

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 PROVISIO 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 (Secured Creditor), the Physical possession of which has been taken by the Authorised Officer of State Bank of India, Stressed Assets Recovery Branch, the Secured Creditor, will be sold on “As is Where is”, “As is What is”, and “Whatever there is” basis on **08.10.2026** for recovery of **Rs. 61,78,423/-** as on 31.08.2026 due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from Shri Joseph George & Smt. Rinju Joseph, K 7/109A, 4 Yamuna Colony, Kudappanakkunnu P.O., Thiruvananthapuram - 695043. The Reserve Price will be **Rs. 46,00,000/-** and the earnest money deposit will be **Rs. 4,60,000/-**. 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:**08.10.2026** 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

1.97% UDS in the land having a total extent of 13.44 Ares of land in Re. Sy. No. 45, 46/2-2,60,61 & 62 in Block No.332 in Nadama Village, Kanayannur Taluk, Thripunithura Sub District, Ernakulam District together with Flat No.8D (2 BHK) having a super built area of 1170 square feet in Eighth floor of the said multi storied building named SUN PAUL ALNA Apartments in the said property, all fittings and fixtures thereon, all easement and other similar appurtenant thereto together with the covered car park No.8D and together with proportionate share and right to use common areas, common facilities in the said land and building registered in the name of Mr. Joseph George vide Sale Deed No.1437/1/2021 dated 06.08.2021 of SRO Thripunithura.

Boundaries as per Title Deed

East : 5 metre wide private Road and Property belonging to the Vendor and Property of Johny Pindees

North : Property of Kureekal Family and property on Panchi

West : Property belonging to the Vendor and property of Sreekumar

South : Property belonging to the Vendor and property of Chulluthara Family

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: 31.08.2026
Place:Ernakulam

(Akber V.K.)
Authorised Officer,
State Bank of India