



STATE BANK OF INDIA  
SARB-II  
40/947 1<sup>ST</sup> 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/**

**18-12-2025**

**By Registered post with acknowledgment due**

Sri Rajeev Kumar C  
Chandra Nivas  
Chembakkadavu Road  
Edapally, Ernakulam -  
682024

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 **08.01.2026**, for recovery of Rs.75,84,896/- (Rupees Seventy five lakhs eighty four thousand eight hundred ninety six only) as on 18-12.2025 with future interest and costs due to the State Bank of India, SARB-II Ernakulam from Sri Rajeev Kumar C. The Reserve Price will be **Rs. 30,00,000 (Rupees Thirty Lakhs only)** and the earnest money deposit will be **Rs. 3,00,000/-(Rupees Three lakhs only)**

Interested bidder may deposit Pre-Bid EMD before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment 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.baanknet.com> on **08.01.2026** between **11.00 A.M to 4.00 P.M** with unlimited extensions of 10 minutes if bidding continues till the sale is concluded. Bid increment amount is Rs. 10,000/-.

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://www.baanknet.com>”.

**DESCRIPTION OF PROPERTY:**

2.19% undivided share in 12.14 ares of land along with Apartment No H in the ground floor of Hill Palace Apartment with super built up area of 122.44 sqmtr (1318sq ft) including undivided share in the common area and a covered car parking area in the Hill Palace apartment in old Svy No 854, Re Svy No 394/2 Block No 10 of Thiruvankulam village, Kanayannur Taluk, Thripunithura Sub District, Ernakulam District covered under Sale Deed 5412/06 dated 18/12/2006 of SRO Thripunithura belonging to Sri Rajeev Kumar C with other structures, all improvements and easements attached thereto.				
Present Boundaries	East	West	South	North
	Property of Malayil Builders	Road & Apple Hill Palace Apartments Phase 2	Keymta Seminary Road	Vacant Land, Private Road
Boundaries as per Title Deed	Property of Mohandas	Property of Kochuthressia	Road	Property of Thomas
Encumbrances :. Nil to the knowledge of the Bank				

Place: Ernakulam  
Date : 18-12-2025

Authorised Officer