बैंक ऑफ़ इंडिया
Bank of India BOI

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/2026-27/007 **Date: 07.04.2026**

<u>NOTICE OF SALE TO THE BORROWER UNDER RULE 8 & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002</u>

<u>BY SPEED POST WITH A.D</u>

To,
Borrower:
Mrs. Sabira Ali
W/o. Mr. Abdul Kareem Musthar
Puttamattom House,
Kavumkara Market PO,
Ernakulam – 686661

Mrs. Sabira Ali
W/o. Mr. Abdul Kareem Musthar
Door No. 45/1976, A2, Daffodils,
Nice Garden, P J Antony Road,
Pachalam, Ernakulam – 682012

Guarantor:
Mr. Abdul Kareem T V
Door No. 45/1976, A2, Daffodils,
Nice Garden, P J Antony Road,
Pachalam, Ernakulam – 682012

Sir/Madam,

<u>NOTICE FOR SALE OF SECURED ASSETS UNDER THE SARFAESI ACT 2002 AND THE RULES FRAMED THERE UNDER</u>

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:

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Name of Borrower/ Guarantor	Contractual Dues
Borrower: Mrs. Sabira Ali **Guarantor:** Mr. Abdul Kareem T V	**850475110000177 – Housing Loan** **Rs 1,12,70,752.02/-** (Rupees One Crore Twelve Lakhs Seventy Thousand Seven Hundred Fifty Two and Two Paise [Contractual dues up to 07.04.2026]) with further interest @9.60% p.a from 08.04.2026 along with monthly rests & other charges

2. You have committed default in payment of dues of **Bank of India, Ernakulam Housing Finance & Personal Banking Branch *(presently transferred to Asset Recovery Branch, Ernakulam)*** as above, the authorized officer of the Bank issued a demand notice dated 04.05.2023 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 took actual possession of the secured assets, more particularly described in the schedule hereunder on 20.09.2025.

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 **public auction through e-auction** with reserve price of immovable property as under:

Description of Immovable properties	
EQM of property situated at Sy. No. 3/3 Thrikkannarvattom Desom, Ernakulam Village with 2/10 Undivided Share out of 4.05 ares of land and building bearing Door No. 45/1976 A1 of Cochin Corporation having a built up area of 1850 Sq. Ft. **Boundaries:** North **:** Road South **:** Property of Kochuvareed East **:** Property of Thomas West **:** Property of Thomas Property owned by **Mrs. Sabira Ali,** W/o. Mr. Abdul Kareem Musthar.	
Reserve Price	**Rs. 63,69,000 /-** (Rupees Sixty Three Lakhs and Sixty Six Thousand)
Earnest Money (EMD)	**Rs. 6,36,900/-** (Rupees Six Lakhs Thirty Six Thousand and Nine Hundred)

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.

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