यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

(7)

ASSET RECOVERY BRANCH, ERNAKULAM
Ground Floor, Veetteel Chambers, Ravipuram, Ernakulam, Kerala, PIN- 682 016
E mail: arb.ernakulam@unionbankofindia.bank.in

संदर्भ/Ref: ARB/2026-27/203

By Regd Post & Courier

To:

1.Borrowers/Guarantors	
1(a) Mr Libin VG S/o Mr Joy Valiyaparambil House Vattekkatt temple Mulavukad Ernakulam-682504	
2.Estate of the deceased borrower Mrs. Nancy Layana Manuel represented by:	
2(a) Mr Libin VG H/o Mrs.Nancy Layana Manuel Valiyaparambil House Vattekkatt temple Mulavukad Ernakulam-682504	2(b)Ms.Anelia Libin Representd by father Guardian Libin VG Valiyaparambil House Vattekkatt temple Mulavukad Ernakulam-682504

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, **Marine Drive Branch (account now transferred to ARB Ernakulam)** the secured creditor, caused a demand notice dated **19-08-2025** 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 possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 07-01-2026
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 14-07-2026, 12.00 pm to 5.00 pm by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be ₹29,00,000 (Rupees Twenty Nine Lakhs 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.

कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

Yours faithfully

Place : Ernakulam
Date : 17-06-2026

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

A.R.B. ERNAKULAM UNION BANK OF INDIA

Encl: Sale Notice

South: Property of Thampi

List of Encumbrances:

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.

For UNION BANK OF INDIA

Place : Ernakulam
Date : 17-06-2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

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

Encl: Terms of sale

UNION BANK OF INDIA * A.R.B. ERNAKULAM *

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	14-07-2026 from 12:00Noon to 05:00PM (with 10 minutes 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.27,61,910.07 (Rupees Twenty seven lakhs sixty one thousand nine hundred and ten and seven paise only) as on 31-12-2025 along with further interest and costs & expenses thereon from 01.01.2026
9.1 Reserve price for the properties below which the immovable property may not be sold:	₹29,00,000/- (Rupees Twenty Nine lakhs Only)
9.2 EMD Payable	**Rs.2,90,000/- (Rupees Two Lakhs Ninety thousand Only).**
9.3 Minimum bid increment	Rs. 29,000/-

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

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For UNION BANK OF INDIA

प्राधिकृत अधिकारी मुख्य प्रबंधक, ए.आर.बी. एर्णाकुलम
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 ... whether the purchaser has purchased the immovable/movable secured ... free from any

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For UNION BANK OF INDIA

प्राधिकृत अधिकारी & मुख्य ...
Authorised Officer & C...

...बी. एर्णाकुलम
...R.B. Ernakulam