



**PERUMANOOR BRANCH**  
 USNAZ TOWER, CHURCH LANDING ROAD, NEAR MEDICAL TRUST JUNCTION,  
 PALLIMUKKU, KOCHI  
 DISTRICT: ERNAKULAM STATE: KERALA PIN: 682016

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

<b>Borrower</b> M/s Aroma Associates represented by proprietor Mr Joseph Phoenix, MIG 462, 9 <sup>m</sup> Cross Road, Panampilly Road, Kochi 682036	<b>Borrower</b> Mr Joseph Phoenix, Kochery House, Punnackal, Elamakkara, Kochi 682026
<b>Guarantor</b> Mr Prince Peter, Kochery House, Punnackal, Elamakkara, Kochi 682026	

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 proviso 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 **28/11/2023**, for recovery of **Rs. 80,30,482/- (Rupees Eighty lakhs thirty thousand Four hundred eighty two only)** due to the CENTRAL BANK OF INDIA (Secured Creditor) as on 18/10/2023 and further interest and cost thereon.

**DESCRIPTION OF IMMOVABLE PROPERTIES**

BRANCH	DESCRIPTION	CONTRACTUAL DUES AS ON DATE OF NOTICE	RESERVE PRICE (in Lakh)	TIME OF SALE	
			EMD (in Lakh)		
			BID INCREASE AMT(in Lakh)		
Perumanoor	Equitable mortgage of all that part and parcel of land admeasuring 9.75 ares (24.10cents) in Svy 1106/3 (Re Sy No 315/11) of Njarakkal village, Kochi Taluk in	Rs 80,30,482/- (Rupees Eighty Lakhs thirty thousand four hundred eighty	Rs. 29.53 Lakh		
			Rs. 2.95 Lakh		





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	<b>the name of Mr Prince Peter. Bounded by East: Property of Prabhakaran, North: Pathway, West: Pathway, South: Property of Elavathunka Ouseph</b>	<b>two only)</b>	<b>Rs. 0.20 Lakh</b>	<b>10:00 AM - 06:00 PM</b>
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- 1) Property Inspection Place, Date & Timing: Njarakkal, 24/11/2023 between 10.00 am to 4.00 pm
- 2) Interested bidders may deposit pre-bid EMD with MSTC before the close of e-auction. Credit of pre bid EMD shall be given to the bidder only after receipt of payment in MSTC'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: 28/11/2023 from 10:00 AM to 06:00 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 provider "https://www.mstcecommerce.com" For further details, terms and conditions, the interested bidders can visit our Bank's website at https://www.centralbankofindia.co.in & https://www.ibapi.in and submit bid for participation in the E-auction Portal https://www.mstcecommerce.com/ auctionhome/ibapi.

For detailed terms and conditions of the sale, please refer to the link provided in [www.mstcecommerce.com](http://www.mstcecommerce.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 [www.mstcecommerce.com](http://www.mstcecommerce.com) on their Central Helpdesk Number 033-22901004 or Contact: Central bank of India, Perumanoor branch, Branch Head: 8943336372 & Authorised Officer: 9300351676

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

**Place: Perumanoor**  
**Date: 19/10/2023**



केंद्रीय बैंक ऑफ इंडिया  
\*For CENTRAL BANK OF INDIA

आधिकृत अधिकारी / Authorized Officer  
**Authorized Officer**