

Asset Recovery Branch

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

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

Ref: ARB/2025-26/ 984

Date: 03/03/2026

By Regd Post & Courier

To,

Borrowers / Guarantors	
M/s Southern Cashew Exporters, VIII/1092, Q S Road, Chandathoppe, Kollam - 691014.	Mr. Shamsudeen, S/o Mr. Mohammed Kunju, Managing Partner of M/s Southern Cashew Exporters, Ayshas, Chandanathoppe, Kollam - 691014
Mrs. P Rahamath Niza, W/o M Abdul Rahim, Partner of M/s Southern Cashew Exporters, Nizar Manzil, Kuttichira, TKMC PO, Kollam - 691005.	Mrs. Ramleela Begum, W/o Mr. Basheer M, Partner of M/s Southern Cashew Exporters, Moonlight, Chathinamkulam, Perinad, Chandanathoppe PO, Kollam - 691014.
Mr. M Kamarudeen, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, Ajmal Manzil, Chandanathoppe PO, Kollam - 691014.	Mr. M Hamsa, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, Subah, Chandanathoppe PO, Kollam - 691014.
Mr. M Sharafudeen, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, MMK Residency, Chandanathoppe PO, Kollam - 691014.	Mrs. Rissa Begum, W/o Shamsudeen M, Ayshas, Chandanathoppe PO, Kollam - 691014.
Mr. Abdul Basheer M, S/o Muhammed Kunju, Moonlight, Chathinamkulam, Perinad, Chandanathoppe PO, Kollam - 691014.	Mrs. Femi, W/o M Hamsa, Subah, Chandanathoppe PO, Kollam - 691014.
Mr. M Hakkim, S/o Muhammed Kunju, Hamsa Manzil, Chandanathoppe PO, Kollam - 691014.	Mr. Abdul Raheem, S/o Muhammed Kunju, Nizar Manzil, Kuttichira, TKMC PO, Kollam - 691005.
Mrs. Ummasalumma, W/o Muhammed Kunju, Hamsa Manzil, Chandanathoppe PO, Kollam - 691014.	

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 Quilon Branch), the secured creditor, caused a demand notice dated **04.05.2022** 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

Classification: Internal



कृत यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

प्राधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी. एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam

the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken constructive/physical possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 08.07.2022, 11.07.2022, 13.07.2022, 04.08.2022, 05.08.2022 & 20.03.2022.

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 27.03.2026 by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be Rs.2,52,03,000/- for Property 1, Rs.1,23,29,000/- for Property 2, Rs.1,60,39,000/- for Property 3, Rs.1,77,02,000/- for Property 4, Rs.2,58,23,000/- for Property 5, Rs.7,80,41,000/- for Property 6, Rs.1,18,60,000/- for Property 7.
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.

Place : Ernakulam
Date : 03/03/2026

Encl: Sale Notice



कते युनियन बैंक ऑफ इंडिया
Yours faithfully

प्राधिकृत अधिकारी एवं मुख्य प्रबंधक, एनएचबी.एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam
**AUTHORISED OFFICER
FOR UNION BANK OF INDIA**

[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 **27.03.2026**, for recovery of Rs.57,50,65,743.79/- as on 01.10.2025 due to Secured Creditor, Union Bank of India from M/s Southern Cashew Exporters. The reserve price and EMD of the properties is given below:

