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SARB/TVM/DMN/VID/1022 /2026-27

ഭാരതീയ സ്റ്റേറ്റ് ബാങ്ക്
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Date: 14.09.2026

Notice of sale

Appendix II A

See proviso to Rule 6(2)
(Movable assets)

M/s Adhil Builders Adhils, Palamukku, Kannanallloor Kollam-691576	Sri Muhammed Kunju Ashraf S/o Muhammed Kunju Adhils House Kannanallor P O, Kollam-691576	Smt Shahida Beevi Ashraf W/o Muhammed Kunju Ashraf Adhils House Kannanallor P O Kollam- 691576
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E-Auction Sale Notice for Sale of Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) 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 **movable assets** hypothecated/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank of India, The Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" on on 21.10.2026 for recovery of Rs. 14,13,47,527/- (Rupees Fourteen Crores Thirteen Lakhs Forty Seven Thousand Five Hundred Twenty Seven only) as on 14.09.2026 with future interest and cost due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from (1) M/s Adhil Builders, Adhils, Palamukku, Kannanallloor PO, Kollam-691576 (2) Sri Muhammed Kunju Ashraf and (3) Smt Shahida Beevi Ashraf both (2) and (3) residing at Adhils, Kannalloor PO, Kollam-691576.

Reserve price for movable assets will be 3,66,000/- (Rupees Three Lakhs Sixty Six Thousand only), and the earnest money deposit will be Rs.36,600/- (Rupees Three Six Thousand Six Hundred only) . Bid increment Rs 3000/- (Rupees Three Thousand Only)

Details of movable assets

Given in Annexure A

Hypothecated to Bank and stored in commercial shed in 557/3 Block 22 of Thrikkovilvattom Village, Kollam Taluk, Kollam District

The e auction is being held as "as is where is" and "as is what is" basis. 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.

Interested bidder may deposit Pre-Bid EMD with ebkay (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 (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. For detailed terms and conditions of the sale please refer to the link provided in web portal of the secured creditor <https://sbi.bank.in>. Details also available at <https://baanknet.com>.

Thiruvananthapuram

कृते भारतीय स्टेट बैंक / For STATE BANK OF INDIA

Authorised Officer

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

bank.sbi

04712318096

04712317095

04712311076

04712315040

sbi.10058@sbi.co.in

പ്രശ്നഗ്രസ്ത ആസ്തി
വീണ്ടെടുക്കൽ ശാഖ
എൽ. എം. എസ്. കോബളങ്ങ്
ഓപ്പോസിറ്റ് മ്യൂസിയം വെസ്റ്റ് ഗേറ്റ്
വികാസ് ഭവൻ പി. ഒ.
തിരുവനന്തപുരം-695 001

दबा वग्रस्त आस्ति वसूली शाखा
एल.एम.एस कांपाउंड
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



STATE BANK OF INDIA
Stressed Assets Recovery Branch
LMS Compound
Opp. Museum West Gate
Vikas Bhavan PO, Thiruvananthapuram, Kerala PIN: 695 033
Phone: 0481-2317095
email:sbi.10058@sbi.co.in

TERMS AND CONDITIONS OF SALE

Property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS"

1.	Name and address of the Borrower, Guarantor and Legal heirs	1) M/s Adhil Builders, Adhils, Palamukku, Kannanalloor PO, Kollam-691576 2) Sri Muhammed Kunju Ashsraf, Adhils, Kannalloor PO, Kollam-691576. 3) Smt Shahida Beevi Ashraf, Adhils, Kannalloor PO, Kollam-691576
2.	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch 1 st Floor, LMS Compound, Opp: Museum West Gate Vikas Bhavan P O., Thiruvananthapuram 695 033
3.	Description of the immovable secured assets to be sold	<u>Description of Movable Assets/Stock</u> Stock of tiles, wash basin The auction of movable and immovable assets will be held together. In case of failure of auction of movable asstes, the auction of immovable property will be cancelled.
4	Details of the encumbrances known to the secured creditor	Nil The e auction is being held as "as is where is" and "as is what is" basis. 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 Authorised 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. 14,13,47,527/- as on 14.09.2026 plus further interest and charges
6	Deposit of Earnest Money	<u>Movable Property</u> EMD: Rs.36,600/- 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 Nationalised or Scheduled Bank
7	Reserve Price of the immovable secured assets Bank account in which EMD to be remitted.	<u>Movable Property</u> Rs 3,66,000/- A/c No.33933574299, IFSC: SBIN0007898 Bank: State Bank of India



	Last Date and Time within which EMD to be remitted	Address: Nanthancode Branch, LMS Compound, Vikas Bhavan P O., Thiruvananthapuram Time: 10.00 a.m Date.21.10.2026	
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 Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before 15 th 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	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date:21.10.2026 Time : 11.00 a.m to 04.00 p.m	
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.	https://baanknet.com . https://sbi.bank.in	
11	(i) Bid increment amount: (ii) Auto extension (iii) Bid Currency & unit of measurement (iv) Bid starts from	<u>Movable Assets</u> (i)Rs.3,000/- (ii)Till Sale is (iii)completed (iv)Indian Rupee Rs 39,600/-	
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	Any working day with prior appointment from 11.00 a.m to 1.00 p.m Name : Sri Diyu M Nair/Smt.Vidya V Mobile No. 9400667162/ 9778444519	
13	Other conditions	a) Bidders shall hold a valid digital Signature Certificate issued by Competent Authority and valid e-mail ID (email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by may be conveyed through e-mail b) 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., Current Address- proof of communication	

	PAN card of the bidder Valid e-mail ID Contact number (mobile/land line of the bidder etc., to the Authorised Officer of SBI, Stressed Assets Recovery Branch, LMS Compound, OppL Museum West Gate, Vikas Bhavan P O, Thiruvananthapuram by 19.10.2026 4 pm. Scanned copies of the original of these documents can also be submitted to e-mail ID of Authorised Officer. c) 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.bank.in & https://baanknet.com who will provide user ID and Password after due verification of PAN of the Eligible Bidders. d) 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. e) 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. f) 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. g) 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. h) 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
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		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., owing to anybody shall be the sole responsibility of successful bidder only. r) 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. s) 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.
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Thiruvananthapuram



कृते भारतीय स्टेट बैंक / For STATE BANK OF INDIA
Authorised Officer

[Signature]
अधिकृत अधिकारी / Authorised Officer
मुख्य प्रबंधक, एस ए आर बी, तिरुवनंतपुरम
Chief Manager, SARB, Thiruvananthapuram

**M/S.ADHILS BUILDERS AND BUILDERS AND DEVELOPERS
PVT. LTD. AT KANNANALLUR**

SL NO	DESCRIPTION	SIZE IN CM	MAKE	QTY	UNIT
1	WASH BASIN	30x30	JOHNSON	13	NOS.
2	WASH BASIN	44x30	JOHNSON	160	NOS.
3	WASH BASIN	46x40	JOHNSON	44	NOS.
4	WASH BASIN HALF PEDISTIAN			33	NOS.
5	WASH BASIN FULL PEDISTIAN			10	NOS.
6	WASH BASIN	53x43		5	NOS.
7	OSWALL TYPE CLADING	45x30		340	NOS.
8	OSWALL TYPE CLADING	37.5x25		380	NOS.
9	GRANITE SLAB	330x85		1	NOS.
10	GRANITE SLAB	350x85		25	NOS.
11	WALL TILE	33x25	SALIS	950	NOS.
12	WALL TILE (with Box)	33x25	SALIS	450	NOS.
13	CLOSET WITH COVER	60x33	JOHNSON	7	NOS.
14	CLOSET WITHOUT COVER	60x33	JOHNSON	8	NOS.
15	FLUSH TANK		JOHNSON	14	NOS.
16	CLOSET WITH COVER	60x29		33	NOS.
17	CLOSET WITH COVER	60x29		6	NOS.
18	INDIAN CLOSET	52x40	JOHNSON	30	NOS.
19	INDIAN CLOSET	46x36	JOHNSON	41	NOS.
20	INDIAN CLOSET	46x36	JOHNSON	18	NOS.
21	WALL TILE	63x35		18	NOS.
22	WALL TILE	60x30	APRICOT	280	NOS.
23	WALL TILE	33x25		380	NOS.
24	WALL TILE	25x25	SALIX	770	NOS.
25	WALL TILE	20x30	APRICOT	580	NOS.
26	WALL TILE	60x30	APRICOT	800	NOS.
27	WALL TILE	38x25		245	NOS.
28	WALL TILE	45x30	OYO	1039	NOS.
29	WALL TILE	37.5x25		704	NOS.
30	CERAMIC TILE	45x30		98	NOS.



