

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/NG/2026-27/006

Date: 07.04.2026

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

BY SPEED POST WITH A.D

To

For account Mr. Francis M V	Borrower(s): (1) Mr. Francis M V S/o. Mr. Varunny Muringatheri House, Erumapetty P O, Kariyannur, Erumapetty, Thrissur – 680584 (2) Mrs. Rosemary Francis (Co- Borrower for Home Loan) W/o. Mr. Francis M V Muringatheri House, Erumapetty P O, Kariyannur, Erumapetty, Thrissur – 680584 Guarantor(s): Mrs. Rosemary Francis (Guarantor for KCC- I) W/o. Mr. Francis M V Muringatheri House, Erumapetty P O, Kariyannur, Erumapetty, Thrissur – 680584
For account Mrs. Rosemary Francis	Borrower(s): Mrs. Rosemary Francis W/o. Mr. Francis M V Muringatheri House, Erumapetty P O, Kariyannur, Erumapetty, Thrissur – 680584 Guarantor(s): Mr. Francis M V S/o. Mr. Varunny Muringatheri House, Erumapetty P O, Kariyannur, Erumapetty, Thrissur – 680584

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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:

Name of Borrower/ Guarantor	Contractual Dues
Borrower(s): (1) Mr. Francis M V (2) Mrs. Rosemary Francis	855075110000200– Housing Loan Rs. 1,91,18,326.32/- (Rupees One Crore Ninety One Lakhs Eighteen Thousand Three Hundred Twenty Six and Thirty Two Paise [Contractual dues up to 07.04.2026]) + further interest thereon @ 9.05% p.a from 08.04.2026 along with monthly rests & other charges
Borrower(s): Mr. Francis M V Guarantor(s): Mrs. Rosemary Francis	855032110001259– KCC-I Rs. 1,84,166.41/- (Rupees One Lakh Eighty Four Thousand One Hundred Sixty Six and Forty-One Paise [Contractual dues up to 07.04.2026]) + further interest thereon @ 7% p.a from 08.04.2026 along with monthly rests & other charges
Borrower(s): Mrs. Rosemary Francis Guarantor(s): Mr. Francis M V	855032110001281– KCC-II Rs. 4,61,822.32/- (Rupees Four Lakhs Sixty One Thousand Eight Hundred Twenty Two and Thirty-Two Paise [Contractual dues up to 07.04.2026]) + further interest thereon @ 10.30% p.a from 08.04.2026 along with monthly rests & other charges
Aggregating to Rs. 1,97,64,315.05/- (Rupees One Crore Ninety-Seven Lakhs Sixty Four Thousand Three Hundred Fifteen and Five Paise [Contractual dues up to 07.04.2026]) 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 08.09.2025 to you under S.13 (2) of the

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

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

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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 symbolic possession of the secured assets, more particularly described in the schedule hereunder on 20.12.2025.

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 30.99 cents of Land with Residential building at Sy no 599/4 & 599/1 of Nelluvai village, Thalappilly Taluk, Erumapetty & Thrissur District.	
Boundaries: North : Property of Convent South : PWD Road East : Property of Zacharia West : Property of Jacob	
Property owned by Mr. Francis M V.	
Reserve Price	Rs. 2,41,00,000 /- (Rupees Two Crore Forty-One Lakhs)
Earnest Money (EMD)	Rs. 24,10,000/- (Rupees Twenty Four Lakhs Ten Thousand)

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 **28.04.2026**.

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.

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

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

Date of sale : 28.04.2026

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**