

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 PROVISIO 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 **20.07.2026** recovery of **Rs. 2,83,46,163/- (Two Crore Eighty Three Lakhs Forty Six Thousand One Hundred Sixty Three only)** as on 29.06.2026 due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from Borrower Sri. K V Thomas, S/o K K Varghese, Kothaplackal house, Peroor, Thellakom PO, Ettumanoor, Kottayam 686630. The Reserve Price will be **Rs 84,00,000/-** and the earnest money deposit will be **Rs 8,40,000/-**. 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.

Date & Time of public E-Auction: 20.07.2026 through the Bank’s approved service provider M/s. PSB Alliance on its web portal <https://baanknet.com/> between 11.00 A.M to 04.00 P.M.

Description of Immovable Property

Property admeasuring 6.60 Ares of land with residential building in Re.Sy.No 306/23 and 306/24 in Block No. 30 in Peroor Village, Kottayam Taluk, Kottayam District together with all improvements registered in the name of Shri. KV Thomas vide Sale Deed No: 57/2010 dated 06/01/2010 of SRO Ettumanoor.

Boundaries as per Title Deed

East: Private Road

South: Panchayath Road

West: Property of Joseph Kochuparampil

North: Property of George Thuruthel kalathil

Encumbrances: Nil to the knowledge of bank

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: 29.06.2026

Place: Ernakulam

Authorised Officer,

State Bank of India.