S.No	Property	Reserve Price	EMD
1	Property 1	Rs.2,52,03,000/- (Rupees Two Crore Fifty Two Lacs and Three Thousand Only)	Rs.25,20,300.00 (Rupees TwentyFive Lakhs Twenty Thousand Three Hundred Only)
2	Property 2	Rs.1,23,29,000/- (Rupees One Crore Twenty Three Lacs Twenty Nine Thousand Only)	Rs.12,32,900/- (Rupees Twelve Lakhs ThirtyTwo Thousand Nine Hundred Only)
3	Property 3	Rs.1,60,39,000/- (Rupees One Crore Sixty Lacs Thirty Nine Thousand Only)	Rs.16,03,900/- (Rupees Sixteen Lakhs Three Thousand Nine Hundred Only)
4	Property 4	Rs.1,77,02,000/- (Rupees One Crore Seventy Seven Lacs Two Thousand Only)	Rs.17,70,200/- (Rupees Seventeen Lakhs Seventy Thousand Two Hundred Only)
5	Property 5	Rs.2,58,23,000/- (Rupees Two Crores Fifty Eight Lacs Twenty Three Thousand Only)	Rs.25,82,300/- (Rupees TwentyFive Lakhs EightyTwo Thousand Three Hundred Only)
6	Property 6	Rs.7,80,41,000/- (Rupees Seven Crores Eighty Lacs Forty One Thousand Only)	Rs.78,04,100/- (Rupees SeventyEight Lakhs Four Thousand One Hundred Only)
7	Property 7	Rs.1,18,60,000/- (Rupees One Crore Eighteen Lacs Sixty Thousand Only)	Rs.11,86,000/- (Rupees Eleven Lakhs EightySix Thousand Only)



 कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

प्राधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी.एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam

Classification: Internal

Description of Property

Property No:1

Mentioned as Property No.1 in the Sec.13(2) Notice:-

Land admeasuring 12.35 ares (30.50 cents) of land with 532.375sqm residential building in Re.Sy No.230/8(Sy No.1291/B) in Block No.16 of Kottamkara Village, Kollam Taluk, Kollam with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Hamsa District covered by sale deed no 255/94 of Kilikolloor SRO, Kollam.

Boundaries as per location sketch:

East : Property of Shemina

North : Maruti workshop

West : Road

South : Property of Saifudeen

Boundaries as per title deed:-

East : Property owned by Krishnana Govindhan

North : Properties of Ahamedkunju and Others.

West : Pathway

South : Property of Paramu.

Property No:2

Mentioned as Property No.7 in Sec.13(2) Notice:-

EM of 48.57 ares as per title deed (50.00 ares as per revenue records) of land & Building in Re Sy No.238/4 (Old Sy No.758/2)in Block No.8 of Sooranad South Village, Kunnathoor Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen(Managing partner of M/s Southern Cashew Exporters) covered by sale deed No.1302/1995 of SRO Sooranadu.

Boundaries as per location sketch:

East : Road

West : Property of Gopalakrishnan

North : Edavazhi

South : Pullapalli Temple

Boundaries as per title deed:

East : Pathway

West : Properties of Madhavan and Sreedharan

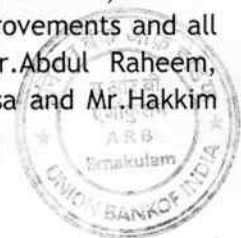
North : Property of Sankara Pillai and others

South : Property of Sivarama Pillai

Property No:3

Mentioned as Property No.11 in Sec.13(2) Notice:-

EM of 49.63 ares of land comprising of 8.10 ares in Re Sy No.351/6, 26.30 ares in Re Sy No. 351/19, 4.20 ares in Re Sy No. 351/20 & 11.03 ares in Re Sy No. 351/24 (Sy No.9717) in Block No.14 of Perinad Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Abdul Raheem, Mr.Basheer, Mr.Shamsudeen, Mr.Kamarudeen, Mr.Sharafudeen, Mr.Hamsa and Mr.Hakkim covered by Sale Deed no.4618/1996 of SRO Kundara.



Boundaries as per location sketch:

East : Road

West : Property of Others

North : Property of Others

South : Property of Others

Boundaries as per title deed:

Boundaries of Re Sy Nos.351/6, 351/19 & 351/20

East : Properties in Re Sy No.351/7 & 21

West : Property in Re Sy No.351/8 & pathway

North : Properties in Re Sy No.351/16, 18, 5

South : Properties in Re Sy No.351/9, 12 & 22

Boundaries of Re Sy No.351/24

East : Property of Valsala Kumary Amma

West : Pathway

North : Property of Saradamma and Others

South : Property of Jayasree

Property No:4

Mentioned as Property No.23 in Sec.13(2) Notice:-

EM of 41.35 ares of land and a building in Re Sy No.46/10-2 (Old Sy No.13131) in Block No.17 of Vadakkumthala Village, Karunagapally Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Hakkim covered by Sale Deed No.6645/2004 of SRO Chavara together with right of way over the 16 cents of land lying on its western boundary covered by document No.632/1993 of SRO Chavara.

