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/SANOTICE/2025-26/175 **Date: 18.10.2025**

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:
Mr. Nandu S S
S/o. Mr. Shammi
SRS Bhavan, Kollankavu,
Pazhakutty PO,
Thiruvananthapuram – 695561

Mr. Nandu S S
S/o. Mr. Shammi
Sheela Bhavan, Kallipara Nanniyode,
Pacha PO, Palode,
Thiruvananthapuram - 695562

Guarantor:
Mrs. Sasi Priya A A
W/o. Mr. Shammi
SRS Bhavan, Kollankavu,
Pazhakutty PO,
Thiruvananthapuram – 695561

Mrs. Sasi Priya A A
W/o. Mr. Shammi
Sheela Bhavan, Kallipara Nanniyode,
Pacha PO, Palode,
Thiruvananthapuram - 695562

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:

बैंक ऑफ़ इंडिया Bank of India BOI

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Name of Borrower/ Guarantor	Contractual Dues
Borrower: Mr. Nandu S S **Guarantor:** Mrs. Sasi Priya A A	**853275110000203 – Housing Loan** **Rs 5,42,31,972.52/-** (Rupees Five Crore Forty Two Lakhs Thirty One Thousand Nine Hundred Seventy Two and Fifty-Two Paise [Contractual dues up to 18.10.2025]) + further interest @9% p.a from 19.10.2025 along with monthly rests & other charges

2. You have committed default in payment of dues of **Bank of India, PTP Nagar Branch *(presently transferred to Asset Recovery Branch, Ernakulam)*** as above, the authorized officer of the Bank issued a demand notice dated 04.05.2023 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 16.05.2025.

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:

Description of Immovable properties	
EQM of 12.28 Ares of land & building at Re Sy No. 670/8 (Old Sy No. 548/ 6/ 2) in Block No. 8 of Adoor Village, Adoor Taluk, Pathanamthitta District. **Boundaries:** North : Municipal Road South : Property of Sam Jacob East : Property of Illathu West : Municipal Road Property owned by **Mr. Nandu S S,** S/o. Mr. Shammi.	
Reserve Price	**Rs. 3,41,86,000 /-** (Rupees Three Crore Forty One Lakhs and Eighty Six Thousand)
Earnest Money (EMD)	**Rs. 34,18,600/-** (Rupees Thirty Four Lakhs Eighteen Thousand Six Hundred Sixty)

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

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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 **25.11.2025.**

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 : 25.11.2025
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

बैंक ऑफ़ इंडिया
Bank of India BOI

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Terms & Conditions:

1. The auction sale will be 'Online E-Auction'/bidding through website **https://baanknet.com** on **25.11.2025** from **11.00 AM to 5.00 PM**, with unlimited extensions of ten minutes duration each.
2. Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one-time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents.
3. Steps to be followed by the bidder for registering with e-auction portal.
   STEP 1 –Bidder/purchaser registration: Bidder to register on e-auction portal **https://baanknet.com**
   (Click "Buyer Registration") using email ID and mobile number.
   STEP 2 –e-KYC Verification with requisite KYC documents and Bank account details.
   STEP 3 – Transfer of EMD amount to bidder's EMD wallet.
4. Contact details of **Baanknet portal – support.baanknet@psballiance.com & support.ebkray@procure247.com, Baanknet Support: +91 8291220220**.
5. For details with regard to e-auction procedure, please contact **BANK OF INDIA, Recovery Department, Ernakulam Zone, Kaloor Towers, Kaloor - Kadavanthra Road, Cochin-682017, Phone:0484-2725723/729/730, E-mail: ARD.Ernakulam@bankofindia.co.in.** Bidders are advised to go through the website **https://baanknet.com** and **www.bankofindia.co.in/tenders** for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings.
6. Bids shall be submitted through online procedure only.
7. Earnest Money Deposit- 10% of the reserve price (EMD) shall be deposited through **NEFT** to credit of Baanknet E-WALLET. In case of successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NET BANKING/FUND TRANSFER to the BOI **Account No.834890200000033, Account Name: BOI Inward, IFSC Code: BKID0008348.**
8. In case of unsuccessful/failed bid, the bidders will not be entitled to claim any interest, cost, expenses and any other charges.
9. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offer in multiples of **Rs.50,000/- (Rupees Fifty Thousand).**
10. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid) immediately to the bank **on the same day or not later than next working day** of the sale. The balance of the purchase price shall be paid on or before the fifteenth day of confirmation of sale.
11. The property is sold in 'as is where is' and 'as is what is' condition and the intending bidders should make discreet enquiry as regards any claim, charges on the property by any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.
12. The Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. The decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all bidders.
13. The purchasers shall bear the stamp duties, TDS, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. In case of forfeiture of the amount deposited by the defaulting bidder, the defaulting bidder neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
14. It shall be the responsibility of the successful bidder to remit the TDS @1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs.50 Lakhs or more. TDS should be filed online by filing form 26QB & TDS Certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax in to the government account.

15. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained.
16. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
17. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.
18. The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties, please contact our concerned branches above. The properties can be inspected during office hours between **20.11.2025 and 25.11.2025**, by contacting the respective branches.
19. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
