



**STATE BANK OF INDIA  
STRESSED ASSETS MANAGEMENT BRANCH  
COIMBATORE**

The Authorised Officer's Details:

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Raja Plaza, First Floor,  
No. 1112, Avinashi Road,  
Coimbatore 641 037,

**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/ies mortgaged/charged to the Secured Creditor, the constructive 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 27.02.2026, for recovery of Rs.10,33,51,809/- (Rupees Ten Crores Thirty Three Lakhs Fifty One Thousand Eight Hundred and Nine Only) as on 31.12.2025 with future interest and costs due to the secured creditor from **M/s NCS Automotives Pvt Ltd**, having its registered office at Building No.35/422 Planthottam Complex, Near KSRTC Bus Stand, Thiruvalla, Pathanamthitta, Kerala – 689101 and guarantors **(1) Shri Raju George, (2) Smt Grace Raju** residing at Nedumparambil Gardens, Kuttappuzha P O, Thiruvalla, Pathanamthitta District – 689103.

**DESCRIPTION OF PROPERTY/IES:**

**Property 1:**

Fixed Assets of NCS Automotives Pvt Ltd held at M/s Kondody Foam Tech No.C1, C2 Shed, SIDCO Industrial Estate, Mayithara Post, Cherthala, Alapuzha, Kerala.

**Property 2:**

Fixed Assets of NCS Automotives Pvt Ltd held at Re Sy Block No.102, Re Sy No.99,99/1 in Krishnapuram Village, Krishnapuram Panchayat, Karthikapally Taluk, Alappuzha, Kerala.



**Property 3:****Item No. 1**

|                             |   |                               |
|-----------------------------|---|-------------------------------|
| 01. District                | : | Pathanamthitta                |
| 02. Sub District            | : | Thiruvalla                    |
| 03. Taluk                   | : | Mallappally                   |
| 04. Village                 | : | Kunnamthanam                  |
| 05. Muri                    | : | Anjilithanam                  |
| 06. Panchayath              | : | Kunnamthanam                  |
| 07. Tenure                  | : | Pandaravaka pattom, Purayidom |
| 08. Sy No.                  | : | 159 160 169                   |
| 09. Sy Sub Divn no.         | : | 6A 2AB 3A                     |
| 10. Extent in Ares          | : | 44.16 Ares                    |
| 11. Re- Sy Block No         | : | 15                            |
| 12. Re Sy No.               | : | 357                           |
| 13. Re Sy Sub Div No.       | : | 4                             |
| 14. Thandaper No. of Seller | : | 9782                          |

**DESCRIPTION**

All that part and parcel of land having extent of 44.16 Ares of land in old Sy nos: 159/6A, 160/2AB & 169/3A, Re Sy no: 357/4 in block no: 15 of the Kunnamthanam Village within the boundaries mentioned below and all other appurtenants thereto owned by Shri.Raju George morefully described in Doc No.3336/2013 registered with Thiruvalla SRO, Kerala State.

**Boundaries**

East - Panchayath Road

North - Panchayath Road

West - Properties of Planthottathil

South - Properties of Planthotathil, Pazhampillil, D Cherian, Raju George, Emil Varghese Issac .

**Item No. 2**

|                                  |   |                               |
|----------------------------------|---|-------------------------------|
| 01. District                     | : | Pathanamthitta                |
| 02. Sub District                 | : | Thiruvalla                    |
| 03. Taluk                        | : | Mallappally                   |
| 04. Village                      | : | Kunnamthanam                  |
| 05. Muri                         | : | Anjilithanam                  |
| 06. Panchayath                   | : | Kunnamthanam                  |
| 07. Tenure                       | : | Pandaravaka pattom, Purayidom |
| 08. Sy No.                       | : | 159 159 159                   |
| 09. Sy Sub Divn no.              | : | 6A 6A3 6B9                    |
| 10. Extent in Ares               | : | 23.53 Ares                    |
| 11. Re- Sy Block No              | : | 15                            |
| 12. Re Sy No.                    | : | 357                           |
| 13. Re Sy Sub Div No.            | : | 1                             |
| 14. Thandaper no. of the seller: | : | 2626                          |
| 13. Thandaper no. of the buyer:  | : | 9942                          |





### DESCRIPTION

All that part and parcel of land having extent of 23.53 Ares of land in old Sy nos: 159/6A, 159/6A3 & 159/6B9, Re Sy no: 357/1 in block no: 15 of the Kunnamthanam Village within the boundaries mentioned below and all other appurtenants thereto owned by Shri.Raju George morefully described in Doc No.103/2017 registered with Thiruvalla SRO, Kerala State.

