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ഭാരതീയ സ്റ്റേറ്റ് ബാങ്ക്  
भारतीय स्टेट बैंक  
STATE BANK OF INDIA

Without Prejudice  
Registered with AD

SARB/TVM/SAL/MS/.....<sup>935</sup>/2025-26

Date : 25.06.2025

Place : Thiruvananthapuram.

To

Joji Philip  
Kattukulathu House  
Vazharmangalam PO  
Chengannoor, 689125.

**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 Securitization 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, the Symbolic/Physical possession of which has been taken by the Authorized Officer of State Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on **31.07.2025** for recovery of **Rs.1,18,79,643/- (Rupees One crore eighteen lakhs seventy nine thousand six hundred and forty three only)** as on **25.06.2025** with future interest and cost, due to State Bank of India from Borrower **Shri Joji Philip with permanent address at Kattukulathu House, Vazharmangalam PO, Chengannoor, 689125.**

The reserve price will be **Rs.54,00,000/-** and the earnest money deposit will be **Rs. 5,40,000/-**. Bid Increment will be **Rs.10000/-**

**Description of Immovable property**

All the part and parcel of land property and improvements there upon together with all buildings existing and/or to be constructed in 4.25 Ares of land with a residential building comprised in Re.Sy.No.535/10-1 Block No.6 (Old Sy.No.67/9A) of Thiruvannandoor Village, Chengannur Taluk, Alappuzha District registered in the name of Sri. Joji Philip vide Sale Deed No.1434/2013 dated 10.06.2013 of S.R.O Chengannoor, bounded by Road in the North, Property of Elizabeth Sunny in the South, Road in the East and property of Omanakuttan Mulackal in the West.

Interested bidder may deposit Pre-Bid EMD with baanknet (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 Baanknets (PSB Alliance) 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.

For detailed terms and conditions of the sale please refer to the link provided in web portal of the secured creditor <https://sbi.co.in> . Details also available at baanknet.com

कृते भारतीय स्टेट बैंक  
For STATE BANK OF INDIA

प्राधिकृत अधिकारी / Authorised Officer  
Chief Manager, SARB, Thiruvananthapuram

bank.sbi

0471 2318096

0471 2317095

0471 2311076

0471 2315040

sbi.10058@sbi.co.in

പ്രശ്ന ഗ്രന്ഥ ആസ്തി

വിഭാഗത്തിൽ ശാഖ

എൽ. എം. എസ്. കോമ്പൗണ്ട്

ഓപ്പോസിറ്റ് മ്യൂസിയം വെസ്റ്റ് ഗേറ്റ്

വികാസ് ഭവൻ പി. ഒ.

തിരുവനന്തപുരം - 695 033

दवा वग्रस्त आस्ति वसूली शाखा

एल.एम.एस कांपौण्ड

ओप्पोसिट म्यूसियम वेस्ट गेट

विकास भवन पि.ओ.

तिरुवनन्तपुरम - 695 033

Stressed Assets Recovery Branch

LMS Compound

Opp: Museum West Gate

Vikas Bhavan P.O.

Thiruvananthapuram - 695033