

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/2026-27/016

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(s):

(1) M/s. Grand Construction CO

Partnership firm having its Registered Office at,
40/9702 2nd Floor Chidambaram
Doraiswamy Iyer Road
MG Road Kochi 682035

(2) Ms. Sreedevi Mohanan

Partner of M/s. Grand Construction CO

54/1436 9A Oakwood
Skyline Apartments
Kadavanthara Kochi 682020

(3) Mr. Augustine Chandy

Partner of M/s. Grand Construction CO

Vallomkot
Elamkulam Ulloor
Thiruvananthapuram 695011

(4) Mr. Kunjunni M

Partner of M/s. Grand Construction CO

54/1436 9A Oakwood
Skyline Appartments
Kadavanthara Kochi 682020

Guarantor(s):

(1) Mr. Rajagopalan M

Sreenikethan
Onaparamba Chirakkal PO
Kannur 670011

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.bank.in, ARD.Ernakulam@bankofindia.bank.in

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Name of Borrower/ Guarantor	Contractual Dues
Borrower(s): (1) M/s. Grand Construction CO (2) Ms. Sreedevi Mohanan (Partner) (3) Mr. Augustine Chandy (Partner) (4) Mr. Kunjunni M (Partner) <u>Guarantor(s):</u> (1) Mr. Rajagopalan M	851825110000001 – Over Draft Rs.16,61,71,770.45/- (Rupees Sixteen Crores Sixty One Lakhs Seventy One Thousand Seven Hundred Seventy and Forty Five Paise [Contractual dues up to 16.04.2026]) + plus interest @ 2.55% above Base Rate presently 12.55% p.a from 17.04.2026 along with monthly rests & other charges

2. You have committed default in payment of dues of the **Bank of India, Ernakulam Branch (Presently transferred to Asset Recovery Branch, Ernakulam)** as above, the authorized officer of the Bank issued a demand notice dated 01.01.2018 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 22.05.2018.

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 1 Hectare 91.29 Ares of vacant land at Re Sy. No. 113/1 (Old Sy. No. 31), Block No 132 in Kurumathur Desom & Village, Taliparamba Taluk, Kannur District.	
Boundaries(As per location sketch): North : Thaliparamba Sreekandapuram State Highway South : Property of Padmanabhan & Others East : Private Road, Property of Vijith & others West : Property of Sankaraswamy	
Property owned by Mr. Rajagopalan M (Guarantor)	
Reserve Price	Rs. 8,32,35,000 /- (Rupees Eight Crores Thirty Two Lakhs Thirty Five Thousand)
Earnest Money (EMD)	Rs. 83,23,500/- (Rupees Eighty Three Lakhs Twenty 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

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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.

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**