



**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, Alappuzha, 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 Planthottathil, 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	

2/3rd 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.

DESCRIPTION

2/3rd 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:

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

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

सूरे भारतीय स्टेट बैंक For State Bank of India

Authorised Officer & Assistant General Manager
स्ट्रेसेड असेट्स एंड लाइनिंग ब्रांच, कोयम्बत्तूर
स्ट्रेसेड असेट्स एंड लाइनिंग ब्रांच, कोयम्बत्तूर
Stressed Assets Management Br, Coimbatore

Authorised Officer

