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, Stressed Assets Recovery Branch (Secured Creditor), the 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" basis on 09.12.2026 for recovery of Rs 1,57,58,205/- (Rupees One Crore Fifty Seven Lakh Fifty Eight Thousand Two Hundred Five only) as on 30.10.2026 along with interest thereon, other expenses and costs due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from (1) M/s. Enchikandathil Jewellery, Rep. By Proprietor Smt. Santhi S, Nambiaparambil Buildings, XIII/512, Vazhakulam P O, Muvattupuzha - 686670 (2) Legal heirs of Late. Shri. Manoj E V (a) Smt. Omana E K (mother of Late Manoj E V), (b) Smt. Sunitha V (W/o Late Manoj E V), (c) Baby Devanandhana M (Minor, represented by Smt. Sunitha V mother) D/o Late Manoj E V, and (d) Master Harigovind (Minor, represented by Smt. Sunitha V, mother) S/o Late Manoj E V, all residing at Enchikandathil House, Memadangu P.O., Muvattupuzha-686672.

The Reserve Price of the property will be Rs 21,00,000/- (Rupees Twenty One Lakhs only) and the earnest money deposit will be Rs.2,10,000/- (Rupees Two Lakh Ten Thousand 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 problem.

Date & Time of public E-Auction: 09.12.2026 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

All that part and parcel of property consisting of land & building and all improvements thereon having area of 3.64 Ares & 1.82 Ares in Sy.No.843/13 of Arakuzha village, Muvattupuzha Taluk, Ernakulam District belonging to Mr. Late Manoj E V vide Partition Deed No.1680/09 dated 01.06.2009 and vide Sale Deed No.1682/09 dated 01.06.2009 of Muvattupuzha SRO.

Boundaries

East	-	Memadangu - Panikankadavu Road
North	-	Property of Enchikandathil Anil Kumar
West	-	Property of Enchikandathil Anil Kumar
South	-	Property of Pulparambil & Aryappillil

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: 30.10.2026 **Authorised Officer**

Place: Ernakulam **State Bank of India.**