Boundaries as per location sketch:

East : Property of George, KIP Canal

West : Road

North : Property of Abdul Nasar

South : Property of Gopalakrishna Pillai

Boundaries as per title deed:

East : Canal

West : Panchayath Road

North : Property of Aliyarkutty and others

South : Pathway

Property No:5

Mentioned as Property No.15 in Sec.13(2) Notice:-

EM of 10.80 ares of land and a Residential building in Re Sy No.410/11 (Old Sy No.12630) in Block No.14 of Perinad Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mrs.Riza Beegum covered by Sale Deed No.696/2000 of SRO Kundara.

Classification: Internal



कृते यूनिऑन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

[Signature]
आधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी.एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam

Boundaries as per location sketch:

East : Road

West : Property of Other

North : Property of Haneefa

South : Property of Naseema

Boundaries as per title deed:

East : Property of Railway

West : Property of Karuvally

North : Property of Mudeppilakkal

South : Road

Property No:6

Mentioned as Property No.5 in the Sec.13(2) Notice:-

Land admeasuring 46.70 ares as per revenue records (47.74 ares as per title deed) of land with industrial building comprising of 22.21 ares as per revenue records (23.47 ares as per title deed) in Re Sy No.237/12 (Old Sy No.1318/1-2) in Kottamkara Village, Kollam Taluk and Kollam District of Kilikolloor SRO owned by Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters), 8.09 ares as per revenue records (8.09 ares as per title deed) of land in Re Sy No.237/20 owned by Mr.Sharafudeen , 8.10 ares of land as per revenue records (8.09 ares as per title deed) in Re Sy No.237/21 owned by Mr.Hamsa and 8.30 ares of land as per revenue records (8.09 ares as per title deed) in Re Sy No.237/22 owned by Mr.Kamarudeen in Kottamkara Village, Kollam Taluk and Kollam District and all other rights attached and appurtenant thereto covered by covered by sale deed Nos. 2497/1989, 2554/1989 and 1554/1989 of Kilikolloor SRO, Kollam.

Boundaries as per location sketch:

East : Property of Jabbar

North : Pathway

West : Road

South : Property of Abdul Fathaf

Boundaries as per title deed 2497/1989 & 2554/1989 of SRO Kollam:

East : Properties of Alinkunju and others

North : Punthala Purayidom

West : Kollam - Senkotta Road

South : Property of Thiruvampala Pilla

Boundaries as per title deed 1554/1989 of SRO Kollam:

East : Properties of Alinkunju and others and Chira

North : Punthala Purayidom

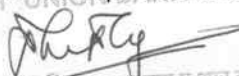
West : Kollam - Senkotta Road

South : Property of Thiruvampala Pilla

Property No:7

Mentioned as Property No.16 in Sec.13(2) Notice:-

EM of 132.25 cents of land comprising of 130 cents of land in Re Sy No: 265/6, 265/7 & 265/12 and 2.250 cents of land in Re Sy No.264/9, Palugal Village, Vilavancode Taluk, Kanyakumari District, Tamil Nadu State with all improvements and all other rights attached


प्रधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी.एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam



Classification: Internal

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor

Borrowers / Guarantors	
M/s Southern Cashew Exporters, VIII/1092, Q S Road, Chandathoppe, Kollam - 691014.	Mr. Shamsudeen, S/o Mr. Mohammed Kunju, Managing Partner of M/s Southern Cashew Exporters, Ayshas, Chandanathoppe, Kollam - 691014
Mrs. P Rahamath Niza, W/o M Abdul Rahim, Partner of M/s Southern Cashew Exporters, Nizar Manzil, Kuttichira, TKMC PO, Kollam - 691005.	Mrs. Ramleela Begum, W/o Mr. Basheer M, Partner of M/s Southern Cashew Exporters, Moonlight, Chathinamkulam, Perinad, Chandanathoppe PO, Kollam - 691014.
Mr. M Kamarudeen, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, Ajmal Manzil, Chandanathoppe PO, Kollam - 691014.	Mr. M Hamsa, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, Subah, Chandanathoppe PO, Kollam - 691014.
Mr. M Sharafudeen, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, MMK Residency, Chandanathoppe PO, Kollam - 691014.	Mrs. Rissa Begum, W/o Shamsudeen M, Ayshas, Chandanathoppe PO, Kollam - 691014.
Mr. Basheer M, S/o Muhammed Kunju, Moonlight, Chathinamkulam, Perinad, Chandanathoppe PO, Kollam - 691014.	Mrs. Femi, W/o M Hamsa, Subah, Chandanathoppe PO, Kollam - 691014.
Mr. M Hakkim, S/o Muhammed Kunju, Hamsa Manzil, Chandanathoppe PO, Kollam - 691014.	Mr. Abdul Raheem, S/o Muhammed Kunju, Nizar Manzil, Kuttichira, TKMC PO, Kollam - 691005.
Mrs. Ummasalumma, W/o Muhammed Kunju, Hamsa Manzil, Chandanathoppe PO, Kollam - 691014.	

