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Asset Recovery Branch - Ernakulam
Veetteel Chambers, Ravipuram, MG Road, Ernakulam, Kerala State, Pin-685016
E mail: arb.ernakulam@unionbankofindia.bank.in

Ref: ARB/2026-27/777 Date: 30/10/2026

By Regd Post & Courier

To,

Borrowers / Guarantors	
M/s Southern Cashew Exporters, VIII/1092, Q S Road, Chandathoppe, Kollam - 691014.	Mr. Shamsudeen, S/o Mr. Mohammed Kunju, Managing Partner of M/s Southern Cashew Exporters, Ayshas, Chandanathoppe, Kollam 691014
Mrs. P Rahamath Niza, W/o M Abdul Rahim, Partner of M/s Southern Cashew Exporters, Nizar Manzil, Kuttichira, TKMC PO, Kollam - 691005.	Mrs. Ramleela Begum, W/o Mr. Basheer M, Partner of M/s Southern Cashew Exporters, Moonlight, Chathinamkulam, Perinad, Chandanathoppe PO, Kollam 691014.
Mr. M Kamarudeen, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, Ajmal Manzil, Chandanathoppe PO, Kollam - 691014.	Mr. M Hamsa, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, Subah, Chandanathoppe PO, Kollam - 691014.
Mr. M Sharafudeen, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, MMK Residency, Chandanathoppe PO, Kollam 691014.	Mrs. Rissa Begum, W/o Shamsudeen M, Ayshas, Chandanathoppe PO, Kollam - 691014.
Mr. Abdul Basheer M, S/o Muhammed Kunju, Moonlight, Chathinamkulam, Perinad, Chandanathoppe PO, Kollam - 691014.	Mrs. Femi, W/o M Hamsa, Subah, Chandanathoppe PO, Kollam - 691014.
Mr. M Hakkim, S/o Muhammed Kunju, Hamsa Manzil, Chandanathoppe PO, Kollam 69 014.	Mr. Abdul Raheem, S/o Muhammed Kunju, Nizar Manzil, Kuttichira, TKMC PO, Kollam 691005.
Mrs. Ummasaluma, W/o Muhammed Kunju, Hamsa Manzil, Chandanathoppe PO, Kollam - 691014.	

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 Quilon Branch), the secured creditor, caused a demand notice dated 04.05.2022 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 outstanding

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For UNION BANK OF INDIA

Authorised Officer & Chief

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the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken constructive/physical possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **08.07.2022, 11.07.2022, 13.07.2022, 04.08.2022, 05.08.2022 & 20.03.2022.**

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 **26.11.2026** by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be Rs.2,52,03,000/- (Rupees Two Crore Fifty Two Lacs and Three Thousand Only) for Property 1, Rs.52,54,000/- (Rupees Fifty Two Lacs Fifty Four Thousand Only) for Property 2, Rs.1,33,67,000/- (Rupees One Crore Thirty Three Lacs Sixty Seven Thousand Only) for Property 3, Rs.7,80,41,000/- (Rupees Seven Crores Eighty Lacs Forty One Thousand Only) for Property 4, Rs.1,23,29,000/- (Rupees One Crore Twenty Three Lacs Twenty Nine Thousand Only) for Property 5, Rs.2,40,93,000/- (Rupees Two Crores Forty Lacs Ninety Three Thousand Only) for Property 6, Rs.2,82,76,000/- (Rupees Two Crores Eighty Two Lacs Seventy Six Thousand Only) for Property 7, Rs.2,14,15,000/- (Rupees Two Crores Fourteen Lacs Fifteen Thousand Only) for Property 8, Rs.1,60,39,000/- (Rupees One Crore Sixty Lacs Thirty Nine Thousand Only) for Property 9, Rs.13,18,000/- (Rupees Thirteen Lacs Eighteen Thousand Only) for Property 10, Rs.2,58,23,000/- (Rupees Two Crores Fifty Eight Lacs Twenty Three Thousand Only) for Property 11, Rs.1,18,60,000/- (Rupees One Crore Eighteen Lacs Sixty Thousand Only) for Property 12, Rs.1,77,02,000/- (Rupees One Crore Seventy Seven Lacs Two Thousand Only) for Property 13 and Rs.36,91,000/- (Rupees Thirty Six Lacs Ninety One Thousand Only) for Property 14.
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 : **30/10/2026**

