

**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/2026-27/102**

**Date: 20.08.2026**

**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):**

**(1) M/s. Grand Construction CO**

Partnership firm having its Registered Office at,  
40/9702 2<sup>nd</sup> Floor Chidambaram  
Doraiswamy Iyer Road  
MG Road Kochi 682035

**(2) Ms. Sreedevi Mohanan**

**Partner of M/s. Grand Construction CO**

54/1436 9A Oakwood  
Skyline Apartments  
Kadavanthara Kochi 682020

**(3) Mr. Augustine Chandy**

**Partner of M/s. Grand Construction CO**

Vallomkot  
Elamkulam Ulloor  
Thiruvananthapuram 695011

**(4) Mr. Kunjunni M**

**Partner of M/s. Grand Construction CO**

54/1436 9A Oakwood  
Skyline Appartments  
Kadavanthara Kochi 682020

**Guarantor(s):**

**(1) Mr. Rajagopalan M**

Sreenikethan  
Onaparamba Chirakkal PO  
Kannur 670011

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:

*Zonal Office, Ernakulam Zone, Kaloor Towers, Kaloor-Kadavanthra Road, Cochin-682017, Phone 0484-2725723/729/730 E-mail: ZO.Ernakulam@bankofindia.bank.in, ARD.Ernakulam@bankofindia.bank.in*

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| Name of Borrower/ Guarantor                                                                                                                                                                                                     | Contractual Dues                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Borrower(s):</b><br>(1) M/s. Grand Construction CO<br>(2) Ms. Sreedevi Mohanan<br>(Partner)<br>(3) Mr. Augustine Chandy<br>(Partner)<br>(4) Mr. Kunjunni M (Partner)<br><b><u>Guarantor(s):</u></b><br>(1) Mr. Rajagopalan M | <b>851825110000001 – Over Draft</b><br><br><b>Rs.17,00,31,565.34/-</b> (Rupees Seventeen Crores Thirty One Thousand Five Hundred Sixty Five and Thirty Four Paise [Contractual dues up to 20.08.2026]) + plus further interest thereon @ 12.55% from 21.08.2026 along with monthly rests & other charges |

2. You have committed default in payment of dues of the **Bank of India, Ernakulam Branch (Presently transferred to Asset Recovery Branch, Ernakulam)** as above, the authorized officer of the Bank issued a demand notice dated 01.01.2018 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 symbolic possession of the secured assets, more particularly described in the schedule hereunder on 22.05.2018.

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 1 Hectare 91.29 Ares of vacant land at Re Sy. No. 113/1 (Old Sy. No. 31), Block No 132 in Kurumathur Desom & Village, Taliparamba Taluk, Kannur District.                                                                   |                                                                                           |
| <b>Boundaries(As per location sketch):</b><br>North : Thaliparamba Sreekandapuram State Highway<br>South : Property of Padmanabhan & Others<br>East : Private Road, Property of Vijith & others<br>West : Property of Sankaraswamy |                                                                                           |
| Property owned by <b>Mr. Rajagopalan M</b> (Guarantor)                                                                                                                                                                             |                                                                                           |
| <b>Reserve Price</b>                                                                                                                                                                                                               | <b>Rs. 8,32,35,000 /-</b> (Rupees Eight Crores Thirty Two Lakhs Thirty Five Thousand)     |
| <b>Earnest Money (EMD)</b>                                                                                                                                                                                                         | <b>Rs. 83,23,500/-</b> (Rupees Eighty Three Lakhs Twenty 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

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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 09.09.2026.**

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 : 09.09.2026**

**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**