2. Name and address of the Secured Creditor:	Union Bank of India, Asset Recovery Branch Ernakulam (Account transferred from Quilon Branch) Veetteel Chambers, Ravipuram, MG Road, Ernakulam, Kerala State, Pin-685016 E mail: arb.ernakulam@unionbankofindia.bank.in
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3. Description of immovable secured assets to be Sold:

Property No:1

Mentioned as Property No.1 in the Sec.13(2) Notice:-

Land admeasuring 12.35 ares (30.50 cents) of land with 532.37Sqm residential building in Re.Sy No.230/8(Sy No.1291/B) in Block No.16 of Kottamkara Village, Kollam Taluk, Kollam with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Hamsa District covered by sale deed no 255/94 of Kilikolloor SRO, Kollam.

Boundaries as per location sketch:

East : Property of Shemina



North : Maruti workshop
West : Road
South : Property of Saifudeen

Boundaries as per title deed:-

East : Property owned by Krishnana Govindhan
North : Properties of Ahamedkunju and Others.
West : Pathway
South : Property of Paramu.

Property No:2

Mentioned as Property No.7 in Sec.13(2) Notice:-

EM of 48.57 ares as per title deed (50.00 ares as per revenue records) of land & Building in Re Sy No.238/4 (Old Sy No.758/2) in Block No.8 of Sooranad South Village, Kunnathoor Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen(Managing partner of M/s Southern Cashew Exporters) covered by sale deed No.1302/1995 of SRO Sooranadu.

Boundaries as per location sketch:

East : Road
West : Property of Gopalakrishnan
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Boundaries as per location sketch:

East : Road
West : Property of Others
North : Property of Others
South : Property of Others

Boundaries as per title deed:

Boundaries of Re Sy Nos.351/6, 351/19 & 351/20

East : Properties in Re Sy No.351/7 & 21

Classification: Internal



कृते यूनिऑन बैंक ऑफ इंडिया
For UNION BANK OF INDIA
Handwritten signature
अधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.
Authorised Officer & Chief Manager, A.R.

West : Property in Re Sy No.351/8 & pathway
North : Properties in Re Sy No.351/16, 18, 5
South : Properties in Re Sy No.351/9, 12 & 22

Boundaries of Re Sy No.351/24

East : Property of Valsala Kumary Amma
West : Pathway
North : Property of Saradamma and Others
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Boundaries as per title deed:

East : Canal
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North : Property of Aliyarkutty and others
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Property No:5

Mentioned as Property No.15 in Sec.13(2) Notice:-

EM of 10.80 ares of land and a Residential building in Re Sy No.410/11 (Old Sy No.12630) in Block No.14 of Perinad Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mrs.Riza Beegum covered by Sale Deed No.696/2000 of SRO Kundara.