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Sale Notice

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[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 **26.11.2026**, for recovery of Rs.59,60,00,093.64 as on 01.10.2025 due to Secured Creditor, Union Bank of India from M/s Southern Cashew Exporters. The reserve price and EMD of the properties is given below:

S.No	Property	Reserve Price	EMD
1	Property 1	Rs.2,52,03,000/- (Rupees Two Crore Fifty Two Lacs and Three Thousand Only)	Rs.1,00,000/- (Rupees One Lac Only)
2	Property 2	Rs.52,54,000/- (Rupees Fifty Two Lacs Fifty Four Thousand Only)	Rs.50,000/- (Rupees Fifty Thousand Only)
3	Property 3	Rs.1,33,67,000/- (Rupees One Crore Thirty Three Lacs Sixty Seven Thousand Only)	Rs.1,00,000/- (Rupees One Lac Only)
4	Property 4	Rs.7,80,41,000/- (Rupees Seven Crores Eighty Lacs Forty One Thousand Only)	Rs.1,00,000/- (Rupees One Lac Only)
5	Property 5	Rs.1,23,29,000/- (Rupees One Crore Twenty Three Lacs Twenty Nine Thousand Only)	Rs.1,00,000/- (Rupees One Lac Only)
6	Property 6	Rs.2,40,93,000/- (Rupees Two Crores Forty Lacs Ninety Three Thousand Only)	Rs.1,00,000/- (Rupees One Lac Only)
7	Property 7	Rs.2,82,76,000/- (Rupees Two Crores Eighty Two Lacs Seventy Six Thousand Only)	Rs.1,00,000/- (Rupees One Lac Only)
8	Property 8	Rs.2,14,15,000/- (Rupees Two Crores Fourteen Lacs Fifteen Thousand Only)	Rs.1,00,000/- (Rupees One Lac Only)
9	Property 9	Rs.1,60,39,000/- (Rupees One Crore Sixty Lacs Thirty Nine Thousand Only)	Rs.1,00,000/- (Rupees One Lac Only)
10	Property 10	Rs.13,18,000/- (Rupees Thirteen Lacs Eighteen Thousand Only)	Rs.14,000/- (Rupees Fourteen Thousand Only)

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Authorised Officer & Chief

11	Property 11	Rs.2,58,23,000/- (Rupees Two Crores Fifty Eight Lacs Twenty Three Thousand Only)	Rs.1,00,000/- (Rupees One Lac Only)
12	Property 12	Rs.1,18,60,000/- (Rupees One Crore Eighteen Lacs Sixty Thousand Only)	Rs.1,00,000/- (Rupees One Lac Only)
13	Property 13	Rs.1,77,02,000/- (Rupees One Crore Seventy Seven Lacs Two Thousand Only)	Rs.1,00,000/- (Rupees One Lac Only)
14	Property 14	Rs.36,91,000/- (Rupees Thirty Six Lacs Ninety One Thousand Only)	Rs.37,000/- (Rupees Thirty Seven Thousand Only)

Description of Property

Property No:1
Mentioned as Property No.1 in the Sec.13(2) Notice:-

Land admeasuring 12.35 ares (30.50 cents) of land with 532.37Sqm residential building in Re.Sy No.230/8(Sy No.1291/B) in Block No.16 of Kottamkara Village, Kollam Taluk, Kollam with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Hamsa District covered by sale deed no 255/94 of Kilikolloor SRO, Kollam.

Boundaries as per location sketch:
East : Property of Shemina
North : Maruti workshop
West : Road
South : Property of Saifudeen

Boundaries as per title deed:-
East : Property owned by Krishnana Govindhan
North : Properties of Ahamedkunju and Others.
West : Pathway
South : Property of Paramu.

