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രാജ്യാധിപ്ത ബാങ്ക്  
भारतीय स्टेट बैंक  
STATE BANK OF INDIA

Notice for sale.  
See Rule 8(6)  
(Immovable assets)

No.RASMEC TVLA/ 39212395749 /2026-27

01/09/2026

|                                                                                                                                                                                         |                                                                                                                                                                         |                                                                                                                                                                                      |  |
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| <b><u>BORROWER 1</u></b><br>Shri. Janardhanan Pillai P P<br>Partner: M/s Avighna Builders<br>Kavida Villa<br>Mallapuzhassery<br>Aranmula P O,Kozhencherry<br>Pathanamthitta Dist-689533 |                                                                                                                                                                         | <b><u>BORROWER 2</u></b><br>Shri. Arun P Janardhanan<br>Partner : M/s Avighna Builders<br>Kavida Villa<br>Mallapuzhassery<br>Aranmula P O,Kozhencherry<br>Pathanamthitta Dist-689533 |  |
| <b><u>GUARANTOR 1</u></b><br>Shri.Janardhanan Pillai P<br>S/o Parameswara kurup<br>Kavida Villa<br>Mallapuzhassery<br>Aranmula P O,Kozhencherry<br>Pathanamthitta Dist-689533           | <b><u>GUARANTOR 2</u></b><br>Shri. Arun P Janardhanan<br>Spouse of Asha K<br>Kavida Villa<br>Mallapuzhassery<br>Aranmula P O,Kozhencherry<br>Pathanamthitta Dist-689533 | <b><u>GUARANTOR 3</u></b><br>Smt. K. Asha<br>Spouse of Shri.Arun P Janardhanan<br>Kavida Villa<br>Mallapuzhassery<br>Aranmula P O,Kozhencherry<br>Pathanamthitta Dist-689533         |  |

**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 Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on **07 October 2026** for recovery **Rs.15,59,430.00 ( Rupees Fifteen lakhs fifty nine thousand four hundred and thirty only )** as on **05.06.2024** with future interest and other cost( legal and others) due to the State Bank of India, RASMEC , THIRUVALLA

(Secured Creditor) from Shri. Janardhanan Pillai P P and Shri.Arun P Janardhanan Partners , M/s Avighna Builders, Kavida Villa, Aranmula P O,Kozhencherry, Pathanamthitta Dist-689533.

The reserve price will be Rs.11,07,000/- (Rupees eleven lakhs seven thousand Only) and the earnest money deposit will be Rs.1,10,700/-(Rupees one lakh ten thousand and seven hundred only). Bid Increment will be Rs 11,070/-( Rupees eleven thousand and seventy only).

**DESCRIPTION OF IMMOVABLE PROPERTIES**

All that part and parcel of property having an extent of 04.98 Ares of land in Re Survey No.53/17, Block No.6 of Kulanada Village, Kozhencherry Taluk, Pathanamthitta District covered by Sale Deed No.1605/1/06 dated 12/07/2006 and 3402/69 dated 01/10/1969 registered at SRO Pandalam, in the name of Smt. K Asha.

Boundaries of 04.98 Ares (as per location sketch issued by Village Officer Kulanada)

|       |                             |
|-------|-----------------------------|
| East  | Nada Vazhi                  |
| North | Property of George Kaprethu |
| West  | Property of Babu Vilayil    |
| South | Property of Babu Vilayil    |

Reserve Price: Rs 11, 07,000/- EMD –Rs 1,10,700/- Bid Increment- Rs 11070/-

Interested bidder may deposit Pre – bid EMD with MSTC before the close of e – auction. Credit of Pre – Bid EMD shall be given to the bidder only after receipt of payments in MSTC'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 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 Details also available at <https://baanknet.com>



The Chief Manager  
Authorised Officer

01/09/2026

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പാണ്ടിയാലിൽ സി.വി.എം. ആർക്കേഡ്  
മഴുവങ്ങാട്, എം.സി. റോഡ്  
തിരുവല്ല, പിൻ - 689 101  
പത്തനംതിട്ട ജില്ല

आर.ए.एस.एम.ई.सि. तिरुवुल्ला  
पाण्डियालिल सी.वी.एम. आरकेड  
मधुवन्गाड, एम.सी. रोड  
तिरुवुल्ला, पिन - 689 101  
पत्तनमतिट्टा ज़िल्ला

RASMEC Thiruvalla  
Pandiyall C.V.M. Arcade  
Mazhuvangadu, M.C. Road  
Thiruvalla, Pin - 689 101  
Pathanamthitta Dist.