

	Stressed Assets Recovery Branch 7th Floor, Vankarath Towers Palarivattom By-pass Junction Ernakulam – 682 024
Tel: 0484 – 2334730	e – mail: sbi.05182@sbi.co.in

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 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, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **08.10.2026**, for recovery of **Rs.27,46,059.00/-** as on **29.08.2026** due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from

1. Shri. Anand Varkey M V, S/o M Varkey Kuriakose, Villa No.42, Royal Palm Gardens, Puthenpally, Behind St George Church, Varapuzha P O, Ernakulam, Kerala - 683517
2. Mr. Anand Varkey M V, S/o M Varkey Kuriakose, Flat No. 16A, Teracore Apartments, Aqua City, Kottapuram-Mambra Road, Aduvathuruthu, Karumalloor, Ernakulam, Kerala-683511.

The Reserve Price will be **Rs.16,00,000/-** and the earnest money deposit will be **Rs.1,60,000/-**. 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.

Description of Immovable Property

All that part and parcel of the property having total extent of 470/105000 undivided and indivisible right title and interest in all that pieces and parcels of land having a total extent of 19.51 Ares made up of 3.28 Ares in Sy No.176/1, 6.47 Ares in Sy No.175/7 and 9.76 Ares in Sy No.176/1 together with an Apartment No.16A (1 BHK) with a super built up area of 470 Sq ft on the 16th floor of building “TETRA CORE” of SHWAS Homes Pvt Ltd bearing Door No.VII/99/AQ-TTC of Karumalloor Village, Paravoor Taluk, Ernakulam District vide Sale Deed No.3477/I/19 of SRO Chengamanad dated 29.11.2019 registered in the name of Mr. Anand Varkey.

Bounded by

East	North	West	South
Property of Shwas Homes Pvt Ltd	Property of Shwas Homes Pvt Ltd	Private Road	Property of Shwas Homes Pvt Ltd

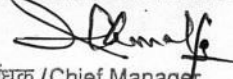


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Encumbrances: Nil to the knowledge of bank

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>".

कृते भारतीय स्टेट बैंक
For **State Bank of India**



मुख्य प्रबंधक / Chief Manager
एस एंड बी, एरनाकुलम / SARB, Ernakulam
Authorised Officer

Date: 29.08.2026
Place: Ernakulam