Property No:2
Mentioned as Property No.2 in Sec.13(2) Notice:-

Land admeasuring 26.30 Ares (64.96 cents) of vacant land in Re.Sy.No.545/16(old Sy No 1624/2) in Block No.22 of Thrikkovilvattom Village, Kollam Taluk & District with all improvements and all other rights attached and appurtenant thereto in the name of Mr. Shamsudeen, Mr. Kamarudheen, Mr.Hamsa, Mr. Sharafudheen, Mr. Hakkim, Mrs. Rehumath Nissa & Mrs. Rameela Beegum covered by sale deed 2358/1990 of SRO Kannanalloor.

Boundaries as per location sketch:
East : Panchayath Road
West : Property of Babu & pathway
North : Property of Balan
South : Property of Shanavas

Boundaries as per title deed:
East : Thengazhikam, Property owned by Asan

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Authorised Officer & Chief Manager

West : Property of Mathai
North : Properties of Kochu Veedu
South : Kottavila, Property of Chandra Babu

Property No:3
Mentioned as Property No.4 in Sec.13(2) Notice:-

EM of 125.80 ares of land as per revenue records (129.10 ares as per title deed) two items of property 54.80 ares of vacant land (54.23 ares as per title deed) in Re Sy No.68/5(Sy No.708/1-154) and 71.00 ares of vacant land (74.87 ares as per title deed) in Re Sy No.68/7(Sy No.708/1-165) in Block No.36 of Vellarada Village, Neyyattinkara Taluk, Trivandrum District with all improvements and all other rights attached and appurtenant thereto in the name of Mrs.Rameela Beegum covered by sale deed 609/1980 of SRO Vellarada.

Boundaries as per location sketch:
East : Property of Francis and Pathway
West : Property of Girija and Pathway
North : Property of Saritha
South : Property of Baby and Road

Boundaries as per title deed:
East : Property of Bhaskara Pillai
West : Property of Sarasu
North : Property of Madhava Panicker
South : Property of Mathimatha

Property No:4
Mentioned as Property No.5 in the Sec.13(2) Notice:-

Land admeasuring 46.70 ares as per revenue records (47.74 ares as per title deed) of land with industrial building comprising of 22.21 ares as per revenue records (23.47 ares as per title deed) in Re Sy No.237/12 (Old Sy No.1318/1-2) in Kottamkara Village, Kollam Taluk and Kollam District of Kilikolloor SRO owned by Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters), 8.09 ares as per revenue records (8.09 ares as per title deed) of land in Re Sy No.237/20 owned by Mr.Sharafudeen , 8.10 ares of land as per revenue records (8.09 ares as per title deed) in Re Sy No.237/21 owned by Mr.Hamsa and 8.30 ares of land as per revenue records (8.09 ares as per title deed) in Re Sy No.237/22 owned by Mr.Kamarudeen in Kottamkara Village, Kollam Taluk and Kollam District and all other rights attached and appurtenant thereto covered by covered by sale deed Nos. 2497/1989, 2554/1989 and 1554/1989 of Kilikolloor SRO, Kollam.

Boundaries as per location sketch:
East : Property of Jabbar
North : Pathway
West : Road
South : Property of Abdul Fathaf

Boundaries as per title deed 2497/1989 & 2554/1989 of SRO Kollam:
East : Properties of Alinkunju and others
North : Punthala Purayidom
West : Kollam - Senkotta Road
South : Property of Thiruvampala Pilla

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Boundaries as per title deed 1554/1989 of SRO Kollam:
East : Properties of Alinkunju and others and Chira
North : Punthala Purayidom
West : Kollam - Senkotta Road
South : Property of Thiruvampala Pilla

Property No:5
Mentioned as Property No.7 in Sec.13(2) Notice:-

EM of 48.57 ares as per title deed (50.00 ares as per revenue records) of land & Building in Re Sy No.238/4 (Old Sy No.758/2)in Block No.8 of Sooranad South Village, Kunnathoor Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen(Managing partner of M/s Southern Cashew Exporters) covered by sale deed No.1302/1995 of SRO Sooranadu.

