



STATE BANK OF INDIA
Stressed Assets Recovery Branch-II
40/947 1ST Floor R. S. Building, Metro Pillar No. 697
Opp. Maharajas College Ground,
M.G. Road, Ernakulum, Kerala PIN: 682 011
Phone: 0484-2365341,9188901924
email: sbi.70683 @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

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| 1 | Name and address of the Borrower. | <p>1.M/s Rathna Steels , Building no 12/634, 7/249, NH Bypass, Chandranagar (PO), Palakkad- 678007</p> <p>2. M/s Rathna Steels P Ltd 45/94, Neikkara Street Big Bazaar, Palakkad-678012</p> <p>3 Mr Natarajan Arumugham, Rathna Nivas, Melakkara Street, Vadakkanthara, Palakkad-678014</p> <p>4.Mr Rajesh A, Rathna Nivas, Melakkara Street,Vadakkanthara, Palakkad-678014</p> <p>5. Mr Suresh A, Rathna Illam, House No 35, Jaya Nagar Colony, Chandra Nagar, Palakkad -678007</p> <p>6. Mrs Priya S Rathna Nivas, Melakkara Street, Vadakkanthara, Palakkad-678014</p> |
| 2 | Name and address of the Branch, the Secured Creditor | <p>State Bank of India, Stressed Assets Recovery Branch-II, 40/974, First Floor, R S Buildings, Opp. Maharaja's College Ground, M G Road, Ernakulam – 682 011</p> |
| 3 | Description of the secured assets to be sold. | <p>1. All that part and parcel of the property admeasuring in 6.74 cents of land and Commercial Plot bearing Survey Number : 69 (OS NO 1732, TP NO 5675) block NO 137, situated at Melakkara Theruvu,Palakkad No.1 Village, Palakkad Taluk, Palakkad, 678012, belonging to : Arumughan N, Rajesh A & Suresh A vide title Deed No 1448/2006 dated 03.03.2006 at SRO Palakkad</p> <p>EAST BY- Melekkara Theruvu Road WEST BY- House and Compound of Ponnann. SOUTH BY- House and Compound of Gopalakrishnan NORTH BY-House and Compound of Chandran</p> <p>2. All the part and parcel of the property, admeasuring in 20.50 cents of land bearing Survey Number : 63/11 Block 14, situated at Mundur II village , Palakkad Taluk, Palakkad, Belonging to Mr. A Rajesh vide title Deed No 1014/2020 dated 03.08.2020 at SRO Parali</p> <p>EAST BY- Road. WEST BY- Property of Aneesh, Ammini and NSS Karayogam</p> |

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| | | <p>SOUTH BY- Vazhi NORTH BY- Property of Ushadev</p> <p>3. All that part and parcel of the property admeasuring in 10.74 cents of land bearing Survey Number 130, block 137, situated at Palakkad No I Village, Palakkad taluk, Palakkad, belonging to Mr. A Rajesh vide title deed No 1556/2020 dated 28.05.2020 at SRO Palakkad</p> <p>EAST BY: Kizhikumpuram Road WEST BY:Road SOUTH BY:Arumughan Tharakan property NORTH BY:Property Sold by Nadar</p> |
| 4 | Details of the encumbrances known to the secured creditor | Nil |
| 5 | The secured debt for recovery of which the property is to be sold | of Rs 2,66,34,073 (Rupees Two crores sixty six lakhs thirty four thousand seventy three only) as on 30.01.2026 + interest thereon w e f 30.01.2026 + expenses & costs. |
| 6 | Deposit of earnest money | <p>Property 1: Rs 3,80,000/-(Rupees Three thirty eight thousand only)</p> <p>Property 2: Rs 7,90,000/-(Rupees Seven lakhs ninety thousand only)</p> <p>Property 3: Rs 11,00,000/-(Rupees Eleven lakhs only)</p> <p>being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their Wallet provided on its E-Auction site "https://www.baanknet.com" by means of NEFT.</p> |
| 7 | <p>Reserve Price of the immovable assets Amount / Wallet in which EMD to be remitted</p> <p>Last Date and Time within which EMD to be remitted:</p> | <p>Property 1:Rs 38,00,000/- (Rupees Thirty eight lakhs only)</p> <p>Property 2: Rs 79,00,000/-(Rupees Seventy nine lakhs only)</p> <p>Property 3: Rs 1,10,00,000/-(Rupees One crore ten lakhs only)</p> <p>Bidders own wallet registered with its E-Auction site https://www.baanknet.com by means of NEFT.</p> <p>Time: On or before 4.00 p.m. Date: 26.02.2026</p> |
| 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: 26.02.2026 Time: 11 AM to 04.00 P.M |
| 10 | The e-auction will be conducted through the Bank's approved service provider. | https://www.baanknet.com |
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| | <p>i. The first bid starts at</p> <p>ii. Bid Increment Amount</p> <p>iii. Auto Extension</p> <p>iv. Bid Currency & Unit of Measurement</p> | <p>i. Property 1:Rs.38,00,000/- Property 2: Rs 79,00,000/- Property 3: Rs 1,10,00,000/-</p> <p>ii. Property 1:Rs. 10,000/- And Property 2,3: Rs 50,000/-</p> <p>iii. Unlimited extensions of 10 minutes each.</p> <p>iv. Indian Rupees.</p> |
| 12 | <p>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.</p> <p>Contact person with mobile number</p> | <p>From 11.00 A.M to 3.00 P.M on working days under prior appointment.</p> <p>Name: Sri. SOORAJ SR. Mob No: 9188901927</p> |
| 13 | Other conditions | <p>1) The Bidders should get themselves registered on https://www.ebkray.in by providing requisite KYC documents and registration fee (Registration Process, EMD payment and the bidding process is detailed on the above website).</p> <p>2) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (<i>e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by the site may be conveyed through e mail.</i></p> <p>3) 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 e-mail ID, (v) contact number(mobile/Land Line)of the bidder etc., to the Authorised Officer of State Bank of India, Asset Recovery Management Branch, R S Buildings, M G Road, Opp. Maharajas College Ground, Ernakulam by 26.02.2026 at 4.00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer</p> <p>4) Names of Eligible Bidders will be identified by the State Bank of India, Asset Recovery Management Branch (ARMB) to participate in online e-Auction on the portal https://www.baanknet.com. The site will provide User ID and Password after due verification of PAN of the Eligible Bidders.</p> <p>5) 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.</p> <p>6) 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.</p> <p>7) 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.</p> <p>8) 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.</p> <p>9) 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</p> |

the defaulting bidder.

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

11) 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.

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

13) 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.

14) 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.

15) 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.

16) 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.

17) 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.

18) 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.

19) 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.

20) To 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 should make their own independent enquiries regarding the encumbrances, extent, title of immovable property put on auction, approved /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.

21) 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

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| | | considered as part of the offer made by the Bidder. |
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Date:30.01.2026
Place: Ernakulam

AUTHORISED OFFICER
STATE BANK OF INDIA