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No.SARB/TVM/MSR/NAV/

/2026-27

ഭാരതീയ സ്റ്റേറ്റ് ബാങ്ക്
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Date:06.05.2026

Smt. Indulekha K L (Prop: M/s Soorya Wedding Collections) W/o Anand K R Sreerangam, MP 16/437B, Mangalapuram, Thonnackal PO, Melethonnakal, Thiruvananthapuram-695317	Sri. Anand K R S/o Rajan R, Sreerangam, MP 16/437B, Mangalapuram, Thonnackal PO, Melethonnakal, Thiruvananthapuram-695317	Smt. Jeevaratnam W/o Rajan R, TC-9/780, Kalladichavila Veedu, Chempazhanthi, Chengottukonam, Thiruvananthapuram-695019
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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 properties/ 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 and movable assets Assets under the Securitisation and Reconstruction of Financial/Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) Rule 6(2) 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/ hypothecated to the Secured Creditor, the **Physical possession** of which has been taken by the Authorised Officer of State Bank of India will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **10.06.2026** for recovery of **Rs. 4,26,05,256/-** (Rupees Four Crores Twenty Six Lakhs Five Thousand Two Hundred Fifty Six only) as on **05.05.2026** with further interest and costs due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from **Smt. Indulekha K L & Sri. Anand KR**, Sreerangam, MP 16/437B, Mangalapuram, Thonnackal PO, Melethonnakal, Thiruvananthapuram-695317, **Smt. Jeevaratnam**, 9/780, Kalladichavila Veedu, Chempazhanthi, Chengottukonam, Thiruvananthapuram-695019.

Reserve Price for immovable properties/ assets (Property Nos 1 & 2) is **Rs. 4,91,00,000/-** (Rupees Four Crores Ninety One Lakhs only), and the **Earnest Money Deposit** will be **Rs. 49,10,000/-** (Rupees Forty Nine Lakhs Ten Thousand only). **Bid Increment** is **Rs. 5,00,000/-** (Rupees Five Lakhs Only).

DESCRIPTION OF IMMOVABLE PROPERTIES

Property 1

All that part and parcel of the property admeasuring 3.44 ares (Originally 3.60 ares, 0.16 ares acquired by NHAI) of land with commercial and residential building ** in Re Sy No 285/9-1, Block No 3, in Veyilur Village, Thiruvananthapuram Taluk, Thiruvananthapuram District registered in the name of Shri. K R Anand vide sale deed no 12/2005 dated 03.01.2005 of SRO Murukkumpuzha.

Boundaries as per location sketch

North: Property of Mukundan
West: Property of Appu

East: Road
South: Property of Indulekha



bank.sbi

☎ 04712318096
04712317095
04712311076
☎ 04712315040
✉ sbi.10058@sbi.co.in

പ്രശ്നഗ്രസ്ത ആസ്തി
വീണ്ടെടുക്കൽ ശാഖ
എൽ.എം.എസ്. കോമ്പൗണ്ട്
ഓപ്പോസിറ്റ് മ്യൂസിയം വെസ്റ്റ് ഗേറ്റ്
വികാസ് ഭവൻ പി.ഒ.
തിരുവനന്തപുരം-695 001

दबा वग्रस्त आस्ति वसूली शाखा
एल.एम.एस कांपौण्ड
ओप्पोसिट म्यूसियम वेस्ट गेट
विकास भवन पि.ओ.
तिरुवनन्तपुरम-695 033

Stressed Assets Recovery Branch
LMS Compound
Opp: Museum West Gate
Vikas Bhavan P.O.
Thiruvananthapuram - 695033

Property II

All that part and parcel of the property admeasuring 3.45 ares (Originally 3.60 ares, 0.15 ares acquired by NHAI) of land with commercial and residential building** in Re Sy No 285/9-1-1, Block No 3, in Veyilur Village, Thiruvananthapuram Taluk, Thiruvananthapuram District registered in the name of Smt. Indulekha K L vide sale deed no 2352/2004 dated 25.10.2004 of SRO Murukkumpuzha.

Boundaries as per location sketch

North: Property of Anand K R

East: Road

West: Property of Appu

South: Property of Maheshwaran

** Commercial cum residential building is lying together in both the above-mentioned properties.

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.

Nil encumbrance from 01.01.1996 to 30.12.2025 vide Encumbrance Certificate No. 16/26 and 17/26 dated 01.01.2026 of SRO Murukkumpuzha.

The e auction is being held as "as is where is" and "as is what is" basis. The intending bidders should make their own independent enquiries regarding the encumbrances, title of property, any statutory liabilities, arrears of property tax, electricity dues etc and to inspect and satisfy themselves. The Authorised Officer/ Secured Creditor shall not be responsible in any way third party claims/ rights/ dues.

