

No.SARB/TVM/MSR/SKP/1471/2025-26

Date : 30.08.2025

Sri.Sabu.S.Shakeer
S/o.Muhamedali Shakeer
Sabu Manzil
Kulamuttom.P.O, Varkala
Thiruvananthapuram-695144

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 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/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of State Bank of India will be sold on "As is where is", "As is what is", and "Whatever there is basis" on 25.09.2025 for recovery of **Rs.1,87,07,910/- (Rupees One crore Eighty Seven Lakhs Seven Thousand Nine Hundred and Ten only) as on 29.08.2025** with future interest and cost due to the State Bank of India, Stressed Assets Recovery Branch (Secured Creditor) from Sri.Sabu.S.Shakeer, Sabu Manzil, Kulamuttom.P.O,Varkala, Thiruvananthapuram-695144

DESCRIPTION OF IMMOVABLE PROPERTIES

1.All that part and parcel of the property admeasuring of 11.60 Ares of land in Re Sy No.521/6 (Old Sy No.261/1) in Block No.19 in Ottor village, Varkala Taluk, Kavalayur Sub district,Thiruvananthapuram District in the name of Sri.Sabu.S.Shakeer S/o Muhamedali Shakeer as per Sale Deed No.1214/2019 dated 23.10.2019 of SRO Kavalayur.

Bounded as per Title Deed :

East : Property belongs to Pushparaj
North : Property of Ansar And Ayoob
West : Property of Pushparaj and Prasanna
South : Panchyath Road

**The reserve price fixed is Rs.12.89 lakhs and the earnest money deposit will be Rs.1.289 lakhs
BID Increment-Rs.10,000/-**

2.All the part and parcel of the property admeasuring 9.20 ares of land and residential building bearing No.IX/478 IN Re Sy no.520/6 (Old SY No.265/1) in block no.19 of Ottor Village,Varkala Taluk,Kavalayur Sub District,Thiruvananthapuram District in the name of Shri.Sabu.S.Shakeer S/o Muhamedali Shakeer as per Sale Deed No.1225/2019 dated 24.10.2019 of SRO Kavalayur.

Bounded as per Title deed :

East : Property of Gopalan
North : Property of Balu
West : Property of Pushpan
South : Panchayath Road

**The reserve price fixed is Rs.62.68 lakhs and the earnest money deposit will be Rs.6.268 lakhs
BID Increment-Rs.50,000/-**



☎ 0471 2318096

0471 2317095

0471 2311076

☎ 0471 2315040

✉ sbi.10058@sbi.co.in

പ്രധാന ഗ്രന്ഥ ആസ്തി

വിഭാഗം കോഡ്

എസ്.എം.എസ്. കോഡ്

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വികാസ് ഭവൻ പി.ഒ.

തിരുവനന്തപുരം - 695 033

दबा वग्रस्त आस्ति वसूली शाखा

एल.एम.एस. कांपौण्ड

ओपेरासिट 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



Interest bidder may deposit Pre-bid emd with Baanknet before the close of e-auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payments in baanknet'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 interest, are advised to submit the pre-bid EMD amount well in advance to avoid 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 <https://baanknet.com>

Date: 30.08.2025
Thiruvananthapuram


Authorised Officer



TERMS AND CONDITIONS OF SALE

Property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND" WHATEVER THERE IS "

