



STATE BANK OF INDIA

SARB-II

40/947 1ST Floor R.S. Building, Metro Pillar No. 697

Opp. Maharajas College Ground

M.G. Road, Ernakulam, Kerala PIN: 682 011

Phone: 0484-2365341

email:sbi.70683@sbi.co.in

SARB-II/EKM/SJ/

24.07.2026

By Registered post with acknowledgment due

To

1.M/s Builda Builders Chakkappan Square Toll Gate Edappally Kochi-682 024	2. Shri Nazar P A (Prop: M/s Builda Builders) Flat No.8A,Platinum Vista Sastha Temple Road Kaloor Kochi-682 017
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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 to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank of India being the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **19.08.2026** for recovery of Rs.70,98,000/-(Rupees Seventy lakhs Ninety eight thousand only) with future interest and costs due to the State Bank of India, SARB-II, Ernakulam as on 24.07.2026 from M/s Builda Builders and Shri Nazar P A. The Reserve Price will be **Rs.38,25,000/-(Rupees Thirty eight lakh twenty five thousand only)**. The earnest money deposit will be Rs.3,82,500/-(Rupees Three lakh Eighty two thousand five hundred only). 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 issues.

DESCRIPTION OF PROPERTY

All that part and parcel of the property admeasuring 1/24 undivided share over that piece and parcel of land admeasuring 8.37 ares situated in Sy. No.73/2 Kaloore Deasam, Elamkulam Village, together with residential apartment marked as 8 A on the 8th Floor of the multistoried building known as Platinum Vista bearing Door No.XLIV/677 C 7 of Corporation of Cochin having super built up area 112.13 sq m and the car parking space in the ground floor marked as No.24 and all common areas and common facilities to the building, belonging to Sri Nazar P A, as per Sale Deed No.4079/2014 of Elamkulam SRO dated 24.09.2014 and described in detail in the schedule to that document together with all easement and appurtenances thereto.

East by:	West by:	North by:	South by:
Azad Apartments and property of John Thaikoodathil	Corporation Road	Property owned by John Thaikoodathil	Private Road

Encumbrances- Nil to the knowledge of the 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>".

Place: Ernakulam

Chief Manager & Authorised Officer