#### Boundaries

East - Properties of Raju George  
North - Panchayath Road  
West - Properties of Pattavana  
South - Properties of Varghese Thomas.

#### Item No. 3

|                                 |   |                               |                             |
|---------------------------------|---|-------------------------------|-----------------------------|
| 01. District                    | : | Pathanamthitta                |                             |
| 02. Sub District                | : | Thiruvalla                    |                             |
| 03. Taluk                       | : | Mallappally                   |                             |
| 04. Village                     | : | Kunnamthanam                  |                             |
| 05. Muri                        | : | Anjilithanam                  |                             |
| 06. Panchayath                  | : | Kunnamthanam                  |                             |
| 07. Tenure                      | : | Pandaravaka pattom, Purayidom |                             |
| 08. Sy No.                      | : | 159                           | 159                         |
| 09. Sy Sub Divn no.             | : | 6B9                           | 6A                          |
| 10. Extent in Ares              | : | 18.40                         | 22.07 (total of 40.47 ares) |
| 11. Re- Sy Block No             | : | 15                            |                             |
| 12. Re Sy No.                   | : | 357                           | 357                         |
| 13. Re Sy Sub Div No.           | : | 3                             | 1/1                         |
| 14. Thandaper No. of the seller | : | 9757                          |                             |

സി. ജി. ജി. 159/6A, 159/6A3 & 159/6B9

#### DESCRIPTION

2/3<sup>rd</sup> shares in the land having an extent of 40 ares & 47 sq meters comprised of 18 ares & 40 sq meters in old Sy no: 159/6B9, Re Sy no: 357/3 & 22 ares, 7 sq meters in old Sy no: 159/6A, Re Sy no: 357/1/1 in block no: 15 of the Kunnamthanam Village within the boundaries mentioned below and all other appurtenants thereto owned by Shri.Raju George morefully described in Doc No.208/2017 registered with Thiruvalla SRO, Kerala State.

#### Boundaries

East - Properties of YMCA  
North - Properties of Raju George  
West - Properties of Planthottathil & Raju George  
South - Properties of YMCA



**Encumbrance known to the bank if any:**

Attachment made by DRT-2, Ernakulam vide OA No.869/2024 for Rs.2,12,82,809/- made on the property no.3. The above noted entries are created subsequent to the creation of mortgage/charge over the secured assets.

**DETAILS OF E-AUCTION SALE:**

|                                      |  |
|--------------------------------------|--|
| <b>RESERVE PRICE</b>                 | Property 1: Rs.34,00,000/-<br>Property 2: Rs 50,00,000/-<br>Property 3: Rs 2,27,00,000/- |
| <b>EARNEST MONEY TO BE DEPOSITED</b> | Property 1: Rs. 3,40,000/-<br>Property 2: Rs. 5,00,000/-<br>Property 3: Rs. 22,70,000/-  |
| <b>BID MULTIPLIER</b>                | Property No.1 to 3 - Rs.2,00,000/-   |
| <b>INSPECTION OF PROPERTIES</b>      | <b>17.02.2026 between 11:00 AM to 04:00 PM</b>   |
| <b>DATE AND TIME OF E-AUCTION</b>    | <b>27.02.2026 between 11:00 AM to 04:00 PM</b>   |

The auction will be conducted online only, through the web portal <https://baanknet.com>. The bidder registration should be completed by bidder well in advance.

For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in <https://baanknet.com> & <https://sbi.bank.in>

Date: 31.12.2025

Place: Coimbatore

**कृते भारतीय स्टेट बैंक For State Bank of India**  
  
**Authorized Officer & Assistant General Manager**  
 अधिकृत अधिकारी & सहायक महा प्रबंधक  
 संपादकता आधुनिक प्रबंधक शाखा, कोयंबटूर  
**Stressed Assets Management Br., Coimbatore**  
**Authorised Officer**

