



**PUZHAKKAL BRANCH**  
SIVADA COMPLEX ,OPP SIVA TEMPLE,PUZHAKKAL P.O  
DISTRICT: THRISSUR, KERALA, PIN: 680553

**Notice of sale for sale of Immovable Property**  
**(Subsequent Sale)**

To

**Dt. 15.09.2025**

M/s Sai Ram Tile works, Represented by Mrs.Biniya Babu, W/o N S Babu, Ms.Sharon Babu, D/o N.S Babu, Mr.Rithik Sai Babu S/o N.S Babu Legal Heirs of Mr.Babu. N S, Annakkara Village, Chav Akkad Taluk, Thrissur Dist, Kerala, Pin-680508.
Mrs.Biniya Babu ,W/o N.S Babu, Thirtham,Nalupurakkal House,PoonkunnumPost,Thrissur,Kerala Pin: 680002.
Ms.Sharon Babu,D/o N.S Babu, Thirtham,Nalupurakkal House,PoonkunnumPost,Thrissur,Kerala Pin: 680002.
Mr.Rithik Sai Babu,S/o N.S Babu, Thirtham,Nalupurakkal House,PoonkunnumPost,Thrissur,Kerala Pin: 680002.

**Ref: Loan a/c No. 3386896550 of M/s Sai Ram Tile Works from our Puzhakkal Branch**

Sub: Fifteen days' notice of sale of immovable secured assets under rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Sir/Madam,

In continuation of our demand notice dated **12/02/2018** under section 13(2) of SARFAESI Act and our subsequent notice of Possession dated **27/04/2018** both served upon you in the captioned account/s under section 13(4) of the said Act, notice is hereby served upon you under rule 8(6) of the Security Interest (Enforcement) Rules, 2002 that the secured assets in the captioned account which are mentioned in the sale notice attached herewith, shall be sold on **10.10.2025** between 10.00 AM to 6.00 PM by way of e-auction by the under signed at the place and time and on the terms and conditions as mentioned in the said sale notice, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made thereunder.

The said sale notice shall form an integral part of this notice and all the contents of the attached sale notice shall be read as of mentioned in this notice.

**Authorised Officer**

Encl: The sale notification (will be published in web site, newspapers)

सेंट्रल बैंक ऑफ इंडिया  
For Central Bank of India

  
प्रधिकृत अधिकारी / Authorized Officer



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**APPENDIX- IV A**  
[See proviso to rule 8(6)]  
**Sale notice for Sale of immovable properties.**

M/s Sai Ram Tile works, Represented by Mrs.Biniya Babu, W/o N S Babu, Ms.Sharon Babu, D/o N.S Babu, Mr.Rithik Sai Babu S/o N.S Babu Legal Heirs of Mr.Babu. N S, Annakkara Village, Chavakkad Taluk, Thrissur Dist, Kerala, Pin-680508,
Mrs.Biniya Babu ,W/o N.S Babu, Thirtham,Nalupurakkal House,PoonkunnumPost,Thrissur,Kerala Pin: 680002.
Ms.Sharon Babu,D/o N.S Babu, Thirtham,Nalupurakkal House,PoonkunnumPost,Thrissur,Kerala Pin: 680002.
Mr.Rithik Sai Babu,S/o N.S Babu, Thirtham,Nalupurakkal House,PoonkunnumPost,Thrissur,Kerala Pin: 680002.

**E-Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the secured creditor CENTRAL BANK OF INDIA, the actual possession of which has been taken by the Authorized Officer of CENTRAL BANK OF INDIA (Secured Creditor), will be sold on "As is Where is ", "As is What is ", and "Whatever there is " on **10/10/2025** , for recovery of **₹1,55,94,954/- (Rupees One Crore Fifty Five Lakh Ninety Four Thousand Nine Hundred and Fifty Four only)** due to the CENTRAL BANK OF INDIA (Secured Creditor)as on **14.09.2025** and further interest and cost thereon from **15.09.2025**.

