

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref: ARM SN SVD UNIPACK 02/2026-27

Date: 28/04/2026

To

M/s Unipack (India) Pvt. Ltd. V/577, Edayar Industrial Estate, Binanipuram, Ernakulam-683502	Mr. TONY THOMAS Vithayathil House, 2586 Near Modern Food Company Elamakkara, Edappally P O, Ernakulam -682024
Mr. Thankachan V Y Vithayathil House South Aduvassery PO, Kunnukara Ernakulam - 683578	Mrs. Seeniya Tony 34/2656A, Vithayathil House, Edappally PO, Ernakulam 682024.

Sir / Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

As you are aware, the Authorized Officer, Canara Bank, Asset Recovery Management Branch, had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to us and also placed the assets for auction in earlier occasions. Now the undersigned is once again placing the assets for sale (through e-auction) more fully described in the Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act / or any other law in force.

Yours faithfully,

AUTHORISED OFFICER, CANARA BANK

Encl: Sale Notice

Internal

ए आर एम शाखा /ARM Branch

Property 2

(Property in the name of Mr Thankachan V Y covered by Deed No.3087/2010 & 3086/2010)

All that part and parcel of the immovable property consisting of 7.90 Ares (2.98 Are in Sy No.599/10 & 4.92 Are in Sy No.599/11B/1) of land and residential building thereon in Kunnukara Village, Paravur Taluk, Ernakulam District owned by Mr. Thankachan V Y.

Boundaries:

North: Private way & Thodu

South: Property of Varghese

East: Thodu

West: Mahilasamajam Road

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (www.canarabank.com) or may contact Canara Bank Asset Recovery Management Branch, Ernakulam (Ph. No. 0484 - 2353072 / 2353071) E-mail: cb2875@canarabank.com during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>

Date: 28/04/2026

Place: Ernakulam

**AUTHORISED OFFICER
CANARA BANK**

Internal

ए आर एम शाखा /ARM Branch

2nd Floor Canara Bank Building Chittoor Road, Ernakulam South, एरणाकुलम / Ernakulam - 682016
PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com

**ASSET RECOVERY MANAGEMENT BRANCH
DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

1. **Name and Address of the Secured Creditor** : Canara Bank, ARM Branch,
2nd Floor, Canara Bank Building,
Chittoor Road, Ernakulam South - 682 016
(Ph.No.0484 - 2353072 / 2353071)

2. **Name and Address of the Borrowers and Guarantors** : M/s Unipack (India) Pvt. Ltd.
V/577, Edayar Industrial Estate,
Binanipuram, Ernakulam-683502

 Mr. Tony Thomas
 Vithayathil House,
 2586 Near Modern Food Company
 Elamakkara, Edappally P O,
 Ernakulam -682024

 Mrs. Seeniya Tony
 34/2656A, Vithayathil House,
 Edappally PO, Ernakulam
 682024.

 Mr. Thankachan V Y
 Vithayathil House
 South Aduvassery PO, Kunnukara
 Ernakulam - 683578

- 1) **Total liabilities as on 31/07/2025** : **Rs.4,64,17,019.87/- (Rupees Four Crore Sixty-Four Lakhs Seventeen Thousand Nineteen and Paisa Eighty-Seven Only)** Plus further interest thereon from 01.08.2025 along with suit expenses, incidental charges and other legal charges.

- 2) (a) **Mode of Auction** : Online Auction (E-Auction)

- (b) **Details of Auction service provider** : M/s PSB Alliance (BAANKNET)
Help Desk Number : 8291220220
support.BAANKNET@psballiance.com

- (c) **Date & Time of Auction** : **20/05/2026 & Time 10:30 A.M. to 11:30 A.M.** (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

- (d) **Portal of E-Auction** : <https://baanknet.com>

- 3) **Reserve Price** : **Property 1: Rs.1,27,00,000/- (Rupees One Crore Twenty-Seven Lakhs Only)**
Property 2: Rs.55,00,000/- (Rupees Fifty-Five Lakhs Only)

 (Only the bids with minimum 1 incremental offer above reserve price will be accepted)

Internal

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2nd Floor Canara Bank Building Chittoor Road, Ernakulam South, **एरणाकुलम / Ernakulam - 682016**
 PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com

- m. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.
- p. The Sale Certificate shall be issued in the same name in which the bid is submitted.
- q. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.
- r. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Asset Recovery Management Branch who, as a facilitating centre, shall make necessary arrangements.
- s. The detailed terms and conditions are also available in the link “E-Auction” provided in Canara Bank’s website (www.canarabank.com).
- t. For further details ARM Branch Ernakulam (Ph. No. 0484- 2353072/ 2353071) may be contacted during office hours on any working day, e-mail id cb2875@canarabank.com OR **M/s PSB Alliance (BAANKNET)**, Help Desk Number : 8291220220, Email id: support.BAANKNET@psballiance.com.

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back -up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Ernakulam
Date: 28/04/2026

**AUTHORISED OFFICER
CANARA BANK**