1.	Name and address of the Borrower, Guarantor and Legal heirs	Sri.Sabu.S.Shakeer S/o.Muhamedali Shakeer Sabu Manzil Kulamuttom.P.O, Varkala Thiruvananthapuram-695144
2.	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch 1 st Floor, LMS Compound, Opp: Museum West Gate Vikas Bhavan P O., Thiruvananthapuram 695 033
3.	Description of the immovable secured assets to be sold	<p>1.All that part and parcel of the property admeasuring of 11.60 Ares of land in Re Sy No.521/6 (Old Sy No.261/1) in Block No.19 in Ottor village, Varkala Taluk, Kavalayur Sub district,Thiruvananthapuram District in the name of Sri.Sabu.S.Shakeer S/o Muhamedali Shakeer as per Sale Deed No.1214/2019 dated 23.10.2019 of SRO Kavalayur.</p> <p>Bounded as per Title Deed : East : Property belongs to Pushparaj North : Property of Ansar And Ayooob West : Property of Pushparaj and Prasanna South : Panchyath Road</p> <p>2.All the part and parcel of the property admeasuring 9.20 ares of land and residential building bearing No.IX/478 IN Re Sy no.520/6 (Old SY No.265/1) in block no.19 of Ottor Village,Varkala Taluk,Kavalayur Sub District,Thiruvananthapuram District in the name of Shri.Sabu.S.Shakeer S/o Muhamedali Shakeer as per Sale Deed No.1225/2019 dated 24.10.2019 of SRO Kavalayur.</p> <p>Bounded as per Title deed : East : Property of Gopalan North : Property of Balu West : Property of Pushpan South : Panchayath Road</p>
4	Details of the encumbrances known to the secured creditor	Nil to the knowledge of the Bank
5	The secured debt for recovery of which the property is to be sold	Rs. 1,87,07,910/- as on 29.08.2025
6	Deposit of Earnest Money	Property 1)EMD : Rs.1,28,900/- property 2) EMD:- Rs.6,26,800/- being the 10% of Reserve Price to be remitted by RTGS/NEFT to the Bank account or Demand Draft drawn in favour of SBI SARB, Parking Account on any Nationalised or Scheduled Bank



7	<p>Reserve Price of the immovable secured assets</p> <p>Bank account in which EMD to be remitted</p> <p>Last Date and Time within which EMD to be remitted</p>	<p>Property 1: Rs.12.89 lakhs Property 2: Rs.62.68 lakhs</p> <p>A/c No.33933574299 IFSC : SBIN0007898 Bank: State Bank of India Address: Nanthancode Branch, LMS Compound, Vikas Bhavan P O., Thiruvananthapuram</p> <p>Time : 5.00 p.m Date 24.09.2025.</p>
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e., on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before 15 th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p>Date: 25.09.2025</p> <p>Time : 11.00 a.m to 04.00 p.m</p>
10	<p>The e-Auction will be conducted through the Bank's approved service provider.</p> <p>e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.</p>	<p>https://baanknet.com</p> <p>https://sbi.co.in</p>
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension</p> <p>(iii) Bid Currency & unit of measurement</p> <p>(iv) Bid starts from</p>	<p>(i) For Property 1: Rs.10,000/- For Property 2: Rs.50000/-</p> <p>(ii) Till Sale is completed</p> <p>(iii) Indian Rupees</p> <p>(iv) Property 1 : Rs.12.99 lakhs, Property 2 : Rs.63.18 lakhs</p>
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification	<p>Any working day with prior appointment from 11.00 a.m to 1.00 p.m</p> <p>Name: Smt Menon Sheeja Radhakrishnan/Sri K P Suresh Mobile No. 9497017832/ 8861987739</p>
13	Other conditions	<p>a) Bidders shall hold a valid digital Signature Certificate issued by Competent Authority and valid e-mail ID (email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by may be conveyed through e-mail</p> <p>b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self attested copies of Proof of Identification (KYC) Viz ID Card/Driving License/ Passport etc., Current Address- proof of communication PAN card of the bidder</p>



	<p>Valid e-mail ID</p> <p>Contact number (mobile/land line of the bidder etc., to the Authorised Officer of SBI, Stressed Assets Recovery Branch, LMS Compound, OppL Museum West Gate, Vikas Bhavan P O., Thiruvananthapuram by 24.09.2025, 5 pm. Scanned copies of the original of these documents can also be submitted to e-mail ID of Authorised Officer.</p> <p>c) Name of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch to participate in online e-Auction on the portal https://sbi.co.in & https://baanknet.com who will provide user ID and Password after due verification of PAN of the Eligible Bidders.</p> <p>d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</p> <p>e) During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/scrap the e-Auction process/proceed with conventional mode of tendering</p> <p>f) The Bank/service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>g) The bidders are required to submit acceptance of the terms and conditions and modalities of e-Auction adopted by the Service provider, before participating in the e-Auction.</p> <p>h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned therein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>j) The authorized Officer shall be at liberty to cancel the e-Auction process/tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the Reserve Price.</p> <p>l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s no correspondence regarding any change in the bid shall be entertained.</p>
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01.04 .2025

Thiruvananthapuram

[Signature]

AUTHORISED OFFICER