Boundaries as per location sketch:
East : Road
West : Property of Gopalakrishnan
North : Edavazhi
South : Pullapalli Temple

Boundaries as per title deed:
East : Pathway
West : Properties of Madhavan and Sreedharan
North : Property of Sankara Pillai and others
South : Property of Sivarama Pillai

Property No:6
Item No:1
Mentioned as Property No.12 in Sec.13(2) Notice:-

EM of 70.80 ares of land as per revenue records (86.60 ares as per title deed) and building in Re Sy No.328/1 (Old Sy No.251/1A/1 & 251/1A/2) in Block No.16 of Melila Village, Kottarakkara Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters) covered by sale deed No.1801/1991 of SRO Kottarakara.

Boundaries as per location sketch:
East : Property of Shamsudeen & others Property of Wilson & Mercy
West : Property of John
North : Road and property of Wilson and Mercy
South : Road

Boundaries as per title deed:
East : Property of Vazhodal
West : Property of Vettuvazhy
North : Pathway
South : Pathway

Mentioned as Property No.8 in Sec.13(2) Notice:-

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Item No:2

EM of 80.00ares as per revenue records (95.88 ares as per title deed) of land in Re Sy No.328/7 (Old Sy No.251/A/1) in Block No.16 of Melila Village, kottarakkara Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen, Mr.Kamarudeen, Mr.Hamsa, Mr.Sharafudeen, Mr.Hakkim, Mrs.Rahumath Nissa & Mrs.Rameela Beegum covered by sale deed No.297/1993 of SRO Kottarakara.

Boundaries as per location sketch:
East : Property of Mathai, George and Saleena Krishnan
West : Property of Shamsudeen
North : Property of Wilson and Mercy
South : Panchayath Road

Boundaries as per title deed:
East : Property of Vazhokan
West : Property of Vettivazhy
North : Pathway
South : Pathway

Property No:7

Mentioned as Property No.9 in Sec.13(2) Notice:-

EM of 46.93 ares of land as per revenue records (49.87 ares as per title deed) & Building in Re Sy No.330/5, 330/23 & 330/4 (Old Sy No. 12826) in Block No.27 Mayyanad Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters) covered by sale deed Nos. 2849/1991, 2818/1991 & 2822/1991 of SRO Kottiyam.

Boundaries as per location sketch:
East : Property of Neon packing centre
West : Not Mentioned
North : Property of Sunil and Others
South : PWD Road

Description and Boundaries as per title deed:-
The property consisting of three properties 12.96 ares in Re.Sy.No.330/4, 19.20 ares in Re.Sy.No.330/4 and 17.71 ares in Re.Sy.No.330/4, 5 &23 (Total area 49.87 ares) covered in three sale deeds No.2849/1991, 2818/1991 and 2822/1991 of SRO, Kottiyam.

Boundaries	12.96 ares	19.20 ares	18.17 ares
East	Kunnuvila	Sy.12828	Sy.12828
West	Purayidam of Changarathoppil	Sy.12980 & Nilam	Sy.12980 & Nilam
North	Property of Velikkattu & Kalari purayidam	Property of Krishnapillai	Property of Krishnapillai
South	Vazhi	Nadavarambu and vazhi	Nadavarambu and vazhi

Property No:8

Mentioned as Property No.10 in Sec.13(2) Notice:-

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EM of 78.12 ares of land as per revenue records (80.95 ares as per title deed) comprising of 54.32 ares in Re Sy No.194/7 & 23.80 ares in 194/8 in Block No.28 of Madavoor Village, Varkala Taluk and Trivandrum District with all improvements and all other rights attached and appurtenant thereto in the name of Mrs.Femi covered by Gift Deed No. 2837/1993 of SRO Kilamanoor.