**DESCRIPTION OF IMMOVABLE PROPERTIES**

BRANCH	DESCRIPTION OF THE PROPERTIES	CONTRACTUAL DUES AS ON DATE OF SALE NOTICE	RESERVE PRICE (in Lakh)	TIME OF SALE
			EMD (in Lakh)	
			BID INCREASE AMT(in Lakh)	
Puzhakkal	All that part and parcel of 40.47 Ares of land and all improvements thereon comprised in Re. Sy No- 227/1A, in Annakkara	₹1,55,94,954/- (Rupees One Crore Fifty Five Lakh	Rs.88.59 Lakh	
			Rs.8.86 Lakh	

सेंट्रल बैंक ऑफ इंडिया  
For Central Bank of India

MOB: 8943336404, EMAIL: E Mail: [bmcoch4586@centralbank.co.in](mailto:bmcoch4586@centralbank.co.in)

ऑथराइज्ड ऑफिसर / Authorized Officer



### PUZHAKKAL BRANCH

SIVADA COMPLEX ,OPP SIYA TEMPLE,PUZHAKKAL P.O  
DISTRICT: THRISSUR, KERALA, PIN: 680553

<p>Village,Chavakkad Taluk,Thrissur District in name of Late Mr.Babu N S <b>Boundaries:-</b> East-Property of Biniya South-Property of Nalupurackal Babu West-Property of Valaparambil Mohanan and His wife Baby. North - Property of Velayudhan S/o Kolattu Kuttappan &amp; All that part and parcel of 8.94 Ares of land and all improvements thereon comprised in Re. Sy No- 227/1A, in Annakara Village,Chavakkad Taluk,Thrissur District in name of Mrs.Biniya. <b>Boundaries:-</b> East- Road South-Property of Babu S/o Nalupurakkal Sankaran West-Property of Nalupurakkal Babu North - Property of Velayudhan S/o Kolattu Kuttappan</p>	<p>Ninety Four Thousand Nine Hundred and Fifty Four only)</p>	<p>Rs.0.90 Lakh</p>	<p>10.00 AM TO 06.00 PM</p>
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- 1) Property Inspection Date & Timing: **24/09/2025** between 10.00 am to 4.00 pm.
- 2) Interested bidders may deposit pre-bid EMD with "BAANKNET" before the close of e-auction. Credit of pre bid EMD shall be given to the bidder only after receipt of payment in BAANKNET's bank account and update of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.
- 3) Date & Time of e-auction: **10/10/2025** from 10:00 AM to 6:00 PM (with auto extension clause in case of bid in last Ten minutes before closing). The auction will be conducted through the Bank's approved service provide "<https://baanknet.com>" For further details, terms and conditions, the interested bidders can visit our Bank's website at <https://www.centralbankofindia.co.in> & "<https://baanknet.com>" and submit bid for participation in the E-auction Portal "<https://baanknet.com>".

सुन सेंट्रल बैंक ऑफ इंडिया  
For Central Bank of India

*Muthu*

MOB: 8943336404, EMAIL: E Mail: [bmcoch4586@centralbank.co.in](mailto:bmcoch4586@centralbank.co.in)

अधिकृत अधिकारी / Authorized Officer



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For detailed terms and conditions of the sale, please refer to the link provided in <https://baanknet.com>,  
in secured Creditor's website ie [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in).

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact to support.BAANKNET@psballiance.com on their Central Helpdesk Number 8291220220 or Contact: Central bank of India, Puzhakkal branch, Branch Head: 8943336404 & Authorised Officer: 7506111590

----- Statutory 15 days sale notice under Rule 8(6) of SARFAESI Act 2002 -----

सेंट्रल बैंक ऑफ इंडिया  
For Central Bank of India

Place: Puzhakkal  
Date: 15.09.2025

  
अधिकृत अधिकारी / Authorized Officer  
**Authorized Officer**