadan Rosakutty <u>Boundaries as per Sale Deed No.4849/1980 (4.05 Ares) of Angamaly SRO:</u> North : Municipal Road East : N H and Property of Others South : Property of Jacob & and way to property of Esthappan West : Property of M D Esthappan

Item No : 2

EM of 28.58 Ares of land in Re Sy No.520/25/2, 520/15/2 & 520/24/2 in Thuravoor village, Aluva Taluk, Ernakulam District in the name of Biji Stephen as per Sale Deed No.1551/1996 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.1551/1996 of Angamaly SRO:

North: Road & Property of Syamsunder
East : Road & Property of Joseph
South: Property of Joseph & Joy
West :Property of Kalappuraparambil Kuttappan

Item No : 3

EM of 10.36 Ares (6.57 + 3.79) of residential land with building in Re Sy No.382/11-4 and 367/1-2, 382/11-1, 382/11-2 of Angamaly Village, Aluva Taluk, Ernakulam District in the name of Marykutty Esthappan as per Sale Deed No.2516/2000 (6.57 Ares) and 3051/2000 (3.79 Ares) of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.2516/2000 (6.57 Ares) of Angamaly SRO:

North : Property of Kaitharathu Mary
East : Property of Mundadan Achamma
South : Property of Glancy
West : Municipal Road

Boundaries as per Sale Deed No.3051/2000 (3.79 Ares) of Angamaly SRO:

North : Own Property
East : Property of Antony
South : Property of Tomy
West : Municipal Road & Property of Tomy

Item No :4

EM of 19.90 Ares of vacant land in Re Sy No.155/13 in Thuravoor village, Aluva Taluk, Ernakulam District in the name of Biji Stephen as per Sale Deed No.5067/1996 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.5067/1996 of Angamaly SRO:

North : Property of Jose East: Property of Chirackal Varghese
South : Property of Paulose West: Property of Josy Stephen

Item No :5

EM of 39.72 Ares (98.148 cents) in Re Sy No 377/4-2,377/1 of Angamaly Village, Aluva Taluk, Ernakulam District in the name of Josy Stephen as per Sale Deed No.2190/1996 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No. 2190/1996 of Angamaly SRO:

North: Property of Ouseph, Ani & Others
East: Property of Varkey Varghese & Others
South: Property of Biji Stephen & Josy Stephen
West : Property of Thachil Pali & Kunju Kunju

EM of 18.23 Ares in Re Sy No.378/1/2 of Angamaly Village, Aluva Taluk, Ernakulam District in the name of Josy Stephen and Biji Stephen as per Sale Deed No.690/1996 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No. 690/1996 of Angamaly SRO:

North : Property of Maleekkal Ouseph & Thettayil
East : Property of Maleekkal Jose & Areeckal
South : Road
West : Property of Maleekkal

Item No :6

EM of 17.59 Ares (9.90Ares + 7.69 Ares) in Old Sy No.437/3A, 437/4, 437/5, Re Sy No.136/10,136/4 &137/13 in Thuravoor village, Aluva Taluk, Ernakulam District in the name Josy Stephen and Bobby Stephen as per Sale Deed No.1548/1989 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.1548/1989 of Angamaly SRO:

North : Property of Esthappan
East : Road
South : Property of Moolan Vareeth Varghese
West : Property of Moolan Vareeth Joseph

Item No:7

EM of 18.83 Ares in Re Sy No.155/10/2 in Thuravoor village, Aluva Taluk, Ernakulam District in the name of Marykutty Esthappan as per Sale Deed No.4307/1999 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.4307/1999 of Angamaly SRO:

North : Property of Biji Stephen & Josy Stephen
East : Property of Chirackal
South : Property of Pudussery Ouseph
West : Property of Naisy Stephen

Item No :8

EM of 3.84 Ares in Sy No.453/1 in Re Sy No.145/3 in Thuravoor village, Aluva Taluk, Ernakulam District in the name of M D Esthappan as per Patta No.LT1008254 dated 29.04.2022 issued by Land Tribunal, Ernakulam and all improvements and incidence therein with the following boundaries.

Boundaries as per Patta No.LT1008254 issued by Land Tribunal, Ernakulam:

North : Own Property
East : Own Property
South : Property of Sugathan & Own Property
West : Own Property

EM of 15.39 Ares in Sy No.453/1 Re Sy No.145/5 Block No.13 of Thuravoor Village, Aluva Taluk, Ernakulam District in the name of M D Esthappan as per Sale Deed No.4157/1979 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.4157/1979 of Angamaly SRO:

North : Property of Kunju Variyath
East : Property of Alukka & another
South : Property of Alukka & Sugathan
West : Property of P Sugathan & Sudhakaran

EM of 22.42 Ares in Sy No.453/1, 436/5 in Re Sy No.145/1, Block No.13, of Thuravoor village, Aluva Taluk, Ernakulam District in the name of M D Esthappan as per Sale Deed No.2772/1977 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.2772/1977 of Angamaly SRO:

North : Own Property East: Property of Maracherry & Other
South : Road & Property of Panikkulam West : Road.

EM of 8.70 Ares in Sy No.453/1 Re Sy No.145/11, Block No.13, Thuravoor Village, Aluva Taluk, Ernakulam District in the name of Marykutty Esthappan as per Sale Deed No.2678/1980 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.2678/1980 of Angamaly SRO:

North : Thodu & Property of Narayanan
East : Property of Variyathu Devassy
South : Property of M D Esthappan
West : Property of M D Esthappan

EM of 18.52 Ares in Sy No.453/1 Re Sy No.145/4 and 145/10, Block No.13, Thuravoor Village, Aluva Taluk, Ernakulam District in the name of Bobby Stephen, Josy Stephen & Biji Stephen as per Sale Deed No.730/1983 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.730/1983 of Angamaly SRO:

North : Thodu
East : Property of Areekkal & Panikkulam Kunju Vareeth
South : Property of Kottuparambil
West : Property of Maracherry & Panachinkka

EM of 4.04 Ares in Sy No.453/1 Re Sy No.145/12, Block No.13, Thuravoor Village, Aluva Taluk, Ernakulam District in the name of Bobby Stephen as per Sale Deed No.512/1990 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.512/1990 of Angamaly SRO:

North : Road
East : Property of Panachikkal Narayanan
South : Property of Esthappan
West : Road & Property of Esthappan

EM of 6.67 Ares in Sy No.453/1 Re Sy No 145/9, Block No 13, Thuravoor Village, Aluva Taluk, Ernakulam District in the name of Marykutty Esthappan as per Sale Deed No.3207/1980 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.3207/1980 of Angamaly SRO:

North : Property of Panichinkkal Narayanan
East : Property of Kottuparambil Sugathan
South : Property of Panikkulam Ouseph Vareeth
West : Thodu

EM of 7.18 Ares in Sy No.453/1 Re Sy No.145/12, Block No.13, Thuravoor Village, Aluva Taluk, Ernakulam District in the name of Josy Stephen as per Sale Deed No.516/1990 of Angamaly SRO and all improvements and incidence therein with the following boundaries.

Boundaries as per Sale Deed No.516/1990 of Angamaly SRO:

North : Road East : Property of Thetta
South : Property of M D Esthappan West : Property of Boby Stephen

