



STATE BANK OF INDIA
Stressed Assets Recovery Branch II Ernakulam
40/947 1ST Floor R.S. Building, Near 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

No. SBI/SARB II/EKM/KK/

30.12.2025

By Registered post with acknowledgment due

To

Mr. Ullas John, "Surabhi" Chethukadavu Kunnamangalam PO Kozhikode-673571	Mr. Ullas John, Flat No.1732,EastHill Apartments, West Hill PO Kozhikode 673005
Also available at Johns Villa,Kunnamangalam PO, Kozhikode-673571	Also available at Rivoli And Co LLC P B No.1489 Sultanate Of Oman

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 28.01.2026, for recovery of Rs. 1,45,33,579/- (Rupees One Crore Forty Five Lakhs Thirty Three Thousand Five Hundred and Seventy Nine Only) with future interest and costs due to the State Bank of India, SARB II Ernakulam as on 30.12.2025 from Mr. Ullas John. The Reserve Price of property will be Rs. 79,80,000/- (Rupees Seventy Nine Lakhs and Eighty Thousand Only) and the earnest money deposit will be Rs.,7,98,000/- (Rupees Seven Lakhs and Ninety Eight 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 up-dation 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 28.01.2026 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

All that part and parcel of the property admeasuring 6.094 Ares (15.05 Cents) of land in Sy.No. 310/29 in Kunnamangalam Village, Kozhikode Taluk, with in the registration sub district Chathamangalam of Kozhikode District, standing in the name of Mr.Ullas John, vide Registered Jenmam Sale Deed No. 2823/2018 dated 05.12.2018 of Chathamangalam SRO with residential building and all improvements, structures and easements attached thereto bounded on

	East	West	South	North
Present common boundaries	Property of Sura	Panchayath Road	Property of Razak	Property of Kamala Amma

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://baanknet.com>"

Place: Ernakulam

Chief Manager/Authorised Officer