



STATE BANK OF INDIA
Stressed Assets Recovery Branch-II
40/947 1ST Floor R.S. Building, Metro Pillar No. 697,
Opp. Maharajas College Ground ,
M.G. Road, Ernakulam, Kerala PIN: 682 011
Phone: 0484-2365341
email:sbi.70683@sbi.co.in

SARB-II/EKM/SJ/ 107

20-06-2025

By Registered post with acknowledgment due

| | | | |
|---|--|---|---|
| M/s Smart Lines 32/1304 B Near Pipeline Bus Stop Pipeline Road Palarivattom Ernakulam – 682025 represented by Partners | Sri Nihar Sait Y M S/o E M Yacob 15/1232, Rayanishas Unichira, Thycavu C P Nagar P O Kochi – 682033 | Sri Subair E M S/o Sri Hassan Mohammed Eruppakkottil House Peringala P O Padathikkara Jn., Ernakulam – 683665 | Sri Pradeep K Nair S/o Sri Kesavan Nair 89 A, (2/137), Nakshathra Thiruvankulam Ernakulam - 682305 |
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Dear Sir / Madam,

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 to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank of India being the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **21-07-2025**, for recovery of **Rs 3,55,03,588/- (Rupees Three crores fifty five lakhs three thousand five hundred eighty eight Only) as on 20-06-2025** with future interest and costs due to the State Bank of India, SARB-II Ernakulam from **M/s Smart Lines**. The Reserve Price will be **Rs 53,55,000/- (Rupees Fifty three lakhs fifty five thousand Only)** and the earnest money deposit will be **Rs. 5,35,500/-(Rupees Five lakhs thirty five thousand five hundred 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.

Auction will be conducted online through Bank's approved service provider M/s.PSB Alliance at the web portal <https://baanknet.com> between 11.00 AM to 4.00 PM with unlimited extensions of 10 minutes if bidding continues till the sale is concluded. Bid increment amount is Rs.50,000/-.

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>".



DESCRIPTION OF PROPERTY

An extent of 13.10 ares of land in Re Sy No 208/19, (Old Sy no 531/4/2) Block No 35, in Kunnathunad Village, Kunnathunad Taluk, Ernakulam District covered under Partition Deed No 5517/2011 dated 11.10.2011, of SRO, Puthencruz described as Item no I in the C Schedule of the above Partition Deed, of SRO Puthencruz belonging to Sri Subair E M with residential building, other structures, all improvements and easements attached thereto.

| Present Boundaries | East | West | South | North |
|------------------------------|--------------------|-------------------------|--|---------------------|
| | Property of Ashraf | Property of Abdul Jalal | Property of Aliyar and private pathway | Property of Saleena |
| Boundaries as per Title Deed | Property of Ashraf | Property of Abdul Jalal | Property of Aliyar | Property of Saleena |

Encumbrances: The property described as Item No 1 above has been sold by Subair E M to Jamal (as per EC). The said sale is subsequent to the mortgage.

Place: Ernakulam
Date : 20-06-2025

कृते भारतीय स्टेट बैंक / For State Bank of India

मुख्य प्रबंधक & प्राधिकृत अधिकारी
Chief Manager & Authorised Officer
त.आ. सार्वजनिक प्रशासन (SARB-II, Ernakulam)
Chief Manager & Authorised Officer