		<p>EM of 9.72 Ares in Sy No.453/1 Re Sy No.145/8 Block No.13, Thuravoor Village, Aluva Taluk, Ernakulam District in the name of Josy Stephen as per Sale Deed No.2995/1993 of Angamaly SRO and all improvements and incidence therein with the following boundaries.</p> <p><u>Boundaries as per Sale Deed No.2995/1993 of Angamaly SRO:</u></p> <p>North : Property of Bobby Stephen East : Property of Sugathan & Thodu South : Property of M D Esthappan West : Property of M D Esthappan</p> <p><u>Item No : 9</u> EM of 14.14 Ares in Re Sy No.155/9/2 Block No.13, Thuravoor Village, Aluva Taluk, Ernakulam District in the name of Biji Stephen as per Sale Deed No.645/2015 of Angamaly SRO and all improvements and incidence therein with the following boundaries.</p> <p><u>Boundaries as per Sale Deed No.645/2015 of Angamaly SRO:</u></p> <p>North : Own Property East: Property of Marykutty Esthappan South : Property of Alukkal Pudussery Ouseph West: Property of Kottuparambil Sugathan</p> <p><u>Item No : 10</u> EM of 4.84 Ares in Re Sy No.155/5/2 Block No.13, Thuravoor Village, Aluva Taluk, Ernakulam District in the name of Biji Stephen as per Sale Deed No.647/2015 of Angamaly SRO and all improvements and incidence therein with the following boundaries.</p> <p><u>Boundaries as per Sale Deed No.647/2015 of Angamaly SRO:</u></p> <p>North : Property of Marykutty Esthappan East : Property of Marykutty Esthappan South : Own Property West : Property of Kottuparambil Sugathan</p> <p><u>Item No : 11</u> EM of 20.80 Ares in Re Sy No.155/12 Block No.13, Thuravoor Village, Aluva Taluk, Ernakulam District in the name of Biji Stephen as per Settlement Deed No.646/2015 of Angamaly SRO and all improvements and incidence therein with the following boundaries.</p> <p><u>Boundaries as per Settlement Deed No.646/2015 of Angamaly SRO:</u></p> <p>North : Property of Marayakkadan Jose East : Own Property South : Own Property West : Property of Kottuparambil Sugathan</p>
5	Details of encumbrances, if any known to the secured creditor on the above Secured Asset/s	No as per Encumbrance Certificate
6	Total secured debt for recovery of which the property is to be sold	<p>₹2,58,88,409.39 (Rupees Two Crore Fifty Eight Lakh Eighty Eight Thousand Four Hundred Nine and Paise Thirty Nine Only) as on 31.05.2024 plus interest there on from 01.06.2024 at applicable interest p.a. with monthly rests together with costs and expenses incurred thereon till realization in loan account no's 00731340000011, 0073LCDL240580001&007360700000014 of M/s M D Esthappan</p> <p>And</p> <p>₹32,45,07,317.90 (Rupees Thirty Two Crore Forty Five Lakh Seven Thousand Three Hundred Seventeen and Paise Ninety Only) as on 31.05.2024 plus interest there on from 01.06.2024 at applicable interest p.a. with monthly rests together with costs and expenses incurred thereon till realization in loan account no's 007313400000023,</p>

		007360700000032,57000000048,007360700000042,073LCDL241520002, 073LCDL240650003,073LCDL240650004,073LCDL240650005, 073LCDL240860001,073LCDL233550001,073LCDL232450001 &073LCDL233130001 of M/s M D Esthappan Infrastructure Pvt Ltd
7	Date and time of auction	13.08.2024, Tuesday between 10.00 AM & 04.00 PM (with auto extension clause of bid in last 5 minutes before closing)
8	Reserve Price of the immovable secured asset	<p>For Item No.1: The reserve price will be ₹9,36,00,000/00 (Rupees Nine Crore Thirty Six Lakh Only)</p> <p>For Item No. 2: The reserve price will be ₹1,22,00,000/00 (Rupees One Crore Twenty Two Lakh Only)</p> <p>For Item No. 3: The reserve price will be ₹3,00,00,000/00 (Rupees Three Crore Only)</p> <p>For Item No. 4: The reserve price will be ₹1,71,00,000/00 (Rupees One Crore Seventy One Lakh Only)</p> <p>For Item No. 5: The reserve price will be ₹2,90,00,000/00 (Rupees Two Crore Ninety Lakh Only)</p> <p>For Item No. 6: The reserve price will be ₹18,00,000/00 (Rupees Eighteen Lakh Only)</p> <p>For Item No. 7: The reserve price will be ₹1,62,00,000/00 (Rupees One Crore Sixty Two Lakh Only)</p> <p>For Item No. 8: The reserve price will be ₹9,33,00,000/00 (Rupees Nine Crore Thirty Three Lakh Only)</p> <p>For Item No. 9: The reserve price will be ₹1,05,00,000/00 (Rupees One Crore Five Lakh Only)</p> <p>For Item No. 10: The reserve price will be ₹36,00,000/00 (Rupees Thirty Six Lakh Only)</p> <p>For Item No. 11: The reserve price will be ₹1,54,00,000/00 (Rupees One Crore Fifty Four Lakh Only)</p>
9	Earnest Money Deposit (EMD) payable	<p>For Item No.1: The earnest money deposit will be ₹93,60,000/00 (Rupees Ninety Three Lakh Sixty Thousand Only)</p> <p>For Item No. 2: The earnest money deposit will be ₹ 12,20,000/00 (Rupees Twelve Lakh Twenty Thousand Only)</p> <p>For Item No. 3: The earnest money deposit will be ₹ 30,00,000/00 (Rupees Thirty Lakh Only)</p> <p>For Item No. 4: The earnest money deposit will be ₹17,10,000/00 (Rupees Seventeen Lakh Ten Thousand Only)</p> <p>For Item No. 5: The earnest money deposit will be ₹29,00,000/00 (Rupees Twenty Nine Lakh Only)</p> <p>For Item No. 6: The earnest money deposit will be ₹1,80,000/00 (Rupees One Lakh Eighty Thousand Only)</p> <p>For Item No. 7: The earnest money deposit will be ₹16,20,000/00 (Rupees Sixteen Lakh Twenty Thousand Only)</p>

