

By Registered post with acknowledgment due

M/s HIBA SUPER MARKET & GENERAL MERCHANT 8/541 F, G, K, L, M, Bye Pass Road, Perumanna P O, Kozhikode – 673019	Mr. VEERANKUTTY K Kurungottummal, "HIBA HOME", Perumanna (PO), Kozhikode. PinCode-673 019
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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 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 **20.08.2026**, for recovery of Rs. **1,40,58,301/- (Rupees One Crore Forty Lakhs Fifty Eight Thousand Three Hundred and One Only)** with future interest and costs due to the State Bank of India, SARB II Ernakulam as on **10.07.2026** from 1. **M/s HIBA SUPER MARKET & GENERAL MERCHANT, 8/541 F, G, K, L, M, Bye Pass Road, Perumanna P O, Kozhikode – 673019.** 2. **Mr Veerankutty K, Kurungottummal, "HIBA HOME", Perumanna (PO), Kozhikode. PinCode-673 019**

The Reserve Price for property No. 1 will be **Rs. 71,40,000/- (Rupees Seventy One Lakhs and Forty Thousand Only)** and the earnest money deposit will be **Rs. 7,14,000/- (Rupees Seven Lakhs Fourteen Thousand Only)**. The Reserve Price for property No. 2 will be **Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only)** and the earnest money deposit will be **Rs. 6,50,000/- (Rupees Six Lakhs Fifty 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. Auction will be conducted online through Bank's approved service provider at the web portal <https://baanknet.com> on 20.08.2026 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. 50,000/-

DESCRIPTION OF PROPERTY

Property No. 1

20.64 ares (51 Cents) of residential land as per Land Tax receipt [21.45 ares (53 Cents) as per Title Deed] in Re Sy No 38/7 in Mavoor Village Kozhikode Taluk, Kozhikode District in the name of Mr. VEERANKUTTY K. vide Regd Jenm Assignment Deed No 4808/2011 of SRO Mavoor and bounded by :

East	West	North	South
Property of others	Property of Abbas	Road	Property of Ahmed Haji.

Encumbrances- There are some attachments (as per EC) - IA/3/2023 in Suit No. 153/2023 in the files of Principal Sub Court, Kozhikode, IA/2/2021 in Suit No. 162/2021 in the files of 2nd Additional Sub Court, Kozhikode. However, all the above attachments are subsequent to the creation of the mortgage in favour of the Bank.

Property No. 2

21.04 ares (52 cents) of land in Re Sy No 38/6 in Mavoor village, Kozhikode Taluk, Kozhikode District in the name of Mr. VEERANKUTTY K. vide Regd Jenm Assignment Deed No. 2633/2015 of SRO Mavoor and bounded by :-

East	West	North	South
Property of others	Pathway	Property of Veerankutty	Property of others

Encumbrances- There are some attachments (as per EC) - IA/3/2023 in Suit No. 153/2023 in the files of Principal Sub Court, Kozhikode, IA/2/2021 in Suit No. 162/2021 in the files of 2nd Additional Sub Court, Kozhikode. However, all the above attachments are subsequent to the creation of the mortgage in favour of the 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>".

Place: Ernakulam

Chief Manager/Authorised Officer