To

1.M/s St. Mary's Agencies Muslim Service Society Building, Nedumkunnam – 686540 Kottayam District.	2.Sri Jiju J Sebastian S/o Devasia Prop. St.Mary's Agencies, Nechikkattu House, Chelakompu P.O., Nedumkunnam -686540
3.Sri Jinu Sebastian S/o Devasia Nechikkattu House, Chelakompu P.O., Nedumkunnam -686540 Kottayam District.	4.Sri Gijo Sebastian S/o Devasia Nechikkattu House, Chelakompu P.O., Nedumkunnam -686540 Kottayam District.
5. Sri N J John S/o John Nechikkattu House, Chelakompu P.O., Nedumkunnam -686540 Kottayam District.	

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 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 **08.04.2026**, for recovery of **Rs. 1,47,38,298/- (Rupees One Crore Forty Seven Lakhs Thirty Eight Thousand Two Hundred Ninety Eight only) as on 28.02.2026** along with interest thereon and other expenses and costs due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from **(1) M/s St. Mary's Agencies by Sole Proprietor Sri. Jiju J Sebastian, Muslim Service Society Building, Nedumkunnam (2) Sri Jiju J Sebastian S/o Devasia Prop. St. Mary's Agencies, Nechikkattu House, Chelakompu P.O., Nedumkunnam (3) Sri Jinu Sebastian S/o Devasia Nechikkattu House, Chelakompu P.O., Nedumkunnam (4) Sri Gijo Sebastian S/o Devasia Nechikkattu House, Chelakompu P.O., Nedumkunnam (5) Sri N J John S/o John Nechikkattu House, Chelakompu P.O., Nedumkunnam.** The Reserve Price for the 1st property is **Rs. 50,00,000/- (Rupees Fifty Lakhs only)** and the earnest money deposit is **Rs 5,00,000/- (Rupees Five Lakhs only)** and for the 2nd property is **Rs.16,00,000/- (Rupees Sixteen lakhs only)** and the earnest money deposit is **Rs.1,60,000/- (Rupees One lakh Sixty 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: 08.04.2026 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 Properties

(1) All that part and parcel of land and building having extent of 24.50 ares of land in Re. Sy. No. 190/7, BL-18, Nedumkunnam Village, Changanassery Taluk, Kottayam District in the name of Sri. John alias Jiju j Sebastian, Sri Scaria alias Gijo Sebastian, Sri Devasia alias Jinu Sebastian vide Gift deed No. 932/1994 dated 28.04.1994 & of SRO Karukachal bounded by,

Boundaries as per location sketch:

East : Property of Joseph Nechukattu
West : Balance property of John
North : Property of Elappungal
South : Panchayat Road

(2) All that part and parcel of land having extent of 9.08 ares of land in Re. Sy. No. 190/6, BL-18, Nedumkunnam Village, Changanassery Taluk, Kottayam District in the name of Sri. John alias Jiju J Sebastian vide sale deed No. 1810/2008 dated 04.07.2008 & of SRO Karukachal bounded by,

Boundaries as per location sketch:

East : Balance property of John Nechukattu
West : Property of Saji Nechukattu
North : Property of John Nechukattu
South : Panchayat Road

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: 07.03.2026

Authorised Officer

Place: Ernakulam

SARB Ernakulam