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>

Thiruvananthapuram

Authorised Officer



TERMS AND CONDITIONS OF SALE

Property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND" WHATEVER THERE IS "

1.	Name and address of the Borrower, Guarantor and Legal heirs	Smt. Indulekha K L (Prop: M/s Soorya Wedding Collection) W/o Anand K R Sreerangam, MP 16/437B, Mangalapuram, Thonnackal PO, Melethonnakal, Thiruvananthapuram-695317. Sri. Anand K R S/o Rajan R, Sreerangam, MP 16/437B, Mangalapuram, Thonnackal PO, Melethonnakal, Thiruvananthapuram-695317. Smt. Jeevaratnam W/o Rajan TC 9/780, Kalladichavila Veedu, Chempazhanthu, Chengottukonam, Thiruvananthapuram-695019.
2.	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch 1st Floor, LMS Compound, Opp: Museum West Gate Vikas Bhavan P O., Thiruvananthapuram 695 033
3.	a) Description of the immovable secured assets to be sold	Property 1: All that part and parcel of the property admeasuring 3.44 ares (Originally 3.60ares, 0.16 ares acquired by NHAI) of land with commercial cum residential building *** in Re Sy No 285/9-1, Block No 3, in Veyilur Village, Thiruvananthapuram Taluk, Thiruvananthapuram District registered in the name of Shri K R Anand vide sale deed no 12/2005 dated 03.01.2005 of SRO Murukkumpuzha . Property 2: All that part and parcel of the property admeasuring 3.45 ares (Originally 3.60ares, 0.15 ares acquired by NHAI) of land with commercial cum residential building**** in Re Sy No 285/9-1-1, Block No 3, in Veyilur Village, Thiruvananthapuram Taluk, Thiruvananthapuram District registered in the name of Smt Indulekha K L vide sale deed no 2352/2004 dated 25.10.2004 of SRO Murukkumpuzha .
4	Details of the encumbrances known to the secured creditor	Nil encumbrance from 01.01.1996 to 30.12.2025 vide Encumbrance Certificate No. 16/26 and 17/26 dated 01.01.2026 of SRO Murukkumpuzha. The e auction is being held as "As is where is", "As is what is", and "Whatever there is" basis . The intending bidders should make their own independent enquiries regarding the encumbrances, title of property , any statutory liabilities, arrears of property tax, electricity dues etc and to inspect and satisfy themselves. The Authorised Officer/ Secured Creditor shall not be responsible in any way third party claims/ rights/ dues.
5	The secured debt for recovery of which the property is to be sold	Rs. 4,26,05,256/- as on 05.05.2026 with further interest and costs.
6	Deposit of Earnest Money	EMD: For immovable assets – Rs. 49,10,000/-



		being the 10% of Reserve Price to be remitted by RTGS/NEFT to the Bank account or Demand Draft drawn in favour of SBI SARB, Parking Account on any Nationalized or Scheduled Bank
7	Reserve Price of the immovable secured assets Reserve price of movable assets Bank account in which EMD to be remitted Last Date and Time within which EMD to be remitted	Rs. 4,91,00,000/- A/c No.33933574299 IFSC : SBIN0007898 Bank: State Bank of India Address: Nanthancode Branch, LMS Compound, Vikas Bhavan P O, Thiruvananthapuram Time: 4:00 p.m., Date: 09.06.2026.
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 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 e-Auction or time after which sale by any other mode shall be completed.	Date: 10.06.2026 Time : 11.00 a.m. to 04.00 p.m.
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	https://baanknet.com/ https://sbi.co.in
11	i. Bid increment amount: ii. Auto extension iii. Bid Currency & unit of measurement iv. Bid starts from	i. Rs. 5,00,000/- for immovable assets ii. Till Sale is completed iii. Indian Rupees iv. Rs. 4,96,00,000/- for immovable assets
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and	Any working day with prior appointment from 11.00 a.m to 4.00 p.m Name: Smt Menon Sheeja Radhakrishnan/ Sri. Naveesh J Mobile No. 9497017832/9744210310



	their specification	
13	Other conditions	a. Bidders shall hold a valid digital Signature Certificate issued by Competent Authority and valid e-mail ID (email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by may be conveyed through e-mail b. 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 Proof of Identification (KYC) Viz ID Card/Driving License/ Passport etc., Current Address- proof of communication PAN card of the bidder Valid e-mail ID Contact number (mobile/land line of the bidder etc., to the Authorised Officer of SBI, Stressed Assets Recovery Branch, LMS Compound, OppL Museum West Gate, Vikas Bhavan P O., Thiruvananthapuram by 09.06.2026, 4pm. Scanned copies of the original of these documents can also be submitted to e-mail ID of Authorised Officer. c. Name of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch to participate in online e-Auction on the portal https://sbi.co.in, https://baanknet.com who will provide user ID and Password after due verification of PAN of the Eligible Bidders. d. 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. e. 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/scrapped the e-Auction process/proceed with conventional mode of tendering. f. 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. g. The bidders are required to submit acceptance of the terms and conditions and modalities of e-Auction adopted by the Service provider, before participating in the e-Auction. h. 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 therein will result in forfeiture of the amount paid by the defaulting bidder. i. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. j. The authorized Officer shall be at liberty to cancel the e-Auction process/tender at any time, before declaring the successful bidder, without assigning any reason.



- 06.05.2026**
Thiruvananthapuram