

Appendix – IV-A

[See Proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/ **physical** possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **08.04.2026** for **recovery of Rs. 8,59,562/- as on 09.03.2026** together with future interest, charges and other incidental expenses thereon from **09.03.2026** due to the secured creditor from **1. Mr. NITTO PIUS** S/O Late K T Pius, 21/100 (ARA 116), Alfia Nagar, Cusat Road, South Kalamassery, Ernakulam, Kerala – 682 022 and another address at Apartment No. F5, 5th Floor, Sunshine City Drives, North Janatha Road, Palarivattom, Ernakulam, Kerala – 682 025 **And Mrs BETSIE** W/O Nitto Pius, 21/100 (ARA 116), Alfia Nagar, Cusat Road, South Kalamassery, Ernakulam, Kerala – 682 022. The **reserve price** will be **Rs. 43,95,000/-** (Forty-Three Lakhs Ninety-Five Thousand only) and the **earnest money deposit** will be **Rs. 4,39,500/-** (Four Lakhs Thirty Nine Thousand Five Hundred) .

DESCRIPTION OF THE IMMOVABLE

1/25th UDS in 7.11 Ares in Survey No. 169/2A of Edappally south Village, Kanayannur Taluk, Ernakulam District together with apartment No. F5 situated in the 5th floor in 'SUNSHINE CITY DRIVE' Apartments, having a super built up area 103.90 Sq.mt (1118 sq.feet) and Car parking area marked as No. F5 in the Ground Floor of building registered in the names of Nitto Pius and Betsie Nitto vide Sale Deed No.1684/2015 dated 06.05.2015 of SRO Edappally with the following boundaries.

East : North Janatha Road (Corporation Road)

North : Property of Krishnakumar

West : Property of Varghese & Property of Johny

South : Property of Philomina & Property of Francis

For detailed terms and conditions of the sale, please refer to the link <https://baanknet.com>

Date: 09.03.2026

Place: Palarivattom

(Geetha K)

Authorised Officer,

Annexure-15 A)

PROPERTY WILL BE SOLD ON “AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS

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	Mr. NITTO PIUS S/o Late K T PIUS 21/100 (ARA 116) ALFIA NAGAR, CUSAT ROAD SOUTH KALAMASSERY ERNAKULAM KERALA – 682 022	Mrs. BETSIE NITTO W/o NITTO PIUS 21/100 (ARA 116) ALFIA NAGAR, CUSAT ROAD SOUTH KALAMASSERY ERNAKULAM KERALA – 682 022	
		Mr. NITTO PIUS S/o Late K T PIUS APARTMENT No. F5, 5 th FLOOR, SUNSHINE CITY DRIVES NORTH JANATHA ROAD PALARIVATTOM, ERNAKULAM KERALA – 682 025	Mrs. BETSIE NITTO W/o NITTO PIUS APARTMENT No. F5, 5 th FLOOR, SUNSHINE CITY DRIVES NORTH JANATHA ROAD PALARIVATTOM, ERNAKULAM KERALA – 682 025	
2	Name and address of the Branch, the Secured Creditor	State Bank of India, Home Loan Centre I (Previously Retail Assets Centralised Processing Centre) , 1 st Floor, Vankarath Towers, Bypass Junction, Palarivattom, Ernakulam – 682 024.		
3.	Description of the immovable secured assets to be sold			
	Sl No.	Details of Security	Deed No.	Name of Owner
	1.	1/25 th UDS in 7.11 Ares in Survey No. 169/2A of Edappally south Village, Kanayannur Taluk, Ernakulam District together with apartment No. F5 situated in the 5 th floor in 'SUNSHINE CITY DRIVE' Apartments, having a super built up area 103.90 Sq.mt (1118 sq.feet) and Car parking area marked as No. F5 in the Ground Floor of building registered in the names of Nitto Pius and Betsie Nitto vide Sale Deed No.1684/2015 dated 06.05.2015 of SRO Edappally with the following boundaries. <i>East : North Janatha Road (Corporation Road)</i> <i>North : Property of Krishnakumar</i> <i>West : Property of Varghese & Property of Johny</i> <i>South : Property of Philomina & Property of Francis</i>	Sale Deed No.1684/2015 dated 06.05.2015	Mr. Nitto Pius and Mrs.Betsie Nitto

4	Details of the encumbrances known to the secured creditor	Nil to the knowledge of Bank
5	The secured debt for recovery of which the property is to be sold	Rs. 8,59,562/- -(Rupees Eight Lakhs Fifty Nine Thousand Five Hundred and sixty two only) as on 09.03.2026 together with future interest, charges and other incidental expenses thereon from 09.03.2026
6	Deposit of earnest money	EMD: Rs. 4,39,500/- -(Four Lakhs Thirty Nine Thousand Five Hundred) being the 10% of reserve price to be transferred/deposited by bidders to his/her/their Wallet provided in the E-Auction site https://baanknet.com
7	Reserve price of the immovable assets:	Reserve Price: Rs. 43,95,000/- (Forty-Three Lakhs Ninety-Five Thousand only)
	Wallet in which EMD to be remitted	Wallet provided in the E-Auction site https://baanknet.com
	Last Date and Time within which EMD to be remitted:	Last Date of EMD Deposit: 07-04-2026 . Time: 10.00 A.M to 05.00 P.M
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 15 th 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 auction or time after which sale by any other mode shall be completed.	E auction Date: 08-04-2026 Time: 10.00 A.M to 03.00 P.M
10	The e-auction will be conducted through the Bank's approved service provider	https://baanknet.com For detailed terms and conditions of the E-auction sale, E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in https://baanknet.com
	Bid increment amount	Rs.10,000/-
	Auto Extension times (Limited or unlimited)	Unlimited Extension of 10 minutes each
	Bid currency & unit of measurement	Indian rupees
12	Date and time during which inspection of the immovable secured assets to be sold along with title deeds of the property.	From 10.03.2026 to 07.04.2026 From 11.00a.m to 4.00 p.m on working days on prior appointment

	Contact person with mobile number.	Name: Priyanka Mohanan T Mobile No: 9446003665 Smt Geetha K Mobile No 9446006647
13	Other conditions: (i) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by https://baanknet.com may be conveyed through e mail). (ii) 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, Home Loan Centre I (Previously Retail Assets Centralised Processing Centre, 1st Floor, Vankarath Towers, Bypass Junction, Palarivattom, Ernakulam. Scanned copies of the original of these documents can also be submitted to e-mail racpc.ernakulam@sbi.co.in of Authorised Officer. (iii) Names of eligible bidders will be identified by State Bank of India, Retail Assets Centralised Processing Centre (RACPC) to participate in online e-Auction on the portal https://baanknet.com who will provide User ID and Password after due verification of PAN of the Eligible Bidders. (iv) 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. (v) 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. (vi) 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. (vii) 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. (viii) 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. (ix) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (x) 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. (xi) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (xii) 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. (xiii) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with https://baanknet.com. The Bidder has to place a request with https://baanknet.com 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). (xiv) The Authorized Officer is not bound to accept the highest offer and the Authorized 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. (xv) 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. (xvi) 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. (xvii) The payment of all statutory / non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (xviii) The bidders are advised, in their own interest, to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured asset in question. They shall independently ascertain any other dues/liabilities /encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever. (xix) 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. (xx) 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.	
14	Details of pending litigation, if any, in respect of property proposed to be sold.	Nil to the knowledge of the Bank

Date: **09.03.2026**

Place: **Ernakulam**

**AUTHORISED OFFICER
STATE BANK OF INDIA**