

Asset Recovery Branch

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

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

Ref: ARB/2026-27/084

Date: 06.05.2026

By Regd Post & Courier

To,

1. Borrowers/Guarantor:	
M/s Ayon Automobiles proprietorship firm represented by its Proprietor - Mr. Jobin Alex Door No: XI/51C, Palappuram Buildings, East Kadathy, Ernakulam Road, Market P.O., Muvattupuzha, Ernakulam District, Kerala- 686 673	Mr. Jobin Alex Puthenpurackal House Kadalikkad P.O. Piraimattom, Vazhakulam Muvattupuzha Ernakulam District, Kerala- 686 670
Mrs. Dini Mathew (Guarantor) W/o- Mr. Jobin Alex Puthenpurackal House Kadalikkad P.O. Piraimattom, Vazhakulam Muvattupuzha Ernakulam District, Kerala- 686 670	Mr. Manoj C.N. S/O- Mr. Narayanan Nair Chiranattu House, Muthalakkodam P.O., 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 22.01.2025.
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 26.05.2026 by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be for Property 1- ₹. Rs.35,28,000.00 (Rupees Thirty-Five Lacs Twenty-Eight Thousand Only) and Property 2-Rs.52,76,000.00 (Rupees Fifty-Two Lacs Seventy-Six 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 : 06.05.2026

Encl: Sale Notice




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

[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 26.05.2026, for recovery of Rs.51,33,664.61 as on 30.11.2025 due to Secured Creditor, Union Bank of India from M/s Ayon Automobiles, Proprietor Mr. Jobin Alex, Mr. Manoj C.N. S/o Mr. Narayanan Nair, Mr. Jobin Alex and Mrs. Dini Mathew W/O- Mr. Jobin Alex. The reserve price will be for Property 1-₹. Rs.35,28,000.00 (Rupees Thirty-Five Lacs Twenty-Eight Thousand Only) and Property 2-Rs.52,76,000.00 (Rupees Fifty-Two Lacs Seventy-Six Thousand Only).

Description of Property

Property 1

An extent of 5.56 Ares of land, building and all other improvements thereon comprised in Survey No. 804/1/2 of Manakkad Village, Thodupuzha Taluk, Idukki District held in the name of Mr. Manoj C.N. covered by Sale Deed No. 2623/2012 dated 11-09-2012 of Sub Registrar Office Thodupuzha.

Bounded:

On the North By: Property of Varikkathanath Raveendranath
On the East By: Property of Kalariparambil Shaji & Road
On the South By: Property of Ullattil Radhakrishnan
On the West By: Property of Suresh Sasi

Property 2

An extent of 5.97 Ares of land, building and all other improvements thereon comprised in Re Survey No. 76/1B/2 of Manjalloor Village, Muvattupuzha Taluk, Ernakulam District held in the name of Mr. Jobin Alex and Ms. Dini Mathew covered by Sale Deed No. 230/2014 dated 10-02-2014 of Sub Registrar Office Kalluorkkad

Bounded:

On the North By: Property of Vadakkumparambil
On the East By: Private Road
On the South By: Property of George
On the West By: Property of George

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 : 06.05.2026

Enclosed Terms of sale



कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA
AUTHORISED OFFICER
FOR UNION BANK OF INDIA
अधिकृत अधिकारी एन यूनियन बैंक ऑफ इंडिया, 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 Ayon Automobiles proprietorship firm represented by its Proprietor - Mr. Jobin Alex Door No: XI/51C, Palappuram Buildings, East Kadathy, Ernakulam Road, Market P.O., Muvattupuzha, Ernakulam District, Kerala- 686 673	Mr. Jobin Alex Puthenpurackal House Kadalikkad P.O. Piralimattom, Vazhakulam Muvattupuzha Ernakulam District, Kerala- 686 670
Mrs. Dini Mathew (Guarantor) W/o- Mr. Jobin Alex Puthenpurackal House Kadalikkad P.O. Piralimattom, Vazhakulam Muvattupuzha Ernakulam District, Kerala- 686 670	Mr. Manoj C.N. S/O- Mr. Narayanan Nair Chiranattu House, Muthalakkodam P.O., 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) Veetteel 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:	
Property 1 An extent of 5.56 Ares of land, building and all other improvements thereon comprised in Survey No. 804/1/2 of Manakkad Village, Thodupuzha Taluk, Idukki District held in the name of Mr. Manoj C.N. covered by Sale Deed No. 2623/2012 dated 11-09-2012 of Sub Registrar Office Thodupuzha. Bounded: On the North By: Property of Varikkathanath Raveendranath On the East By: Property of Kalariparambil Shaji & Road On the South By: Property of Ullattil Radhakrishnan On the West By: Property of Suresh Sasi	
Property 2 An extent of 5.97 Ares of land, building and all other improvements thereon comprised in Re Survey No. 76/1B/2 of Manjalloor Village, Muvattupuzha Taluk, Ernakulam District held in the name of Mr. Jobin Alex and Ms. Dini Mathew covered by Sale Deed No. 230/2014 dated 10-02-2014 of Sub Registrar Office Kalloorkkad Bounded: On the North By: Property of Vadakkumparambil On the East By: Private Road On the South By: Property of George On the West By: Property of George	
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.	-
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>26-05-2026, Tuesday 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.51,33,664.61 (Rupees Fifty-One Lakh Thirty-Three Thousand Six Hundred Sixty-Four and paise Sixty-One only) outstanding as on 30.11.2025 along with further interest and costs from



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For UNION BANK OF INDIA

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

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.
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).



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For UNION BANK OF INDIA

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

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 : 06.05.2026



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For Union Bank of India
AUTHORISED OFFICER
FOR UNION BANK OF INDIA
अधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी.एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam