

ASSET RECOVERY BRANCH, ERNAKULAM

Ground Floor- Pallippadan Highlight, Opposite to St. George's Church, Edapally PO- 682024

Email: ARB.Ernakulam@bankofindia.bank.in

Ref No: EZO/RD/SANOTICE/2025-26/241

Date:05.03.2026

**NOTICE OF SALE TO THE BORROWER UNDER RULE 8 & 9 OF THE SECURITY
INTEREST (ENFORCEMENT) RULES, 2002**

BY SPEED POST WITH A.D

To

Borrower(s):

(1) Mr. Noushad N A

S/o. Mr. Abdul Rahman

Nariyampully,

Aynoor Pazhanji PO

Thrissur – 680542

Also at,

Marattikkal House,

Thaikkad Village & PO

Chavakkad Taluk,

Thrissur - 680104

Guarantor(s):

(1) Mrs. Hafsath Noushad

W/o. Mr. Noushad N A

Nariyampully,

Aynoor Pazhanji PO

Thrissur – 680542

Also at,

Marattikkal House,

Thaikkad Village & PO

Chavakkad Taluk,

Thrissur - 680104

Sir/Madam,

**NOTICE FOR SALE OF SECURED ASSETS UNDER THE SARFAESI ACT 2002
AND THE RULES FRAMED THERE UNDER**

The undersigned being Authorised officer of the Bank of India is having full powers to issue this notice prior to sale of secured assets and exercise all the powers of sale under SARFAESI Act, 2002 and the Rules framed there under hereby gives you this notice as under:

Zonal Office, Ernakulam Zone, Kaloor Towers, Kaloor-Kadavanthra Road, Cochin-682017

Phone 0484- 2725723/729/730 E-mail: ZO.Ernakulam@bankofindia.co.in, ARD.Ernakulam@bankofindia.co.in

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Name of Borrower/ Guarantor	Contractual Dues
Borrower(s): (1) Mr. Noushad N A Guarantor(s): (1) Mr. Hafsath Noushad	855075110000227– Home Loan Rs. 1,28,52,335.11/- (Rupees One Crore Twenty-Eight Lakhs Fifty-Two Thousand Three Hundred Thirty-Five and Eleven Paise [Contractual dues up to 05.03.2026]) + further interest thereon @ 9.10% p.a from 06.03.2026 along with monthly rests & other charges 855060110000049– Personal Loan Rs.3,12,296.62/- (Rupees Three Lakhs Twelve Thousand Two Hundred Ninety Six and Sixty Two Paise [Contractual dues up to 05.03.2026]) + further interest thereon @ 8% p.a from 06.03.2026 along with monthly rests & other charges
Aggregating to Rs. 1,31,64,631.72/- (Rupees One Crore Thirty One Lakhs Sixty-Four Thousand Six Hundred Thirty-One and Seventy Two Paise [Contractual dues up to 05.03.2026]) plus interest as mentioned above with all costs, charges and expenses.	

2. You have committed default in payment of dues of the **Bank of India, Thrissur Branch (Presently transferred to Asset Recovery Branch, Ernakulam)** as above, the authorized officer of the Bank issued a demand notice dated 29.12.2022 to you under S.13 (2) of the SARFAESI Act, 2002 and in exercise of the powers conferred under S.13 (4) read with Enforcement of Securities (Interest) Rules 2002, the Authorised Officer has taken actual possession of the secured assets, more particularly described in the schedule hereunder on 02.03.2023.

3. The undersigned hereby informs you by this notice of sale under sub rule (6) of Rule 8 of the said Rules that the Authorised Officer shall put the aforesaid secured asset for sale by way of **by public auction through e-auction** with reserve price of immovable property as under:

Description of Immovable property	
EQM of 8.70 Ares (21.50 cents) of land & building at Re Sy No. 69/8, Thaikkad village, Chavakad Taluk, Thrissur District	
Boundaries: North : Property of Francis South : Property of Mohanan East : Road West : Property of Vincent and Cherunni Property owned by Mr. Noushad N A, S/o. Mr. Abdul Rahman.	
Reserve Price	Rs. 94,00,000 /- (Rupees Ninety Four lakhs)
Earnest Money (EMD)	Rs. 9,40,000/- (Rupees Nine Lakhs Forty Thousand)

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4. Please note that all expenses pertaining to demand notice, taking possession, paper publication charges, valuation charges, insurance charges and other expenses etc., shall be first deducted from the sale proceeds that will be realized by the Authorised Officer and balance of the sale proceeds will be appropriated towards your liability as aforesaid. Please take important note that as per section 13(8) of the SARFAESI Act, the right of redemption of Secured assets will be available to you only till the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of secured assets. However, you are at liberty to participate in Online E-Auction/Bidding to be held on terms & conditions thereof including deposit of earnest money.

Secured assets on **“AS IS WHERE IS, AS IS WHAT IS & WHATEVER THERE IS CONDITION”** will be sold by **public auction through ‘on line E- Auction on 25.03.2026.**

Please look for the sale advertisement that will appear in two newspapers in due course. You may, if so desire participate in the E-Auction/Bidding or may bring suitable buyers.

Mode of Sale : By holding public auction through ‘on line E- Auction/ Bidding’

Website Details : <https://baanknet.com>

Date of sale : 25.03.2026

Time of sale : 11.00 am to 5.00 pm (with unlimited extension of 10 minutes if bidding continues till sale is concluded)

Yours faithfully,

**CHIEF MANAGER & AUTHORISED OFFICER
BANK OF INDIA**