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 properties mortgaged/charged to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor), the physical/symbolic 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" basis on 15.12.2026,** for recovery of **Rs. 6,89,21,213/-** as on **05.11.2026** due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from **1. M/s. B.B.I. Book Agency, IV/730, Thazhe Parayil, Kunnamkulam, Pin: 680 503, Represented by its Managing Partner, Shri. K.C. Appukunjan 2. M/s. Brothers Book Industries, Chowannur, Kunnamkulam, Thrissur District, Pin: 680 517, Represented by its Managing Partner, Shri. K.C. Appukunjan 3. Shri. K.C. Appukunjan, S/o. Chummar, Koothoor House, Ayyapath Road, Chowannur, Kunnamkulam, Thrissur District, Pin: 680 517. 4. Smt. Essymol, W/o. Appukunjan, Koothoor House, Ayyapath Road, Chowannur, Kunnamkulam, Thrissur District, Pin: 680 517. 5. Smt. Essymol Wince, W/o. Wince Pulikottil, Koothoor, Koothoor House, Ayyapath Road, Chowannur, Kunnamkulam, Thrissur District, Pin: 680 517. 6. Smt.Siyamol, D/o. Appukunjan, Koothoor House, Ayyapath Road, Chowannur, Kunnamkulam, Thris-sur District, Pin: 680 517. 7. Shri. Wince Wilson, S/o. Wilson, Koothoor House, Ayyapath Road, Chow-annur, Kunnamkulam, Thrissur District, Pin: 680 517.**
The Reserve Price fixed will be Rs.54,00,000/- (Rupees Fifty-Four Lakh only) and the earnest money deposit will be Rs.5,40,000/- (Rupees Five Lakh Forty Thousand only).

Description of Immovable Property

All that part and parcel of property admeasuring 12 cents of land and building comprised in Re Survey No.87/9-P in Chowannur Village, Thalappilly Taluk, Thrissur District in the name of Late Sri. Appukunjan by way of Will No.128/1986 dated 29.09.1986 of Kunnamkulam SRO bounded by

East	West	North	South
Property of Koothoor Samu	Tar Road (Ayyappath Road)	Property of Koothoor Samu	Municipal Tar Road
Reserve Price: Rs.54,00,000	First Bid Amount: Rs.54,10,000/-		EMD: Rs.5,40,000/-

Encumbrances:

1. Date: 02.04.2019, Attachment Amount: Rs. 1,62,780/-, Attachment in favor of : Chorus Kuries and Loans Pvt Ltd, Kunnamkulam.
2. Date: 08.05.2019, Attachment Amount: Rs. 21,220/-, Attachment in favor of : Avittam Kuries and Loans Pvt Ltd, Kunnamkulam. Attachment order issued by: THE MUNSIFF COURT CHAVAKKAD (ORIGINAL SUIT No. 1359 OF 2018, IA 8513/18).
3. Date: 08.05.2019, Attachment Amount: Rs. 21,220/-, Attachment in favor of : Avittam Kuries and Loans Pvt Ltd, Kunnamkulam. Attachment order issued by: THE MUNSIFF COURT CHAVAKKAD (ORIGINAL SUIT No. 1357 OF 2018, IA 8519/18)
4. Date: 25.11.2022, Attachment Amount: Rs. 4,10,636/-, Attachment order issued by: Arbitral Tribunal Thirssur, AOP No. 18/2022, Chamber of Commerce.
   (The court attachments are subsequent to the creation of the mortgage of the property in State Bank of India. Hence the attachment is not a binding on the Bank on its SARFAESI sale)

The auction will be conducted online only, through the web portal https://baanknet.com. The bidder registration should be completed by bidder well in advance, before e-auction date as the process takes minimum of two to three working days. 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.

For detailed terms and conditions of the sale please refer to the link provided in web portal of the secured creditor **https://sbi.co.in**. Details also available https://baanknet.com.

Date: 05.11.2026

Place: Ernakulam

Authorized Officer
कृते भारतीय स्टेट बैंक
For State Bank of India
मुख्य प्रबंधक / प्राधिकृत अधिकारी
Chief Manager / Authorised Officer
एस ए आर बी एरणाकुलम / SARB Ernakulam