Boundaries as per location sketch:
East : Road
West : Property of Nazeema Beevi
North : Property of Shyla Beevi
South : Thadam

Boundaries as per title deed:
West : Thadam
East : Puraiyidom
South : Puraiyidom
North : Property of Juhara Beevi

Property No:9
Mentioned as Property No.11 in Sec.13(2) Notice:-

EM of 49.63 ares of land comprising of 8.10 ares in Re Sy No.351/6, 26.30 ares in Re Sy No. 351/19, 4.20 ares in Re Sy No. 351/20 & 11.03 ares in Re Sy No. 351/24 (Sy No.9717) in Block No.14 of Perinad Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Abdul Raheem, Mr.Basheer, Mr.Shamsudeen, Mr.Kamarudeen, Mr.Sharafudeen, Mr.Hamsa and Mr.Hakkim covered by Sale Deed no.4618/1996 of SRO Kundara.

Boundaries as per location sketch:
East : Road
West : Property of Others
North : Property of Others
South : Property of Others

Boundaries as per title deed:

Boundaries of Re Sy Nos.351/6, 351/19 & 351/20

East : Properties in Re Sy No.351/7 & 21
West : Property in Re Sy No.351/8 & pathway
North : Properties in Re Sy No.351/16, 18, 5
South : Properties in Re Sy No.351/9, 12 & 22

Boundaries of Re Sy No.351/24

East : Property of Valsala Kumary Amma
West : Pathway
North : Property of Saradamma and Others
South : Property of Jayasree

Property :10

For UNION BANK OF INDIA

Authorised Officer & Chief Manager, ARB Ernakulam

Classification: Internal

Mentioned as Property No.13 in Sec.13(2) Notice:-

EM of 7.75 ares of land as per revenue records (11.80 ares as per title deed) in Re Sy No.193/11(Old Sy No.12440/2,1) of Panayam Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Abdul Basheer covered by sale deed No.1658/1975 of SRO Kundara.

Boundaries as per location sketch:
East : Edavazhi
West : Drainage and Property of Kamarudeen
North : Edavazhi
South : Not Mentioned

Boundaries as per title deed:
East : Properties of Thunduvila & Kulavelil Puthenveetil
West : Properties of Kochukunju
North : Pathway
South : Property of Thadathil

Property No:11
Mentioned as Property No.15 in Sec.13(2) Notice:-

EM of 10.80 ares of land and a Residential building in Re Sy No.410/11 (Old Sy No.12630) in Block No.14 of Perinad Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mrs.Riza Beegum covered by Sale Deed No.696/2000 of SRO Kundara.

Boundaries as per location sketch:
East : Road
West : Property of Other
North : Property of Haneefa
South : Property of Naseema

Boundaries as per title deed:
East : Property of Railway
West : Property of Karuvally
North : Property of Mudeppilakkal
South : Road

Property No:12
Mentioned as Property No.16 in Sec.13(2) Notice:-

EM of 132.25 cents of land comprising of 130 cents of land in Re Sy No: 265/6, 265/7 & 265/12 and 2.250 cents of land in Re Sy No.264/9. Palugal Village, Vilavancode Taluk, Kanyakumari District, Tamil Nadu State with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters) covered by Sale Deed No.359/1991 & 358/1991 of SRO Palugal.

Boundaries of 130 cents in Re Sy No: 265/6, 265/7 & 265/12:
East : Perumpadappuvilla Purayidam
West : Mudivilakam Purayidam
North : Naduthalavilakam Purayidam

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South : Properties of Sheeba, Sheen Peecee Yen & Shijith Hari Peeceeyen

Boundaries of 2.250 cents in Re Sy No: 264/9:
East : Property of Chellappan Nadar and others
West : Property of Velayudhan Pillai and others
North : Property of Velayudhan Pillai and others
South : Property of Thanakayyan

Property No:13
Mentioned as Property No.23 in Sec.13(2) Notice:-

EM of 41.35 ares of land and a building in Re Sy No.46/10-2 (Old Sy No.13131) in Block No.17 of Vadakkumthala Village, Karunagapally Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Hakkim covered by Sale Deed No.6645/2004 of SRO Chavara together with right of way over the 16 cents of land lying on its western boundary covered by document No.632/1993 of SRO Chavara.

