ഭാരതീയ സ്റ്റേറ്റ് ബാങ്ക്
भारतीय स्टेट बैंक
STATE BANK OF INDIA

SBI
The banker to every indian

Ref. No: SARB/PKR/GPT/E-AUC / /25-26 Date: 10.06.2026

Shri Sasidhraran Nair C G,
Chembakasseriyath House, Attarikom, Omalloor, Pathanamthitta-689647.

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 Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank of India, SARB Thiruvananthapuram will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **13.07.2026** for recovery of **Rs.30,60,339/- (Rupees Thirty Lakhs Sixty Thousand Three Hundred Thirty Nine Only) (as on 10.06.2026)** due to the State Bank of India Stressed Assets Recovery Branch, Thiruvananthapuram, from Shri Sasidhraran Nair C G.

The Reserve Price	Earnest Money Deposit EMD (Rs.)	BID Increment
Rs. 24,30,000.00	Rs.2,43,000.00	Rs.20,000.00

Schedule of secured assets.

All the part and parcel of land and property and improvements thereupon together with all buildings existing and/or to be constructed in 3.70 ares of land in Re Sy no 199/4(Old survey no 4/16) in block no 26 of Omallur Village, Kozhencherry Taluk, Pathanamthitta district, together with all improvements and residential building therein, in the name of Mr. Sasidharan Nair as per Settlement Deed No. 3239/2002 dated 27/12/2002, SRO Pathanamthitta, bounded in the East by Property of Somakumaran Nair,West by property of Ramachandran Nair,South by property of Raveendran Nair and the North by Road.(As per location sketch)

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 updating 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 encumbrances, 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
प्राधिकृत अधिकारी / Authorised Officer
मुख्य प्रबंधक, एस ए आर बी, तिरुवनन्तपुरम
Chief Manager, SARB, Thiruvananthapuram

bank.sbi

04712318096
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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 कांपोण्ड
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

<u>**THE TERMS AND CONDITIONS OF SALE**</u>

<u>**Property will be sold on 13.07.2026**</u>

<u>**"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS**</u>

1	Name and address of the Borrowers /Guarantors	Shri Sasidhraran Nair C G, Chembakasseriyath House, Attarikom, Omalloor, Pathanamthitta-689647.
2	Name and address of the Branch, the Secured Creditor	State Bank of India, Stressed Assets Recovery Branch, 1st Floor, LMS Compound, Opp: Museum West Gate, Vikas Bhavan PO, Thiruvananthapuram 695 033
3	Description of the secured assets to be sold.	Property ID No. SBIN200010194833 All the part and parcel of land and property and improvements thereupon together with all buildings existing and/or to be constructed in 3.70 ares of land in Re Sy no 199/4(Old survey no 4/16) in block no 26 of Omallur Village, Kozhencherry Taluk, Pathanamthitta district, together with all improvements and residential building therein, in the name of Mr. Sasidharan Nair as per Settlement Deed No. 3239/2002 dated 27/12/2002, SRO Pathanamthitta, bounded in the East by Property of Somakumaran Nair,West by property of Ramachandran Nair,South by property of Raveendran Nair and the North by Road.(As per location sketch)
4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no other encumbrances advised to the Bank. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
5	The secured debt for recovery of which the property is to be sold	**Rs.30,60,339/- (Rupees Thirty Lakhs Sixty Thousand Three Hundred Thirty-Nine Only) (as on 10.06.2026)** with future interest and cost.
6	Deposit of earnest money	**EMD: Rs.2,43,000.00** 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

State Bank of India Thiruvananthapuram

7	Reserve price of the immovable secured assets Payment of Earnest Money Deposit (EMD) amount Last Date and Time within which EMD to be remitted	**Rs. 24,30,000.00** EMD amount as mentioned above shall be paid online through NEFT/ RTGS mode only (After generation of Challan from (https://baanknet.com) in bidders Global EMD Wallet). NEFT/ RTGS transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. 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 updating 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.
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 Authorized Officer, by NEFT/ RTGS to Current A/c No.: 33933574299 in the name of STRESSED ASSETS RECOVERY BRANCH, IFSC : SBIN0007898, Bank : State Bank of India, Address: Nanthencode Branch, Thiruvananthapuram, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th 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	**Date and time of E-auction.**	**Date: 13.07.2026** **Time: 11:00 AM to 04:00 PM** with auto extension of ten (10) minutes from last highest bid till sale is completed.
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	The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020 (Helpdesk Numbers: +918291220220) at the web portal https://baanknet.com. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e-auctions.
11	Bid Increment Amount	**Rs.20,000/- (Bid starts at Rs. 24,50,000.00)**
	Auto Extension	Unlimited extensions of 10 minutes each if a bid is placed before 5 minutes of the scheduled closing time of e-auction and bidding continues thereafter.
	Bid Currency & Unit of Measurement	Indian Rupees.

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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 their specification.	Between 11.00 A.M to 4.00 P.M on working days before auction date with prior appointment.
	Contact person with mobile number	Name : Pushpakala R Ganesh P Mobile No : 9495541035 9633010011
13	**Other Conditions**	

a. The intending Bidders/ Purchasers are requested to get themselves registered on portal (https://baanknet.com) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e- auction service provider (which may take 2 working days), the intending Bidders /Purchasers must transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.

b. Bidders shall hold a valid digital Signature Certificate issued by Competent Authority and valid e-mail ID (email ID is necessary for the intending bidder as all the relevant information and allotment of ID and Password by may be conveyed through e-mail

c. 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 Licence/ Passport etc.,(ii) Current Address- proof of communication (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/land line of the bidder etc., to the Authorised Officer of SBI, Stressed Assets Recovery Branch, LMS Compound, Opp Museum West Gate, Vikas Bhavan P O., Thiruvananthapuram **by 13.07.2026, 11:00 a.m**. Scanned copies of the original of these documents can also be submitted to e-mail ID of Authorised Officer.

d. 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.

e. 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.

f. 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/scrap the e-Auction process/proceed with conventional mode of tendering.

g. 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.

h. 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. 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.

k. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the Reserve Price.

l. The conditional bids may be treated as invalid. Please note that after submission of the bid/s no correspondence regarding any change in the bid shall be entertained.

m. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses, and any other charges (if any)

n. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

o. In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

p. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.

q. The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., owning to anybody shall be the sole responsibility of successful bidder only.

r. The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever.

s. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorized officer of the concerned bank branch only.

t. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained

BANKS WEB SITE

AUCTION SITE

कृते भारतीय स्टेट बैंक /For STATE BANK OF INDIA

अधिकृत अधिकारी /Authorised Officer
मुख्य प्रबंधक, एस ए आर बी, तिरुवनन्तपुरम
Chief Manager, SARB, Thiruvananthapuram