

Without Prejudice
Registered with AD

382

SARB/TVM/GSK/MS/ /2026-27

Date : 30.05.2026

To

Shri Nitheesh Balan, S/o Balan,
Chavanikkottupathalil, Thannithode, Thekkuthode PO,
Pathanamthitta, 689699

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 29.06.2026 for recovery of Rs.40,43,653/- (Rupees forty lakhs forty three thousand six hundred fifty three only) as on 30.05.2026 with future interest and cost, due to State Bank of India from Borrower/Guarantor Shri. Nitheesh Balan, Chavanikkottupathalil, Thannithode, Thekkuthode, Pathanamthitta, 689699

The Reserve Price for the property will be Rs. 25,64,000/- (Rupees twenty five lakhs sixty four thousand only) and earnest money deposit will be Rs.256,400/- (Rupees two lakh fifty six thousand four hundred only). Bid increment will be Rs.10,000/- (Rupees ten thousand only)

Description of Immovable property

All the part and parcel of landed property and improvements there upon together with all buildings existing and to be constructed in 3.24 Ares of land in Re Sy No: 2/29(0.81 ares) and 2/31(2.43ares) situated at Airavon Village, Konni Taluk Pathanamthitta District registered in the name of Sri Nitheesh Balan vide Sale Deed No 1540/1/2020 dated 21.10.2020 of Konni SRO.

Boundaries:

North : Panchayath Vazhi
South : Property of Sathyavilasam Prabha
East : Property of Puthethu
West : Road and property of Madathethu Bhaskaran



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

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

मुख्य प्रबंधक, साब, तिरुवनंतपुरम
Chief Manager, SARB, Thiruvananthapuram
Authorized Officer