Boundaries as per location sketch:
East : Property of George, KIP Canal
West : Road
North : Property of Abdul Nasar
South : Property of Gopalakrishna Pillai

Boundaries as per title deed:
East : Canal
West : Panchayath Road
North : Property of Aliyarkutty and others
South : Pathway

Property No.14
Mentioned as Property No.26 in Sec.13(2) Notice:-

EM of 33.40 ares of land comprising of 5.80 ares in Re Sy No.212/29 & 27.60 ares in Re Sy No.212/6 (Old Sy No.4939/13/2) in Block No.31 of Chirakkara Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters) covered by Sale Deed No.2377/1995 of SRO Chathannoor.

Boundaries as per location sketch:
East : Property of Sundaran
West : Property of Sadanandan and Pathway
North : Property of Sulekha and Rajan
South : Property of Rajan and Vinod

Boundaries as per title deed:
East : Properties of Abdul Jabbar and others
West : Properties of Pushkaran, Vanajakshi, pathway.
North : Properties of Omana, Shobana Devi
South : Properties of Sadananthan and others.

List of Encumbrances:

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अधिकृत अधिकारी एवं मुख्य प्रबंधक,ए.आर.बी.एर्णाकुलम
Authorised Officer & Chief Manager, ARB, Ernakulam

Property 2 : Rs.12,77,170/- attachment of EPFO KR/KLM/1221, 1221A, 1545.

Other properties Nil (however indenting bidders are advised to verify the EC and satisfy themselves before submitting bid)

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 : 30/10/2026

Encl: Terms of sale



AUTHORISED OFFICER
FOR UNION BANK OF INDIA

प्राधिकृत अधिकारी
Authorised Officer & Chief

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor

Borrowers / Guarantors	
M/s Southern Cashew Exporters, VIII/1092, Q S Road, Chandathoppe, Kollam - 691014.	Mr. Shamsudeen, S/o Mr. Mohammed Kunju, Managing Partner of M/s Southern Cashew Exporters, Ayshas, Chandanathoppe, Kollam - 691014
Mrs. P Rahamath Niza, W/o M Abdul Rahim, Partner of M/s Southern Cashew Exporters, Nizar Manzil, Kuttichira, TKMC PO, Kollam - 691005.	Mrs. Ramleela Begum, W/o Mr. Basheer M, Partner of M/s Southern Cashew Exporters, Moonlight, Chathinamkulam, Perinad, Chandanathoppe PO, Kollam - 691014.
Mr. M Kamarudeen, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, Ajmal Manzil, Chandanathoppe PO, Kollam - 691014.	Mr. M Hamsa, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, Subah, Chandanathoppe PO, Kollam - 691014.
Mr. M Sharafudeen, S/o Muhammed Kunju, Partner of M/s Southern Cashew Exporters, MMK Residency, Chandanathoppe PO, Kollam - 691014.	Mrs. Rissa Begum, W/o Shamsudeen M, Ayshas, Chandanathoppe PO, Kollam - 691014.
Mr. Basheer M, S/o Muhammed Kunju, Moonlight, Chathinamkulam, Perinad, Chandanathoppe PO, Kollam - 691014.	Mrs. Femi, W/o M Hamsa, Subah, Chandanathoppe PO, Kollam - 691014.
Mr. M Hakkim, S/o Muhammed Kunju, Hamsa Manzil, Chandanathoppe PO, Kollam - 691014.	Mr. Abdul Raheem, S/o Muhammed Kunju, Nizar Manzil, Kuttichira, TKMC PO, Kollam - 691005.
Mrs. Ummasalumma, W/o Muhammed Kunju, Hamsa Manzil, Chandanathoppe PO, Kollam - 691014.	