31	CERAMIC TILE	37.5x25		622	NOS.
32	CLOSET COVER	60x36		11	NOS.
33	WALL TILE	37.5x25	SALI	546	NOS.
34	WALL TILE	37.5x25		2600	NOS.
35	VETIFIED	60x60		380	NOS.
36	WALL TILE	45x30	APRICOT	280	NOS.
37	WALL TILE	33x25		2100	NOS.
38	WALL TILE	33x25		1600	NOS.
39	WALL TILE	45x30		336	NOS.
40	WALL TILE	30x20	LIVE CITY	304	NOS.
41	WALL TILE	33x25	SILEX	280	NOS.
42	WALL TILE	45x30	SUNGRACIA	162	NOS.
43	WALL TILE	60x30	APRICOT	96	NOS.
44	WALL TILE	37.5x25	SALIX	230	NOS.
45	WALL TILE	60x30	VARMORAS	85	NOS.
46	WALL TILE	37.5x25	SALIX	660	NOS.
47	WALL TILE	37.5x25	APRICOT	470	NOS.
48	WALL TILE	60x40	JOHNSON	105	NOS.
49	WALL TILE	37.5x25	VARMORAS	480	NOS.
50	WALL TILE	37.5x25	ESSENCE	270	NOS.
51	WALL TILE	60x30	OCCO	112	NOS.
52	WALL TILE	60x60	ECCO	20	NOS.
53	WALL TILE	60x30	VARMORAS	32	NOS.
54	WALL TILE	60x30	VARMORAS	96	NOS.
55	WALL TILE	37.5x25	VARMORAS	280	NOS.
56	WALL TILE	37.5x25	AVP & SILEX	161	NOS.
57	WALL TILE	33x25	SALIX	980	NOS.
58	WALL TILE	45x25	SWISS	180	NOS.
59	WALL TILE	37.5x25	SAFARI	120	NOS.
60	WALL TILE	60x30	VARMORAS	84	NOS.
61	WALL TILE	33x25	SALIX	80	NOS.
62	WALL TILE	33x25	SALIX	160	NOS.
63	WALL TILE	37.5x25	SALIX	240	NOS.



64	WALL TILE	33x25	SALIX	360	NOS.
65	WALL TILE	37.5x25	SAFARI	80	NOS.
66	WALL TILE	45x30	ALLEN	640	NOS.
67	WALL TILE	60x30		328	NOS.
68	WALL TILE	60x30	ECCO	1104	NOS.
69	WALL TILE	60x30	ASH KAB	304	NOS.
70	WALL TILE	45x30	AVP AUREN	920	NOS.
71	WALL TILE	30x30	VARMORAS	180	NOS.
72	WALL TILE	47.5x25	SALIX	1304	NOS.
73	WALL TILE	47.5x25	ESSAS	270	NOS.
74	WALL TILE	60x30	APRICOT	230	NOS.
75	WALL TILE	33x25	SALIX	360	NOS.
76	WALL TILE	37.5x25	OPERA	936	NOS.
77	WALL TILE	33x25	SALIX	500	NOS.
78	WALL TILE	45x30	ECCO	128	NOS.
79	WALL TILE	45x30	APRICOT	1300	NOS.
80	WALL TILE	30x30	SALIX	1630	NOS.
81	WALL TILE	37.5x25	SICO	1414	NOS.
82	WALL TILE	45x30	SUNGRACIA	846	NOS.
83	WALL TILE	45x30	SUNGRACIA	672	NOS.
84	WALL TILE	45x30	SUNGRACIA	894	NOS.
85	WALL TILE	30x30	SUNFIELD	1010	NOS.
86	WALL TILE	45x30	APRICOT	72	NOS.
87	WALL TILE	37.5x25	SMILE	1030	NOS.
88	WALL TILE	30x30	SUNFIELD	880	NOS.
89	WALL TILE	37.5x25	VEGAS	1001	NOS.
90	WALL TILE	45x30	SUNGRACIA	390	NOS.
91	WALL TILE	37.5x25	SMILE	870	NOS.
92	WALL TILE	37.5x25	SALIX	1310	NOS.
93	WALL TILE	37.5x25	SALIX	1370	NOS.
94	WALL TILE	30x30	SUNFIELD	1180	NOS.
95	WALL TILE	33x25	SALIX	1370	NOS.
96	WALL TILE	37.5x25	SALIX	950	NOS.



97	WALL TILE	37.5x25	MACRON	490	NOS.
98	WALL TILE	37.5x25	ASPIRE	686	NOS.
99	WALL TILE	45x30	ORBIT	270	NOS.
100	WALL TILE	33x25	LOTUS	1420	NOS.
101	WALL TILE	45x30	KASBA	684	NOS.
102	U CLOSET WITH FLUSH	32x14.5	JOHNSON	3	NOS.
103	U CLOSET WITHOUT FLUSH	32x14.5	JOHNSON	20	NOS.
104	WALL TILE	45x30	ALIENT	486	NOS.
105	P TRAP	35x17x17		130	NOS.
106	WALL TILE	45x30	ALIENT	300	NOS.
107	GRANITE SLAB	50x45 12MM THICK		39	NOS.
108	GRANITE SLAB	65x65 12MM THICK		31	NOS.
109	GRANITE SLAB	330x80 15MM THICK		1	NOS.
110	GRANITE SLAB	290x80 15MM THICK		1	NOS.
111	4 WHEEL TROLLY			1	NOS.
112	GRANITE HOLDING STAND			8	NOS.

