बैंक ऑफ़ इंडिया
Bank of India BOI

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/2026-27/114 **Date: 03.09.2026**

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:

(1) Mrs. Asha Stephen
W/o. Mr. Ajo Jose
Puthenpurayil House
TKS Road, Maradu PO,
Ernakulam – 682304

(2) Mr. Ajo Jose
S/o. Mr. Jose
Puthenpurayil House
TKS Road, Maradu PO,
Ernakulam – 682304

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: (1) Mrs. Asha Stephen (2) Mr. Ajo Jose	**858075110000118 – Housing Loan** **Rs. 98,41,910.04 /-** (Rupees Ninety Eight Lakhs Forty One Thousand Nine Hundred Ten and Four Paise [Contractual dues up to 03.09.2026]) + further interest @10% p.a from 04.09.2026 along with monthly rests & other charges

2. You have committed default in payment of dues of **Bank of India, Marudu Branch *(presently transferred to Asset Recovery Branch, Ernakulam)*** as above, the authorized officer of the Bank issued a demand notice dated 11.07.2017 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 30.11.2017.

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 **public auction through e-auction** with reserve price of immovable property as under:

<table>
<tr><th colspan="2">Description of Immovable properties</th></tr>
<tr><td colspan="2">EQM of 4.05 Ares of Land & Building structure at Re Sy. No. 190/16-1 – 1.88 Ares & 190/16-4 – 2.17 Ares (Old Survey No. 975/1/1) situated at Aiykkaranadu South Village, Kunnathunadu Taluk, Ernakulam District owned by Mrs. Asha Stephen & Mr. Ajo Jose.

Boundaries:
North : Private Road & Property of Pathrose
South : Remaining Property
East : Property of Molayil Paulose
West : Private Road</td></tr>
<tr><td>Reserve Price</td><td>Rs. 18,48,000 /- (Rupees Eighteen Lakhs and Forty Eight Thousand)</td></tr>
<tr><td>Earnest Money (EMD)</td><td>Rs. 1,84,800/- (Rupees One Lakh Eighty Four Thousand Eight Hundred)</td></tr>
</table>

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.

ASSET RECOVERY BRANCH, ERNAKULAM
Ground Floor- Pallippadan Highlight, Opposite to St. George's Church, Edapally PO- 682024
Email: ARB.Ernakulam@bankofindia.bank.in

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 **25.09.2026.**

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 : 25.09.2026
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