		For Item No. 8: The earnest money deposit will be ₹93,30,000/00 (Rupees Ninety Three Lakh Thirty Thousand Only) For Item No. 9: The earnest money deposit will be ₹10,05,000/00 (Rupees Ten Lakh Five Thousand Only) For Item No. 10: The earnest money deposit will be ₹3,60,000/00 (Rupees Three Lakh Sixty Thousand Only) For Item No. 11: The earnest money deposit will be ₹15,40,000/00 (Rupees Fifteen Lakh Forty Thousand Only)
10	Last date of submission of bids and EMD	12.08.2024, Monday before 4.00 P M
11	Mode of payment of amounts	Demand Draft in favour of Dhanlaxmi Bank Ltd, Angamaly Branch, Ernakulam, OR through RTGS/NEFT/Fund Transfer to credit of account of Dhanlaxmi Bank Ltd, Angamaly Branch, Ernakulam A/c No. 00731770000067, IFSC Code: DLXB0000073
12	Mode of auction	Online Electronic Bidding (E-auction)
13	Portal of E-auction	https://www.bankauctions.in
14	Details of the auction service provider (with phone no., e-mail id etc.)	M/s.4Closure, Hyderabad. Contact person - Mr. T. Jaya Prakash Reddy Mob No.+91 8142000064 / Email id: prakash@bankauctions.in / info@bankauctions.in

14. Other terms and Conditions of sale

- The e- auction shall be subject to the conditions prescribed in SARFAESI Act/Rules 2002, terms and conditions mentioned hereunder and also as per the general terms and conditions of e-auction.
- The sale shall be on "As is where is", "As is what is", and "Whatever there is" basis.
- Auction / bidding shall only through “**Online Electronic Bidding**” through the website <https://www.bankauctions.in> Bidders/Tenderers are advised to go through the website for detailed terms and take part in the E-auction sale proceedings.
- The intending bidders/tenderers should register their names at portal <https://www.bankauctions.in> and get their User ID and password free of cost. Also, prospective bidders/tenderers may avail online training on E-auction from M/s.4Closure, Hyderabad (Vendor), Contact person Mr. T. Jaya Prakash Reddy Mob No.+91 8142000064 / Email id: prakash@bankauctions.in / info@bankauctions.in
- The intending participants of the e-Auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-Auction and process compliance form related to this e-auction from the above mentioned website of service provider, (ie), <https://www.bankauctions.in>
- The aforesaid secured assets will not be sold below the Reserve price.

