



**M G ROAD BRANCH, ERNAKULAM**  
Building No.66/6600, Malankara Centre,  
Opp. Shenoy's Theatre, M G Road,  
Ernakulam-682035, Kerala.  
☎ 0484 – 2355073  
✉ mgroadekm@indianbank.co.in

**ANNEXURE VIII**  
**(Sale notice format for Borrower/Guarantor/Mortgagor)**

**NOTICE OF SALE**

**Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002**

**To,**

|                                                                                                                                |                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>M/s Bovidae Farm Products Pvt Ltd</b><br>Building No. VIII/498, Manissery Post,<br>Vaniamkulam, Ottapalam, Palakkad, 679521 | <b>Mr. Shaji Mecheri Varghese</b><br>Mechery Post Vaniamkulam, Ottapalam,<br>Palakkad, 679521 |
| <b>Mr. Jagadeesh Gopalan</b><br>39, Thiruvalluar Street 1, Seeranaickenpalayam,<br>Coimbatore North, Tamil Nadu 641007         |                                                                                               |
| <b>Mr. Saji Sebastian</b><br>Powanchira House, Pazhanganad<br>Kizhakkambalam, Ernakulam, 683562                                | (Having address also at)<br>Powanchira, Kalaketty Post<br>Kanjirappally, Kottayam 686508      |

**Sub:** Loan accounts in the name of M/s Bovidae Farm Products Pvt Ltd with Indian Bank, MG Road Branch being,

1. OCC Ind SME - A/c No. 6437110436
2. SME Small Enterprises Manufacturing – A/c No. 6517191596
3. INDMSE Covid Emergency - A/c No. 6874815176
4. RBD INDGECLS Covid - A/c No. 6887824163
5. MSME GECLS Extension - A/c No. 7147514770

**M/s Bovidae Farm Products Pvt Ltd and Others** availed Business Loan Facilities as detailed above, from Indian Bank, MG Road Branch, repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Property(ies)". **M/s Bovidae Farm Products Pvt Ltd** failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **07.03.2024** under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the



Authorized Officer calling upon Borrower(s), Guarantors liable to the Bank to pay the amount due to the tune of **Rs. 1,31,57,482/- (Rupees One Crore Thirty One Lakh Fifty Seven Thousand Four Hundred and Eighty Two Only)** as on **06.03.2024** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **07.03.2024**.

As **M/s Bovidae Farm Products Pvt Ltd and Others** and others failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **03.07.2024** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode: sincerely

**THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.**

As per Rule 9(1)) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days' notice of intended sale is required to be given for subsequent sales and hence we are issuing this notice.

The amount due as on **31.07.2026** is **Rs. 1,87,53,104/- (Rupees One Crore Eighty Seven Lakh, Fifty Three Thousand One Hundred and Four Only)** with further interest, costs, other charges and expenses thereon from **01.08.2026**

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

**The date of sale is fixed as 19.08.2026 which would be by e-auction mode.**

Inspection of the scheduled properties and related documents/up to date EC etc. by the intending purchasers/bidders may be done at their expense from **03.08.2026** to **18.08.2026** between **10.00 am to 4.00 pm**.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The terms and conditions of e-auction is available in the website (<https://baanknet.com>).



The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com> (PSB Alliance Pvt. Ltd.)) using their mobile number and email id. Further, after completing their e-KYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **18.08.2026** i.e the e-Auction Date and before the e-auction end time in the portal. The registration and e-KYC must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com> (PSB Alliance Pvt. Ltd.)) **for depositing in bidders EMD Wallet**. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted**. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

| Nodal Bank Account No. and A/c. Name                | Branch name and IFS Code |
|-----------------------------------------------------|--------------------------|
| 6095952897,<br>E Auction EMD Account Ernakulam Zone | M G Road, IDIB000M036    |

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

This Notice is without prejudice to any other remedy available to the Secured Creditor



## SCHEDULE

- The specific details of the assets which are intended to be brought to sale are

| S No                                                | Description of the Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Boundaries as per Title Deed                                                   |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 1                                                   | <p>In Coimbatore registration district, Madukkarai Sub Registration District, Coimbatore South Taluk, Presently Madukkarai Taluk, Thirumalayampalayam South Village, Patta No. 1367, (Old Patta No. 573), SF No. 841/2 Dry Hec 1.95.0 or Dry Acre 8.86 Kist. Rs. 3.92. In this Western Side vendor owned Dry Acre 1.18. In this northern side one portion of Dry Acre 0.55½ or Dry Hec. 0.22.5 is conveyed by this sale deed within the following boundaries; -</p> <p><b>East:</b> North South Cart Track in SF No. 841/2</p> <p><b>North:</b> Land belonging to C. Palanisamy in SF No. 841/1</p> <p><b>West:</b> Land in SF No. 840</p> <p><b>South:</b> Remaining southern portion of land belongs Mr. G Jagadeesh.</p> <p>In this, an extend of Dry Acre 0.55½ or Dry Hec 0.22.5 of land together with 1000 Sq.Ft of Post-Harvest Processing Asbestos Sheet Shed with all appurtenances thereto and having a common pathway, Cart Track way right to use the 22 links width North South Cart Track Road (west bounded in SF No. 841/2, 842/2C) which is limits upto porambokku land in SF No. 836 to reach the property from the property from the existing East- West Road,.</p> |                                                                                |
| <b>Reserve Price</b>                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Rs.52.50 Lakh</b><br><b>(Rupees Fifty Two Lakh and Fifty Thousand only)</b> |
| <b>EMD</b>                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Rs.5.50Lakh ( Rupees Five Lakh and Fifty Thousand only)</b>                 |
| <b>Bid Multiple of</b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Rs.25,000/- ( Rupees Twenty Five Thousand only )</b>                        |
| <b>Date, Time for e-auction and Property ID No.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 19.08.2026, From 11.00am to 04.00pm<br>IDIBMGBOV02                             |
| <b>Prior Encumbrance</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Nil as per the Bank's record                                                   |



Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://baanknet.com> and for clarifications related to this portal, please contact Helpdesk No. 8291220220

**Bidders are advised to use Property ID Number** mentioned above while searching for the property in the website with <https://baanknet.com>.

Place: Ernakulam  
Date: 01.08.2026

  
Authorized Officer

