

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

Date:16-02-2026

To,

1. Borrowers/Guarantor:	
1. M/S Kalipparambil Construction Co. Xvi/1577 Xavier Building P T Jacob Road, Thoppumpady Kochi-682005	2. K X Jolly Kalipparambil House Maruvakad, Chellanam Kochi-682008
3. K J Xavier Biju Kalipparambil House Maruvakad, Chellanam Kochi-682008	4. T A Jose Babu Kalipparambil House Maruvakad, Chellanam Kochi-682008
5. K M Shine Jose Kalipparambil House Maruvakad, Chellanam Kochi-682008	6. K S George Kalipparambil House Maruvakad, Chellanam Kochi-682008
7. K X Antony Kalipparambil House Maruvakad, Chellanam Kochi-682008	8. K J Jose Lijoy Kalipparambil House Maruvakad, Chellanam Kochi-682008
9. K A Xavier Jibin Kalipparambil House Maruvakad, Chellanam Kochi-682008	10. Treasa John Kalipparambil House Maruvakad, Chellanam Kochi-682008

Sub: Notice of 30 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Edappally Toll Branch (Account now transferred to Asset Recovery Branch Ernakulam), the secured creditor, caused a demand notice dated 24.03.2025 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 10.07.2025.
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 for Property no 1 (10 cents) will be ₹. 42,50,000/- (Rupees Forty two lakh fifty thousand Only) and the Reserve Price for property no 2(16.77 cents) will be ₹.32,30,000/- (Thirty two lakh thirty 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 : 16-02-2026

Encl: Sale Notice

 कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA
Authorised Officer 
For Union Bank of India
प्राधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी. एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam

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: 16-02-2026

Encl: Terms of sale

 कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA
Authorised Officer 
For Union Bank of India
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

1. M/S Kalipparambil Construction Co. Xvi/1577 Xavier Building P T Jacob Road, Thoppumpady Kochi-682005	2. K X Jolly Kalipparambil House Maruvakad, Chellanam Kochi-682008
3. K J Xavier Biju Kalipparambil House Maruvakad, Chellanam Kochi-682008	4. T A Jose Babu Kalipparambil House Maruvakad, Chellanam Kochi-682008
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2. Name and address of the Secured Creditor:

Union Bank of India, Asset Recovery Branch Ernakulam
(Account transferred from Edappally Toll Branch)
Ground Floor, Veetheel Chambers, Ravipuram
M.G. Road, Ernakulam, Kerala State, PIN- 682 016
E mail: arb.ernakulam@unionbankofindia.bank.in

3. Description of immovable secured assets to be Sold:

Property 1- All that piece and parcel of 4.05 Ares (10 cents) of land along with all rights and improvements thereon In Sy. No.2/3. Re Sy. No.56/5 with all rights and improvements thereon at Chellanam Village, Kochi Taluk, Ernakulam District in the name of Mr. Jolly @ K X Jacob S/O Xavier vide Settlement deed no 3285/94 dated 21.07.94 of Kochi SRO.

Boundaries: -

North: Property of Jolly and Jonamma

South: Property of Sebastian

East: Property of Antony, Joseph and Pathway

West: Property of K S George

Property 2- All that piece and parcel of land admeasuring 6.79 Ares (16.77 cents) together with all rights and improvements in Sy no 2/3, Re Sy no 56/6 at Chellanam Village, Kochi Taluk, Ernakulam District owned by Mr. K S George s/o Savaro Vide Sale Deed No. 1968/94 dated 30.04.94 of Kochi SRO.

Boundaries: North: Property of John South: Property of Sanders and pathway East: Property of Xavier West: Pathway	
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	<u>27-03-2026, Friday from 12:00 PM to 05:00 PM</u> (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.3,68,05,795.31/- (Rupees Three crore sixty-eight lakh five thousand seven hundred ninety-five and paise thirty-one only) outstanding as on 31.01.2026 along with further interest and costs from 01.02.2026 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:	For Property 1-Rs. 42,50,000/- (Forty-two lakh fifty thousand only) For Property 2- Rs. 32,30,000/- (Thirty-two lakh thirty thousand only)
9.2 EMD Payable	10% of the Reserve Price mentioned above.
9.3 Minimum Bid Increment	Rs.50,000/- (Fifty thousand only) Rs.40,000/- (Forty 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 / 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	

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 : 16-02-2026

 कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA
Authorised Officer
For Union Bank of India
प्राधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी. एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam