



Asset Recovery Branch

Veetteel Chambers, Ravipuram, MG Road, Ernakulam, Kerala State, Pin-682016

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

Ref: ARB/2026-27/047

Date:23-04-2026

By Regd. Post & Courier

To,

1. Borrowers/Guarantor:

1) Mr. Sanjayan P D
S/O Divakaran
Parakkal House, Plappilly
Keechery Village
Kulayettikkara P.O.
Ernakulam-682315

2) Mrs. Divya A D
Parakkal House
Plappilly
Keechery Village
Kulayettikkara P. O
Ernakulam -682315

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, Neerpara Branch (Account now transferred to Asset Recovery Branch Ernakulam), the secured creditor, caused a demand notice dated 21.10.2024 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 05.07.2025.
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 12-05-2026 by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be ₹. 16,00,000/- (Rupees Sixteen Lakh 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.

Place : Ernakulam

Date : 23-04-2026

Encl: Sale Notice



 कृते यूनियन बैंक ऑफ इंडिया
Yours faithfully

[Signature]

Authorised Officer, R.B. Ernakulam

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 12.05.2026, for recovery of Rs.25,61,087.14/- as on 20.01.2026 due to Secured Creditor, Union Bank of India from Mr. Sanjayan P D and Mrs. Divya A D. The reserve price will be Rs. 16,00,000/- (Rupees Sixteen lakh Only) and the earnest money deposit will be Rs.1,60,000/- (One lakh sixty thousand only).

Description of Property

All that piece and parcel of land admeasuring 1.70 Ares and building therein Re Survey no 178/5-3(Old Sy no 187/1) of Keechery Village, Mulanthuruthy sub district, Kanayannur Taluk, Ernakulam District in the name of Mr. Sanjayan P D as per Sale Deed no 1678/2017 dated 30.10.2017 of Mulanthuruthy SRO.

Boundaries-

East	Panchayath Road
West	Property of Divakaran, Jose
North	Property of Divakaran
South	Property of Jose

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 : 23-04-2026

Encl: Terms of sale



कृते यूनियन बैंक ऑफ़ इंडिया
For UNION BANK OF INDIA
Authorised Officer
For Union Bank of India
आधिकृत 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	
1) Mr. Sanjayan P D S/O Divakaran Parakkal House, Plappilly Keechery Village Kulayettikkara P.O. Ernakulam-682315	2) Mrs. Divya A D Parakkal House Plappilly Keechery Village Kulayettikkara P. O Ernakulam -682315
2. Name and address of the Secured Creditor:	Union Bank of India, Asset Recovery Branch Ernakulam (Account transferred from Neerpara Branch) Ground Floor, Veetteel 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:	
All that piece and parcel of land admeasuring 1.70 Ares and building therein Re Survey no 178/5- 3(Old Sy no 187/1) of Keechery Village, Mulanthuruthy sub district, Kanayannur Taluk, Ernakulam District in the name of Mr. Sanjayan P D as per Sale Deed no 1678/2017 dated 30.10.2017 of Mulanthuruthy SRO.	
Boundaries: -	
East	Panchayath Road
West	Property of Divakaran, Jose
North	Property of Divakaran
South	Property of Jose
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>12-05-2026, Tuesday from 12:00 PM to 05:00 PM (with 10 min unlimited auto extensions)</u> E-auction website- https://baanknet.com
8. The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs.25,61,087.14/- (Rupees Twenty-five lakh sixty-one thousand eighty-seven and Paise fourteen only) outstanding as on 20.01.2026 along with further interest and costs from 21.01.2026 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:	Rs. 16,00,000/- (Rupees Sixteen Lakh only)
9.2 EMD Payable	10% of the Reserve Price mentioned above.
9.3 Minimum Bid Increment	Rs.20,000 (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 / 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

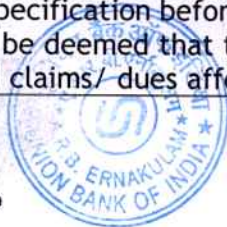
10.6 Steps Involved

- 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.



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 : 23-04-2026

 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

