

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 State Bank of India (Secured Creditor), the Physical possession of which has been taken by The Authorised Officer of State Bank of India, Stressed Assets Recovery Branch, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **26.02.2026**, for recovery of **Rs. 2,04,10,632/-** as on 03.01.2026 due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from **M/s Outlook Trading (P) Ltd.**

Interested bidder may deposit Pre-Bid EMD with PSB Alliance before the close of e-auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance’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.

Date & Time of public E-Auction: 26.02.2026 through the Bank’s approved service provider M/s. PSB Alliance on its web portal “<https://baanknet.com/> between 11.00 A.M to 04.00 P.M

Description of Immovable Properties**Property 1**

All that part and parcel of commercial property having 5,55,000/45,00,000 of undivided shares in the land of 5.35 Ares /13.237 cents comprised in Sy Nos 154/2 and 154/14 of Ernakulam Village together with rooms marked as BS-3 & BS-4 having a super built up area of 925 Sq Ft on the basement floor of the multistoried building complex named “North Avenue” of Kochi Corporation, Kanayannur Taluk, Ernakulam Subdistrict, Ernakulam District in the name of M/s Outlook Trading Pvt Ltd acquired vide sale deed No 3228/2006 of SRO Ernakulam dated 02/06/2006.

Boundaries

East - Paramara Road

North - Property of Albin Thomas
West - North Square building & Pathway
South - North Square building

Reserve Price: Rs 64,00,000/-

EMD: Rs 6,40,000/-

Property 2

All that part and parcel of commercial property having 5,13,000/45,00,000 of undivided shares in 5.35 Ares /13.237 cents comprised in Sy Nos 154/2 and 154/14 of Ernakulam Village together with rooms marked as BS-1 & BS-2 having a super built up area of 855 Sq Ft on the basement floor of the multistoried building complex named "North Avenue" of Kochi Corporation, Kanayannur Taluk, Ernakulam Subdistrict, Ernakulam District in the name of M/s Outlook Trading Pvt Ltd acquired vide sale deed No 1706/07 of SRO Ernakulam dated 14/03/2007.

Boundaries

East - Paramara Road
North - Property of Albin Thomas
West - North Square building & Pathway
South- North Square building

Reserve Price: Rs 60,00,000/-

EMD: Rs 6,00,000/-

Encumbrances: Nil to the knowledge of bank

For detailed terms and conditions of the sale please refer to the link provided in web portal of State Bank of India, the secured creditor "<https://sbi.co.in>". Details also available at "<https://baanknet.com/> "

Date: 04.02.2026
Place: Ernakulam

(Akber V.K.)
Authorised Officer
(Mob: +91 8304966088)