



STATE BANK OF INDIA
Stressed Assets Recovery Branch II Ernakulam
40/947 1ST Floor R.S. Building, Near Metro Pillar No. 697
Opp. Maharajas College Ground
M.G. Road, Ernakulam, Kerala PIN: 682 011
Phone: 0484-2365341 Mob : No. 9188901926
email:sbi.70683@sbi.co.in

No.SBI/SARB II/EKM/KK/

25.03.2026

By Registered post with acknowledgment due

To

Mr. Manoj Kumar E L, S/o Late E.V. Lukose, Elavathukattil, Kulayittikara P.O, Kanjiramattom Via, Keechery, Ernakulam-682315	Mrs. Sobha Manoj, W/o Manojkumar Elavathukattil, Kulayittikara PO, Kanjiramattom Via, Keechery, Ernakulam-682315
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Dear Sir,

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 to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank of India being the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **07.05.2026**, for recovery of **Rs. 37,63,971/- (Rupees Thirty Seven Lakhs Sixty Three Thousand Nine Hundred and Seventy One Only)** with future interest and costs due to the State Bank of India, SARB II Ernakulam as on **25.03.2026** from Mr. Manojkumar E L. The Reserve Price of property will be **Rs. 21,90,000/- (Rupees Twenty One Lakhs and Ninety Thousand Only)** and the earnest money deposit will be **Rs. 2,19,000/- (Rupees Two Lakhs and Nineteen Thousand Only)**.

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 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. Auction will be conducted online through Bank's approved service provider at the web portal <https://baanknet.com> on **07.05.2026** between **11.00 A.M to 4.00 P.M** with unlimited extensions of 5 minutes if bidding continues till the sale is concluded. Bid increment amount is **Rs. 10,000/-**

DESCRIPTION OF PROPERTY

All that part and parcel of the property admeasuring in 3.95 Ares (9.756 Cents) of land in ReSy No.122/5 &122/9, Block No. 20 in Keechery Village, Kanayannur Taluk with in the Registration Sub District Mulanthuruthy, Ernakulam District, standing in the name of Sri. Manojkumar E L S/o E V Lukose vide Settlement Deed No. 2082/2010 dated 12.10.2010 with residential building and all improvements, structures and easements attached thereto bounded on				
Present common boundaries	East	West	North	South
	Panchayath Road.	Property of Mathew	Property of Ambujakshan.	Property sold by Balakrishnan
Encumbrances:- Nil to the knowledge of the bank. However, Intending bidders may satisfy themselves by making independent enquiries and inspection of the property. No conditional bid will be accepted.				

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>".

Place: Ernakulam

Chief Manager/Authorised Officer