

NANDIKKARA BRANCH

Mangalam Arcade, Nandikkara, Thrissur - 680301. Phone No. 8547865135

Email: Nandikkara.Ernakulam@bankofindia.bank.in

Ref No: EZO/RD/SANOTICE/2025-26/248

Date: 23.03.2026

**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):

- | | |
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| (1) M/s. Kattukaran Engineering Works
Proprietor : Mr. Bastian Antony K
16/657, Kattukaran Engineering Works,
Near Siva Temple, Narayangadi,
Kallur P O, Thrissur – 680317 | (2) Mr. Bastian Antony K
S/o. Late Antony Kattukkaran
Kattukkaran House, Narayangadi,
Kallur Post, Thrissur – 680317 |
|---|--|

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) M/s. Kattukaran Engineering Works (2) Mrs Bastian Antony K	855430110000035 – Cash Credit Rs. 29,48,841.49/- (Rupees Twenty-Nine Lakhs Forty Eight Thousand Eight Hundred Forty One and Forty Nine Paise [Contractual dues up to 23.03.2026]) + further interest thereon @ 9.25% p.a from 24.03.2026 along with monthly rests & other charges 855470410000068 – Term Loan Rs. 3,16,768.91/- (Rupees Three Lakhs Sixteen Thousand Seven Hundred Sixty Eight and Ninety One Paise [Contractual dues up to 23.03.2026]) + further interest thereon @ 12.85% p.a from 24.03.2026 along with monthly rests & other charges
Aggregating to Rs. 32,65,610.40/- (Rupees Thirty Two Lakhs Sixty Five Thousand Six Hundred Ten and Forty Paise [Contractual dues up to 23.03.2026]) plus interest as mentioned above with all costs, charges and expenses.	

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2. You have committed default in payment of dues of the **Bank of India, Nandikkara** as above, the authorized officer of the Bank issued a demand notice dated 16.10.2025 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 symbolic possession of the secured assets, more particularly described in the schedule hereunder on 28.01.2026.

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 4.45 Ares and 4.79 Ares of Land with commercial building situated at Sy No 290/1, Kallur Village, Kallur Desom, Mukundpauram Taluk, Thrissur District.	
Boundaries: North : Property of Thuniyambral Muji South : Private Road East : Property of Pananthodan Mohanan & Unni West : Canal Bund Road	
Property owned by Mr. Bastin Antony K.	
Reserve Price	Rs. 65,35,000 /- (Rupees Sixty Five Lakhs and Thirty Five Thousand)
Earnest Money (EMD)	Rs. 6,53,500/- (Rupees Six Lakhs Fifty Three Thousand and Five 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.**

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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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**