

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/2026-27/085

Date: 21.07.2026

**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):

Mr. Ubaidulla M U

S/o. Ummer Haji

Madathiparambil House,

Pallithanam,

Kaipamangalam,

Thrissur-680681

Guarantor(s):

Mrs. Sabitha Ubaid

W/o Ubaidulla M U

Madathiparambil House

Pallithanam

Kaipamangalam,

Thrissur-680681

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. Ubaidulla M U Guarantor(s): (1) Mrs. Sabitha Ubaid	KCC: 853776310000807 Contractual Dues: Rs. 2,54,84,435.06/- (Rupees Two Crore Fifty Four Lakhs Eighty Four Thousand Four Hundred Thirty Five and Six Paise [Contractual dues up to 21.07.2026]) plus further interest thereon @ 11.40% p.a

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	from 22.07.2026 along with monthly rests & other charges
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2. You have committed default in payment of dues of the **Bank of India, Palakkad Branch (Presently transferred to Asset Recovery Branch, Ernakulam)** as above, the Authorized Officer of the Bank issued a demand notice dated 14.10.2025 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 took actual possession of the secured assets, more particularly described in the schedule hereunder on 15.06.2026.

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 76.52 Cents of land & residential building situated at Re Sy No. 127/1A-2 – 8.24 Cents, Re Sy No. 127/1B-2 – 6.74 Cents, Re Sy No. 127/1A-1 – 23.53 Cents, Re Sy No. 127/1B-1 – 21.43 Cents, Re Sy No. 127/10-1 – 4.49 Cents, Re Sy No. 127/7-1 – 1.85 Cents, Re Sy No. 128/6-3 – 6 Cents, Re Sy No. 128/6-2 – 0.98 Cents, Re Sy No. 127/1A – 3.26 Cents in Kaippamangalam Village, Kodungallur Taluk, Thrissur District owned by Mr. Ubaidulla M U , S/o. Ummer Haji.	
Boundaries (As per Location Certificate): North : Property of Karanamkott Santhosh South : Property of Madathiparambil Noushad & Road East : Property of Edassery Prema West : Property of Kuppakkattil Sudhakaran	
Reserve Price	Rs.2,66,11,000/- (Rupees Two Crore Sixty Six Lakhs Eleven Thousand)
Earnest Money (EMD)	Rs.26,61,100 /- (Rupees Twenty Six Lakhs Sixty One Thousand 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 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

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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 11.08.2026.**

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 : 11.08.2026

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**