Boundaries as per location sketch:

East : Road
West : Property of Other
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Boundaries as per title deed:

East : Property of Railway
West : Property of Karuvally
North : Property of Mudeppilakkal
South : Road



कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

[Signature]



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Boundaries as per location sketch:

East : Property of Jabbar

North : Pathway

West : Road

South : Property of Abdul Fathaf

Boundaries as per title deed 2497/1989 & 2554/1989 of SRO Kollam:

East : Properties of Alinkunju and others

North : Punthala Purayidom

West : Kollam - Senkotta Road

South : Property of Thiruvampala Pilla

Boundaries as per title deed 1554/1989 of SRO Kollam:

East : Properties of Alinkunju and others and Chira

North : Punthala Purayidom

West : Kollam - Senkotta Road

South : Property of Thiruvampala Pilla

Property No:7

Mentioned as Property No.16 in Sec.13(2) Notice:-

EM of 132.25 cents of land comprising of 130 cents of land in Re Sy No: 265/6, 265/7 & 265/12 and 2.250 cents of land in Re Sy No.264/9. Palugal Village, Vilavancode Taluk, Kanyakumari District, Tamil Nadu State with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters) covered by Sale Deed No.359/1991 & 358/1991 of SRO Palugal.

Boundaries of 130 cents in Re Sy No: 265/6, 265/7 & 265/12:

East : Perumpadappuvilla Purayidam

West : Mudivilakam Purayidam

North : Naduthalavilakam Purayidam

South : Properties of Sheeba, Sheen Peecee Yen & Shijith Hari Peeceeyen

Boundaries of 2.250 cents in Re Sy No: 264/9:

East : Property of Chellappan Nadar and others

West : Property of Velayudhan Pillai and others

North : Property of Velayudhan Pillai and others

Classification: Inter



कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

प्राधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी.एनाकुलम
Authorised Officer & Chief Manager, A.R.B. Emakulam

South : Property of Thanakayyan	
4.The details of encumbrances, if any known to the Secured Creditor	Property 2 : Rs.12,77,170/- attachment of EPFO KR/KLM/1221, 1221A, 1545. Other properties Nil (however 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.	SA 598/2025 - DRT II Ernakulam SA 737/2025 - DRT II Ernakulam
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	27-03-2026, 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.57,50,65,743.79/- (Rupees Fifty Seven Crores Fifty Lacs Sixty Five Thousand Seven Hundred and Forty Three and Paise Seventy Nine Only) outstanding as on 01.10.2025 along with further interest and costs & expenses thereon from 02.10.2025.
9.1 Reserve price for the properties below which the immovable property may not be sold:	Property 1 : Rs.2,52,03,000/- (Rupees Two Crore Fifty Two Lacs and Three Thousand Only) Property 2 : Rs.1,23,29,000/- (Rupees One Crore Twenty Three Lacs Twenty Nine Thousand Only) Property 3 : Rs.1,60,39,000/- (Rupees One Crore Sixty Lacs Thirty Nine Thousand Only) Property 4 : Rs.1,77,02,000/- (Rupees One Crore Seventy Seven Lacs Two Thousand Only) Property 5 : Rs.2,58,23,000/- (Rupees Two Crores Fifty Eight Lacs Twenty Three Thousand Only) Property 6 : Rs.7,80,41,000/- (Rupees Seven Crores Eighty Lacs Forty One Thousand Only) Property 7 : Rs.1,18,60,000/- (Rupees One Crore Eighteen Lacs Sixty Thousand Only)
9.2 EMD Payable	10% of the Reserve Price mentioned above.
9.3 Minimum Bid Increment	Property 1 : Rs.1,00,000/- (Rupees One Lac Only) Property 2 : Rs.1,00,000/- (Rupees One Lac Only) Property 3 : Rs.1,00,000/- (Rupees One Lac Only) Property 4 : Rs.1,00,000/- (Rupees One Lac Only) Property 5 : Rs.1,00,000/- (Rupees One Lac Only) Property 6 : Rs.1,00,000/- (Rupees One Lac Only) Property 7 : Rs.1,00,000/- (Rupees One Lac 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 / purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number

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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.in 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.

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कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

आधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी.एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam

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.
15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in the **account bearing Number 790401980050000 IFSC code UBIN0579041** and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by the bidder shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.
On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.
17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002
18. Legal charges for registration of sale certificate, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.
19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.
20. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.
21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.
22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com> The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank

25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.

26. The above movable/immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.

27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, shall be settled by the proposed purchaser out of his own sources.

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 : 03/03/2026



कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

[Signature]
AUTHORISED OFFICER
FOR UNION BANK OF INDIA
Authorised Officer & Chief Manager, A.R.B. Ernakulam