



Sale notice Ayon
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यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम



Union Bank of India
A Government of India Undertaking

Asset Recovery Branch

Veetteel Chambers, Ravipuram, MG Road, Ernakulam, Kerala State, Pin-685016

E mail: arb.ernakulam@unionbankofindia.bank.in

Ref: ARB/2025-26/1022

Date: 13.03.2026

By Regd Post & Courier

To,

1. Borrowers/Guarantor:	
M/s AEJ Automobiles A proprietorship firm represented by its Proprietor - Mr. Jobin Alex Door No: VI/290, Emmanuel Junction, Vazhakulam, Muvattupuzha, Ernakulam District, Kerala- 686 670	Mr. Jobin Alex (Proprietor) Puthenpurackal House Kadalikkad P.O. Piralimattom, Vazhakulam, Muvattupuzha Ernakulam District, Kerala- 686 670
Mrs. Sheela Mahesh Wife & legal heir of (late) Mahesh C.N., Cheranattu House, Karikkode, Edavetty PO, Thodupuzha Taluk, Idukki District, Kerala - 685 588	Mrs. Leela Narayanan Mother & legal heir of (late) Mahesh C.N. Cheranattu House, Manakkadu PO, Thodupuzha Taluk Idukki District, Kerala- -685 608

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Asset Recovery Branch Ernakulam (Account transferred from Thodupuzha Branch), the secured creditor, caused a demand notice dated 22.04.2024 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken **constructive** possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 24.12.2024.
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 10.04.2026 by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be ₹. 14,50,000.00 (Rupees Fourteen Lakh Fifty Thousand Only)
4. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> and the same is also enclosed herewith.

Yours faithfully

Place : Ernakulam

Date : 13.03.2026

Encl: Sale Notice

 कृते यूनियन बैंक ऑफ इंडिया
AUTHORISED OFFICER BANK OF INDIA
FOR UNION BANK OF INDIA


Authorised Officer & Chief Manager, A.R.B. Ernakulam



Classification: Internal

[Appendix - IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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, the constructive possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on 10.04.2026, for recovery of Rs.20,53,519.57 as on 30.11.2025 due to Secured Creditor, Union Bank of India from M/s AEJ Automobiles, Proprietor Mr. Jobin Alex and Mrs. Sheela Mahesh wife and legal heir of Late Mahesh CN and Mrs. Leela Narayanan Mother and legal heir of late Mahesh CN. The reserve price will be Rs.14,50,000.00 (Fourteen Lakh Fifty Thousand Only).

Description of Property

An extent of 3.08 Ares of land, building and all other improvements thereon comprised in Re Survey No.63/5 (Survey No. 1432/1C/1) of karikode village, Thodupuzha Taluk, Idukki District, Kerala held in the name of late Mahesh C.N. covered by sale Deed No. 4236/2003 dated 19-12-2003 of Sub Registrar Office Karikode.

Bounded:-

On the North By- Property of Velayudhan Nair Mariyil

On the East By- Property of Velayudhan Nair Mariyil

On the South By- Panchayat Road

On the West By- Property of Johnson Thurackal

List of Encumbrances:Nil

a) Nil

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> . The same is also enclosed herewith.

Place : Ernakulam

Date : 13.03.2026

Encl: Terms of sale



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FOR UNION BANK OF INDIA
AUTHORISED OFFICER
FOR UNION BANK OF INDIA
कृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी. एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	
M/s AEJ Automobiles A proprietorship firm represented by its Proprietor - Mr. Jobin Alex Door No: VI/290, Emmanuel Junction, Vazhakulam, Muvattupuzha, Ernakulam District, Kerala- 686 670	Mr. Jobin Alex (Proprietor) Puthenpurackal House Kadalikkad P.O. Piralimattom, Vazhakulam, Muvattupuzha Ernakulam District, Kerala- 686 670
Mrs. Sheela Mahesh Wife & legal heir of (late) Mahesh C.N., Cheranattu House, Karikkode, Edavetty PO, Thodupuzha Taluk, Idukki District, Kerala- -685 588	Mrs. Leela Narayanan Mother & legal heir of (late) Mahesh C.N. Cheranattu House, Manakkadu PO, Thodupuzha Taluk Idukki District, Kerala- -685 608
2. Name and address of the Secured Creditor:	Union Bank of India, Asset Recovery Branch Ernakulam (Account transferred from Thodupuzha Branch) Veeteeel Chambers, Ravipuram, MG Road, Ernakulam, Kerala State, Pin-685016 E mail: arb.ernakulam@unionbankofindia.bank.in
3. Description of immovable secured assets to be Sold: An extent of 3.08 Ares of land, building and all other improvements thereon comprised in Re Survey No.63/5 (Survey No. 1432/1C/1) of karikkode village, Thodupuzha Taluk, Idukki District, Kerala held in the name of late Mahesh C.N. covered by sale Deed No. 4236/2003 dated 19-12-2003 of Sub Registrar Office Karikkode. Bounded: - On the North By- Property of Velayudhan Nair Mariyil On the East By- Property of Velayudhan Nair Mariyil On the South By- Panchayat Road On the West By- Property of Johnson Thurackal	
4. The details of encumbrances, if any known to the Secured Creditor	Nil (Indenting bidders are advised to verify the EC and satisfy themselves before submitting bid).
5. Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	Nil
6. Last date for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	10-04-2026, Friday from 12:00 PM to 05:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8. The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs.20,53,519.57 (Rupees Twenty Lacs Fifty-Three Thousand Five Hundred Nineteen and Paise Fifty-Seven only) outstanding as on 30.11.2025 along with further interest and costs from 01.12.2025 till the date of realization less remittance if any.
9.1 Reserve price for the properties below which the immovable property may not be sold:	Rs.14,50,000.00 (Rupees Fourteen Lacs Fifty Thousand Only)
9.2 EMD Payable	10% of the Reserve Price mentioned above.
9.3 Minimum Bid Increment	Rs.20,000.00 (Rupees Twenty Thousand Only)
10. 1. Registration The Online E-Auction will be held through web portal/website https://baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders /	



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For UNION BANK OF INDIAअधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी.एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam

purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

10. 2. KYC Verification

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

10. 5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com.
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- For auction related queries e-mail to arb.ernakulam@unionbankofindia.bank or contact **Mr. Nivin Narayan, Chief Manager & Authorized Officer, Union Bank of India, Asset Recovery Branch Ernakulam Mobile-99168 47761**

10.6 Steps Involved

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://baanknet.com> and <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail by PSB Alliance Pvt. Ltd after the closing of the e-Bidding Process.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12. a) In case of bidding the bid increment shall not be less than the amount mentioned in point No.9.3 in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of amount mentioned in point No.9.3.

b) Invariably, the first bid of the property will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the 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.



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Authorized Officer & Chief Manager, A.R.B. Ernakulam

28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues



affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place : Ernakulam

Date : 13.03.2026



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For UNION BANK OF INDIA
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