

	Stressed Assets Recovery Branch 7 th Floor, Vankarath Towers Palarivattom By-pass Junction Ernakulam – 682 024
Tel: 0484 – 2334730	e – mail: sbi.05182@sbi.co.in

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 PRO-VISO 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, the Secured Creditor, will be sold on "As is Where is", "As is What is", and "Whatever there is" basis on 30.05.2026 for recovery of **Rs.57,85,093/-** as on 10.05.2026 due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from **Smt Nisha Vijayan Alias Nisha Santhoshkumar**. The Reserve Price will be **Rs.40,00,000/-** and the earnest money deposit will be **Rs.4,00,000/-**. 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.

Description of Immovable Property

All that part and parcel of the property having an extent of 1/117 undivided and inseparable share in 41.88 Ares of land in Re Sy No 40/3 ,8,41,42 and 9/2 in Block No 197 of veloor Village Kottayam Taluk , Kottayam District in the name of Mrs Nisha Vijayan with Apartment No A-9 in the 9 th floor having a super built up area of 136.99 Sq metres along with one covered car parking area , together with all the improvements including the buildings existing and / to be constructed there on .

Boundaries of the property (as per Sale Deed NO 1671/1/2015 dt 09.07.2015

East : Road	North : Property of PV Abraham
West : Property of Babu Aravukandam	South: Road

Encumbrances: The attachment order issued by Highcourt of Kerala in IA 1922/18 , RSA 654/18 on 09.08.2018 which is after creation of Equitable Mortgage in favor of the bank and hence the same is not binding .

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:11.05.2026
Place: Ernakulam




Authorised Officer,
State Bank of India.
Mob: 9188909161