

**By Registered post with acknowledgment due**

To

Mr. Anoop Johnson Karedan S/o Johnson Karedan Karedan House, Mamattam Road, 1 <sup>st</sup> Cross, Khanna Nagar, Muringoor, Thrissur-680309	Mr. Johnson Karedan S/o Anthappan K L Karedan House, Mamattam Road, 1 <sup>st</sup> Cross, Khanna Nagar, Muringoor, Thrissur-680309
Mrs. Tessy Johnson (Guarantor) W/o Johnson A Karedan Karedan House, Mamattam Road, 1 <sup>st</sup> Cross, Khanna Nagar, Muringoor, Thrissur-680309	

Dear Sir,

**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 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 **12.09.2024**, for recovery of **Rs. 30,36,190/- (Rupees. Thirty Lakhs Thirty Six Thousand One Hundred and Ninety Only)** with future interest and costs due to the State Bank of India, SARB II Ernakulam as on **01.08.2024** from Mr. Anoop Johnson Karedan, Johnson Karedan & Mrs. Tessy Johnson (Guarantor). The Reserve Price of property will be **Rs. 1,07,46,000/- (Rupees One Crore Seven Lakhs and Forty Six Thousand Only)** and the earnest money deposit will be **Rs. 10,74,600/- (Rupees. Ten Lakhs Seventy Four Thousand and Six 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 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 at the web portal <https://www.ebkraj.in> on **12.09.2024** between **11.00 A.M to 4.00 P.M** with unlimited extensions of 5 minutes if bidding continues till the sale is concluded. Bid increment amount is **Rs. 10,000/-**

### DESCRIPTION OF PROPERTY

All that part and parcel of the property admeasuring in 15.99 Ares (39.49 cents) of land in Sy.No.59/1,941/3 in Muringoor Vadakkum muri Village, Mukundapuram Taluk with in the Registration Sub District Chalakudy, Thrissur District, standing in the name of Sri. Anoop Johnson vide Settlement deed No:3923/2002 dated 05.10.2002, Settlement Deed No. 1748/1992 dated 10.04.1992 and Correction Deed No.7561/07 dated 19.11.2007 of Chalakudy SRO, with residential building and all improvements, structures and easements attached thereto

Present common boundaries	East	West	North	South
	Thodu	Private Road	Thodu	Property of Jose Karedan

Encumbrances- Nil to the knowledge of the bank. However, Intending bidders may satisfy themselves by making independent enquiries and inspection of the property. No conditional bid will be accepted.

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://ebkray.in>".

Place: Ernakulam

Chief Manager/Authorised Officer