2. Name and address of the Secured Creditor:	Union Bank of India, Asset Recovery Branch Ernakulam (Account transferred from Quilon Branch) **Veetteel Chambers, Ravipuram, MG Road, Ernakulam, Kerala State, Pin-685016** E mail: arb.ernakulam@unionbankofindia.bank.in

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Authorised Officer & Chief Manager

3. Description of immovable secured assets to be Sold:

Property No:1
Mentioned as Property No.1 in the Sec.13(2) Notice:-

Land admeasuring 12.35 ares (30.50 cents) of land with 532.37Sqm residential building in Re.Sy No.230/8(Sy No.1291/B) in Block No.16 of Kottamkara Village, Kollam Taluk, Kollam with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Hamsa District covered by sale deed no 255/94 of Kilikolloor SRO, Kollam.

Boundaries as per location sketch:
East : Property of Shemina
North : Maruti workshop
West : Road
South : Property of Saifudeen

Boundaries as per title deed:-
East : Property owned by Krishnana Govindhan
North : Properties of Ahamedkunju and Others.
West : Pathway
South : Property of Paramu.

Property No:2
Mentioned as Property No.2 in Sec.13(2) Notice:-

Land admeasuring 26.30 Ares (64.96 cents) of vacant land in Re.Sy.No.545/16(old Sy No 1624/2) in Block No.22 of Thrikkovilvattom Village, Kollam Taluk & District with all improvements and all other rights attached and appurtenant thereto in the name of Mr. Shamsudeen, Mr. Kamarudheen, Mr.Hamsa, Mr. Sharafudheen, Mr. Hakkim, Mrs. Rehumath Nissa & Mrs. Rameela Beegum covered by sale deed 2358/1990 of SRO Kannanalloor.

Boundaries as per location sketch:
East : Panchayath Road
West : Property of Babu & pathway
North : Property of Balan
South : Property of Shanavas

Boundaries as per title deed:
East : Thengazhikam, Property owned by Asan
West : Property of Mathai
North : Properties of Kochu Veedu
South : Kottavila, Property of Chandra Babu

Property No:3
Mentioned as Property No.4 in Sec.13(2) Notice:-

EM of 125.80 ares of land as per revenue records (129.10 ares as per title deed) two items of property 54.80 ares of vacant land (54.23 ares as per title deed) in Re Sy No.68/5(Sy No.708/1-154) and 71.00 ares of vacant land (74.87 ares as per title deed) in Re Sy No.68/7(Sy No.708/1-165) in Block No.36 of Vellarada Village, Neyyattinkara Taluk, Trivandrum District with all improvements and all other rights attached and appurtenant thereto in the name of Mrs.Rameela Beegum covered by sale deed 609/1980 of SRO Vellarada.

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Boundaries as per location sketch:
East : Property of Francis and Pathway
West : Property of Girija and Pathway
North : Property of Saritha
South : Property of Baby and Road

Boundaries as per title deed:
East : Property of Bhaskara Pillai
West : Property of Sarasu
North : Property of Madhava Panicker
South : Property of Mathimatha

Property No:4
Mentioned as Property No.5 in the Sec.13(2) Notice:-

Land admeasuring 46.70 ares as per revenue records (47.74 ares as per title deed) of land with industrial building comprising of 22.21 ares as per revenue records (23.47 ares as per title deed) in Re Sy No.237/12 (Old Sy No.1318/1-2) in Kottamkara Village, Kollam Taluk and Kollam District of Kilikolloor SRO owned by Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters), 8.09 ares as per revenue records (8.09 ares as per title deed) of land in Re Sy No.237/20 owned by Mr.Sharafudeen , 8.10 ares of land as per revenue records (8.09 ares as per title deed) in Re Sy No.237/21 owned by Mr.Hamsa and 8.30 ares of land as per revenue records (8.09 ares as per title deed) in Re Sy No.237/22 owned by Mr.Kamarudeen in Kottamkara Village, Kollam Taluk and Kollam District and all other rights attached and appurtenant thereto covered by covered by sale deed Nos. 2497/1989, 2554/1989 and 1554/1989 of Kilikolloor SRO, Kollam.

