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 30.12.2025 for recovery of Rs 79,26,418 /- (Rupees Seventy nine lakh twenty six thousand and four hundred eighteen Only) as on 19.11.2025 along with interest thereon, other expenses and costs due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from i) Roosha M.P: Proprietrix :M/s Golden Trends and ii) Mohankumar K S/o Krishnan.

The Reserve Price (for entire 1170 Sq. Ft) will be Rs 34,00,000/- (Rupees Thirty Four lakh only) and the earnest money deposit will be Rs.3,40,000/- (Rupees Three Lakh Forty 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: 30.12.2025 through the Bank's approved service provider M/s. PSB Alliance on its web portal https://baanknet.com/ between 11.00 A.M to 01.00 P.M.

Description of Immovable Property

1. All that part and parcel of property consisting, undivided share in 0.0015 hectares of land and 160 Sq.ft shop/commercial building No. 17/314(11) in the first floor of Theradupuzha Towers, NH Junction, Manapullikavu in Sy .No. 4081/3 Block No. 87 T.P. No. 151, Ward No. 05 including all improvements thereon of Palakkad Taluk registered under Sale Deeds No 772/14 dated 01-02-2014 of Palakkad Sub Registry.

भारतीय स्टेट बैंक SARB-I, ERNAKULAM State Bank of India

Boundaries

East	-	Door No. 17/314 (12)
North	-	Common Verandah
West	-	N.H. Road
South	-	Room No.17/314(10) of Roosha

2. All that part and parcel of property consisting undivided shares in 0.0094 hectares of land and 1010 Sq.ft shop/commercial building No. 17/314(10) in the first floor of Theradupuzha Towers, NH Junction, Manapullikavu in Sy .No. 4081/3 Block No. 87 T.P. No. 151, Ward No. 05 including all improvements thereon in Palakkad Taluk registered by Sale Deed No. 8109/2013 dated 18-12-2013 of Palakkad Sub Registry.

Boundaries

East	-Public place, Property of Baby Mathews, Room No.s 17/314(11), (12)
North	- Property of Baby Mathews, Air space & Staircase
West	- Property of Baby Mathews, Air space & Staircase
South	- Property of Baby Mathews and Staircase

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 / अधिकृत अधिकारी
Chief Manager / Authorised Officer
एस.ए.आर.बी.,एर्णाकुलम SARB, Ernakulam

Date: 24.11.2025

Place: Ernakulam

Authorised Officer,

State Bank of India.