

MAVOOR ROAD BRANCH

First Floor, NCK Tourist Home Building, Mavoor Road, Kozhikode, Kerala – 673004

Phone No. 2495-2723869; Email: Mavoorroad.Ernakulam@bankofindia.bank.in

Ref No: EZO/RD/NG/2026-27/063

Date: 08.07.2026

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

BY SPEED POST WITH A.D

To

Borrowers(s) & Guarantor(s):

(1) Mr. Sajith P

S/o. Mr. Nanu P

Kalliyath Thazhe,

Puliyanchery, Koyilandy,

Kozhikode – 673307

(2) Mrs. Sarada K T

(Guarantor for Home Loan I & Co- borrower for Home Loan II)

W/o. Mr. Nanu P

Kalliyath Thazhe,

Puliyanchery, Koyilandy,

Kozhikode – 673307

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. Sajith P (2) Mrs. Sarada K T (Co-borrower for Home Loan II) Guarantor(s): (1) Mrs. Sarada K T (Guarantor for Home Loan I)	852475110000129 - Home Loan I
	Rs. 11,03,800.67/- (Rupees Eleven Lakhs Three Thousand Eight Hundred and Sixty Seven Paise [Contractual dues up to 08.07.2026]) + further interest thereon @ 9.65% p.a from 09.07.2026 along with monthly rests & other charges
	852475110000154 - Home Loan II
	Rs. 1,70,681.53/- (Rupees One Lakh Seventy Thousand Six Hundred Eighty One and Fifty Three Paise [Contractual dues up to 08.07.2026]) + further interest thereon @ 9.65% p.a from 09.07.2026 along with monthly rests & other charges
Aggregating to Rs. 12,74,482.20/- (Rupees Twelve Lakhs Seventy Four Thousand Four Hundred Eighty Two and Twenty Paise [Contractual dues up to 08.07.2026]) plus interest as mentioned above with all costs, charges and expenses.	

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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2. You have committed default in payment of dues of the **Bank of India, Mavoor Road** as above, the Authorized Officer of the Bank issued a demand notice dated 05.11.2024 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 06.07.2026.

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	
Item No. 1: EQM of 4 cents of land with residential building situated at Sy. No. 85/6, Re. Sy. No. 96/2 of Viyyur Village, Koyilandy Taluk, Kozhikode District. Boundaries: North : Item No. 1 in Partition Deed South : Kalliyath Thazha Nilam East : Item No. 1 in Partition Deed West : Item No. 2 in Partition Deed Item No. 2: EQM of 3.50 cents of land with residential building situated at Sy. No. 85/6, Re. Sy. No. 96/2 of Viyyur Village, Koyilandy Taluk, Kozhikode District. Boundaries: North : In possession of Devi South : In possession of Sarada & Kalliyath Thazha Nilam East : In possession of Devi West : Item No. 5 in Partition Deed and in possession of Mrs. Sarada Total extent of 7.50 cents (Item No. 1 – 4 cents & Item No. 2 – 3.50 cents) owned by Mrs. Sarada K T, W/o. Mr. Nanu P.	
Reserve Price	Rs. 22,51,000 /- (Rupees Twenty Two Lakhs and Fifty One Thousand)
Earnest Money (EMD)	Rs. 2,25,100/- (Rupees Two Lakhs Twenty Five Thousand and One 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

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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 **28.07.2026**. 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 : 28.07.2026

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**