The intending bidders/Tenderers are required to pay,

Earnest money deposit of ₹93,60,000/00 (Rupees Ninety Three Lakh Sixty Thousand Only) for Item No 1

Earnest money deposit of ₹ 12,20,000/00 (Rupees Twelve Lakh Twenty Thousand Only) for Item No 2

Earnest money deposit of ₹ ₹ 30,00,000/00 (Rupees Thirty Lakh Only) for Item No 3

Earnest money deposit of ₹17,10,000/00 (Rupees Seventeen Lakh Ten Thousand Only) for Item No 4

Earnest money deposit of ₹29,00,000/00 (Rupees Twenty Nine Lakh Only) for Item No. 5

Earnest money deposit will be ₹1,80,000/00 (Rupees One Lakh Eighty Thousand Only) for Item No. 6

Earnest money deposit will be ₹16,20,000/00 (Rupees Sixteen Lakh Twenty Thousand Only) for Item No. 7

Earnest money deposit will be ₹93,30,000/00(Rupees Ninety Three Lakh Thirty Thousand Only)For Item No.8

Earnest money deposit will be ₹10,05,000/00 (Rupees Ten Lakh Five Thousand Only for Item No. 9

Earnest money deposit will be ₹3,60,000/00 (Rupees Three Lakh Sixty Thousand Only) for Item No. 10

Earnest money deposit will be ₹15,40,000/00 (Rupees Fifteen Lakh Forty Thousand Only) for Item No. 11

equivalent to 10% of the Reserve Price of the property either by way of Demand Draft / a pay order drawn in favour of Dhanlaxmi Bank Ltd, Angamaly Ernakulam Branch, payable at Ernakulam OR through RTGS/NEFT /Fund Transfer to the credit of the account of Dhanlaxmi Bank Ltd, Angamaly, Ernakulam Branch, A/c No. 00731770000067, IFSC Code: DLXB0000073.

The intending bidders / Tenderers shall submit /send their Bids /Tenders along with either the Demand Draft / pay order or payment receipt / transaction UTR Number evidencing payment of EMD as above to the Authorized Officer, Dhanlaxmi Bank Ltd, Regional Office, Marine Drive, Ernakulam, so as to reach us on or before 12.08.2024 before 04:00 p.m.

- a) EMD amount shall be adjusted in case of the highest/successful bidder/tenderer. EMD deposited by unsuccessful bidders shall be returned/ refunded to them within 7 working days. The EMD shall not carry any interest. The EMD shall be liable for forfeiture without any prior notice, if successful bidder fails to adhere to the terms of sale or time granted, or commit any default in any manner.
- b) Bidders/tenderers are required to comply with KYC norms and provide self-attested KYC documents online as well as offline on or before 12.08.2024, before 04:00 p.m. Genuineness of the KYC documents (PAN Card, ID Proof and Address proof) is the sole responsibility of the bidder/tenderer. Successful bidder shall submit the original KYC documents to the Bank at the time of making payment of the balance 25% of the bid amount and originals will be returned after verification.
- c) Bids/tenders received that are not duly filled up and or without Earnest Money Deposit or received after date and time specified will summarily be rejected.
- d) After expiry of the last date and time of submission of bids/tenders with EMD, Authorized officer shall examine the bids/tenders received by him and confirm the details of the qualified bidders/tenderers (who have quoted their bids/tenders on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc.) to the service provider M/s.4Closure, Hyderabad so as to enable them to allow the qualified bidders /tenderers to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E-Auction Sale notice.
- e) Authorized Officer reserves the right to accept / reject all or any of the offers/ bids/ tenders without assigning any reason, vary any of the terms and conditions of sale or postpone or cancel the opening of bids/tenders or sale without prior notice at his sole discretion.
- f) No person other than the intending qualified bidders / tenderers themselves, or their duly authorized agent shall be allowed to participate in the E Auction.
- g) The aforesaid secured asset/s shall be sold to the highest bidder/tenderer, subject to acceptance of the bid by the secured creditor.
- h) Auction would commence at Reserve Price followed by highest offer, as mentioned above. Bidders can enter their bid amount for each lot or single lot published for sale. The intending bidders may be given an opportunity, at the discretion of the Bank, to have inter-se bidding among them to enhance the offer price in multiples of **Rs.50000/- (Rupees Fifty Thousand Only)**. The bidders / tenderers who submit the highest bid (not below the Reserve Price) on closure of "Online auction" shall be declared as successful bidder / tenderer subject to confirmation/ approval by the Secured Creditor.
- i) E-Auction will close as per the closing time, if no improved bid comes during last 5 minutes of the E-Auction closing time. In case any improved bids are placed in last 5 minutes of the closing of E-Auction, the closing time automatically gets extended to 5 more minutes. This process continues till no improved bid comes for a period of 5 minutes and the E-Auction gets closed. If the bid becomes highest bid (not below the reserve price), then his bid will be highlighted as Rank No.1.
- j) The successful bidder/tenderer should deposit **25% of the bid amount (inclusive of EMD amount)** on the same day of sale or not later than next working day as the case may be and as advised by the Authorised Officer of the Bank, by way of Demand Draft / Pay Order drawn in favour of Dhanlaxmi Bank Ltd, Angamaly Branch, Ernakulam, payable at Ernakulam or through RTGS/NEFT to the credit of Dhanlaxmi Bank Ltd, Angamaly Ernakulam Branch, A/c No.00731770000067, IFSC Code: DLXB0000073 and the Balance bid amount shall be paid within 15 days from the date of confirmation of the sale by the Authorised Officer in the same way as aforesaid. If the successful bidder fails to pay the sale price, all amounts deposited till then shall be forfeited by the Bank without any notice and the property shall forthwith be put up for sale again and the defaulting purchaser shall have no claims, whatsoever, on the property or the amount

