

**NANDIKKARA BRANCH**

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

Email: Nandikkara.Ernakulam@bankofindia.bank.in

Ref No.: EZO/RD/NG/2026-27/064

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

**Borrower(s):**

- |                                                                                                                                                                                               |                                                                                                                                      |
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| <b>(1) M/s. Kattukaran Engineering Works</b><br>Proprietor : Mr. Bastian Antony K<br>16/657, Kattukaran Engineering Works,<br>Near Siva Temple, Narayangadi,<br>Kallur P O, Thrissur – 680317 | <b>(2) Mr. Bastian Antony K</b><br>S/o. Late Antony Kattukkaran<br>Kattukkaran House, Narayangadi,<br>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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Borrower(s):</b><br>(1) M/s. Kattukaran Engineering Works<br>(2) Mrs Bastian Antony K                                                                                                                                                         | <b>855430110000035 – Cash Credit</b><br><b>Rs. 30,52,652.49/-</b> (Rupees Thirty Lakhs Fifty Two Thousand Six Hundred Fifty Two and Forty Nine Paise [Contractual dues up to 08.07.2026]) + further interest thereon @ 9.25% p.a from 09.07.2026 along with monthly rests & other charges<br><br><b>855470410000068 – Term Loan</b><br><b>Rs. 3,24,822.91/-</b> (Rupees Three Lakhs Twenty Four Thousand Eight Hundred Twenty Two and Ninety One Paise [Contractual dues up to 08.07.2026]) + further interest thereon @ 12.85% p.a from 09.07.2026 along with monthly rests & other charges |
| <b>Aggregating to Rs. 33,77,475.40/-</b> (Rupees Thirty Three Lakhs Seventy Seven Thousand Four Hundred Seventy Five and Forty Paise [Contractual dues up to 08.07.2026]) 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. |                                                                                |
| <b>Boundaries:</b><br>North : Property of Thuniyambal Muji<br>South : Private Road<br>East : Property of Pananthodan Mohanan & Unni<br>West : Canal Bund Road |                                                                                |
| Property owned by <b>Mr. Bastin Antony K.</b>                                                                                                                 |                                                                                |
| <b>Reserve Price</b>                                                                                                                                          | <b>Rs. 65,35,000 /-</b> (Rupees Sixty Five Lakhs and Thirty Five Thousand)     |
| <b>Earnest Money (EMD)</b>                                                                                                                                    | <b>Rs. 6,53,500/-</b> (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 **28.07.2026**.

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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 : 28.07.2026**

**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**