

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/2026-27/017

Date: 17.04.2026

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

BY SPEED POST WITH A.D

To,

Borrower:

Mr. V A Abdulla

S/o. V P Abu

Vettukattil House, Kadoopadam,

U C College P O, Aluva,

Ernakulam – 683102

Guarantor:

Ms. Minu Fathima V A D/o. Mr. V A Abdulla

Vettukattil House, Kadoopadam,

U C College P O, Aluva,

Ernakulam – 683102

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: Mr. V A Abdulla	856675110000240– Housing Loan
Guarantor: Ms. Minu Fathima V A	Rs. 49,15,231.00/- (Rupees Forty Nine Lakhs Fifteen Thousand Two Hundred and Thirty One [Contractual dues up to 16.04.2026]) with further interest @10.85% p.a from 17.04.2026 along with monthly rests & other charges

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2. You have committed default in payment of dues of **Bank of India, U. C. College Branch (presently transferred to Asset Recovery Branch, Ernakulam)** as above, the authorized officer of the Bank issued a demand notice dated 30.01.2025 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 took symbolic possession of the secured assets, more particularly described in the schedule hereunder on 23.04.2025.

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 1.88 ares (4.625 Cents) of Land & Building at Old Sy. No. 40/3-2, Re Sy. No. 127/14/3/5, Block No. 37 situated at Aluva West Village, Aluva Taluk, Ernakulam District	
Boundaries: North : Property of Muhammed Shereef South : Pathway having 4 Mtr width East : Property of Sreevalsam West : Property of Unnikrishanan	
Property owned by Mr. V A Abdulla.	
Reserve Price	Rs. 41,65,000 /- (Rupees Forty One Lakhs and Sixty Five Thousand)
Earnest Money (EMD)	Rs. 4,16,500/- (Rupees Four Lakhs Sixteen 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 **08.05.2026**.

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 : 08.05.2026

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**