

Without Prejudice
Registered with AD

SARB/TVM/PRI/KRK/...../2025 – 26

Date: 18.04.2026

To

Roshini Augustine, D/O Augustine Martin, Zaana Cottage, Channankara P O, Kadinamkulam, Vettuthura, Thiruvananthapuram – 695301	Roshini Augustine, W/O Antony Gopi, Krishna Prabha, House No 213, Mukhakkadu Lane, Anayara P O, Thiruvananthapuram 695029	Roshini Augustine, Flat 8, June Rose House, 23 Havelock Road, Croydon, Surrey Cr06 Qq ,London
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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 Securitization 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, the Symbolic/Physical possession of which has been taken by the Authorized Officer of State Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on 29.05.2026, for recovery of Rs.1,77,48,899/- (Rupees One Crore Seventy Seven Lakhs Forty Eight Thousand Eight Hundred and Eighty Nine only) as on 18.04.2026 with future interest and cost, due to State Bank of India from Borrowers Ms Roshini Augustine residing at Zaana Cottage, Channankara P O, Kadinamkulam, Vettuthura, Thiruvananthapuram – 695301.

The reserve price will be **Rs.1,85,06,000/-** and the earnest money deposit will be **Rs. 18,50,600.00/-**.

Description of Immovable property

All the part and parcel of land property and improvements there upon together with all buildings existing and/or to be constructed in 7.06 ares of land in Re Sy No. 452/11 of Kazhakootam Village, Thiruvananthapuram Taluk and Thiruvananthapuram District covered by Sale Deed No 2406/2020 dated 17.12.2020 of Kazhakootam SRO favouring Roshini Augustine bounded by Road in the North, Property of Stanley in the South, Property of Shibu in the East and Property of Anil Kumar in the West.

Interested bidder may deposit Pre-Bid EMD with baanknet (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 baanknet's (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.

The intending bidders should make their independent enquiries regarding the encumbrance, title to property, any statutory liabilities, arrears of property tax, electricity dues, etc, and to inspect and satisfy themselves. Any encumbrance subsequent to the creation of EM is not binding on the Bank or its auction.

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

कृते भारतीय स्टेट बैंक /For STATE BANK OF INDIA

Authorized Officer
आधिकृत अधिकारी /Authorized Officer
मुख्य प्रबंधक, एस ए आर बी, तिरुवनन्तपुरम
Chief Manager, SARB, Thiruvananthapuram