- k) The successful bidder/tenderer shall bear all the legal / incidental expenses including stamp duty, registration fees, charges, etc. and statutory dues if any, including GST etc.
- l) In case final bid amount / sale consideration of immovable secured assets proposed for sale under the aforesaid auction is Rs.50.00 lakh or above, the successful bidder/ purchaser has to remit TDS @1% of the sale price, in the name of the owner/s of the respective immovable properties proposed for sale, as per the provisions of Income Tax Act, 1961. PAN of the owner/s of the immovable property as deductee can be obtained from the Branch Manager / Authorized Officer of the Bank after completion of the bidding. The successful bidder/purchaser need to submit Challan-cum-statement in form No.26QB having remitted the TDS. The Bank will issue Sale Certificate for the immovable secured assets as per the provisions of the SARFAESI Act, 2002 and the Rules framed thereunder to the successful bidder/purchaser on receipt of the entire sale consideration as above after deducting TDS and on submission of Challan-cum-statement in form No.26QB having remitted the TDS and on completion of sale formalities. The successful bidder/purchaser shall also submit Certificate for TDS in Form 16B to the Bank.
- m) The intending bidders/tenderers may, at their own interest and costs conduct due diligence, inspect the secured asset/s between 10:00 a.m to 04:00 p.m on working days by contacting the Authorised Officer/Branch Manager, whose details are given below before the date of sale and the Bank shall not entertain any query at any later stage nor be liable for any claims in this regard.
- n) It is the sole responsibility of the bidder/tenderer to obtain the Digital Signature Certificate and computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature Certificate and connectivity during the course of the bidding online shall be the sole responsibility of the bidder/tenderer and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider
- o) A dummy e-auction or training portal, if required will be made available for trial for the benefit of the prospective bidders
- p) The bidders/ tenderers may participate in the E-Auction by Quoting/Bidding from their own offices/place of their choice. Internet connectivity shall have to be ensured by each bidder/tenderer himself. Bank/Service providers shall not be responsible for the internet connectivity, network problems, system crash down, power failure, etc. The bidders need to login in few minutes before the time scheduled for e-auction. Bidding in the last minute /seconds shall be avoided by the bidders in their own interest. Neither the Bank nor the auction service provider will be responsible for any lapses / failure on the part of the bidder in such cases.
- q) This is also a notice to the Borrowers/Guarantor of the said loan about holding of Auction Sale of the Secured assets.
- r) For further details of Sale, Terms & Conditions and for inspection of the property, intending bidders/tenderers may contact the Authorised Officer, Mr. Saji P (Mob:9539008250), or Mr. Siby Joseph Kappen, Sr Manager, Recovery (Mob:8075458523) or Mr. Rinto Thomas, Branch Manager (9539004600) on any working day during the Office hours.

Ernakulam
25.06.2024

Authorised Officer
Dhanlaxmi Bank Ltd