Boundaries as per location sketch:
East : Property of Jabbar
North : Pathway
West : Road
South : Property of Abdul Fathaf

Boundaries as per title deed 2497/1989 & 2554/1989 of SRO Kollam:
East : Properties of Alinkunju and others
North : Punthala Purayidom
West : Kollam - Senkotta Road
South : Property of Thiruvampala Pilla

Boundaries as per title deed 1554/1989 of SRO Kollam:
East : Properties of Alinkunju and others and Chira
North : Punthala Purayidom
West : Kollam - Senkotta Road
South : Property of Thiruvampala Pilla

Property No:5
Mentioned as Property No.7 in Sec.13(2) Notice:-

EM of 48.57 ares as per title deed (50.00 ares as per revenue records) of land & Building in Re Sy No.238/4 (Old Sy No.758/2)in Block No.8 of Sooranad South Village, Kunnathoor Taluk and Kollam District with all improvements and all other rights attached and appurtenant

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Officer & Chief

thereto in the name of Mr.Shamsudeen(Managing partner of M/s Southern Cashew Exporters) covered by sale deed No.1302/1995 of SRO Sooranadu.

Boundaries as per location sketch:
East : Road
West : Property of Gopalakrishnan
North : Edavazhi
South : Pullapalli Temple

Boundaries as per title deed:
East : Pathway
West : Properties of Madhavan and Sreedharan
North : Property of Sankara Pillai and others
South : Property of Sivarama Pillai

Property No:6
Item No:1
Mentioned as Property No.12 in Sec.13(2) Notice:-

EM of 70.80 ares of land as per revenue records (86.60 ares as per title deed) and building in Re Sy No.328/1 (Old Sy No.251/1A/1 & 251/1A/2) in Block No.16 of Melila Village, Kottarakkara Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters) covered by sale deed No.1801/1991 of SRO Kottarakara.

Boundaries as per location sketch:
East : Property of Shamsudeen & others Property of Wilson & Mercy
West : Property of John
North : Road and property of Wilson and Mercy
South : Road

Boundaries as per title deed:
East : Property of Vazhodal
West : Property of Vettuvazhy
North : Pathway
South : Pathway

Mentioned as Property No.8 in Sec.13(2) Notice:-

Item No:2
EM of 80.00ares as per revenue records (95.88 ares as per title deed) of land in Re Sy No.328/7 (Old Sy No.251/A/1) in Block No.16 of Melila Village, kottarakkara Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen, Mr.Kamarudeen, Mr.Hamsa, Mr.Sharafudeen, Mr.Hakkim, Mrs.Rahumath Nissa & Mrs.Rameela Beegum covered by sale deed No.297/1993 of SRO Kottarakara.

Boundaries as per location sketch:
East : Property of Mathai, George and Saleena Krishnan
West : Property of Shamsudeen
North : Property of Wilson and Mercy
South : Panchayath Road

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Officer & Chief M... A.R.B.

Boundaries as per title deed:
East : Property of Vazhokan
West : Property of Vettivazhy
North : Pathway
South : Pathway

Property No:7
Mentioned as Property No.9 in Sec.13(2) Notice:-

EM of 46.93 ares of land as per revenue records (49.87 ares as per title deed) & Building in Re Sy No.330/5, 330/23 & 330/4 (Old Sy No. 12826) in Block No.27 Mayyanad Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters) covered by sale deed Nos. 2849/1991, 2818/1991 & 2822/1991 of SRO Kottiyam.

Boundaries as per location sketch:
East : Property of Neon packing centre
West : Not Mentioned
North : Property of Sunil and Others
South : PWD Road

Description and Boundaries as per title deed:-
The property consisting of three properties 12.96 ares in Re.Sy.No.330/4, 19.20 ares in Re.Sy.No.330/4 and 17.71 ares in Re.Sy.No.330/4, 5 &23 (Total area 49.87 ares) covered in three sale deeds No.2849/1991, 2818/1991 and 2822/1991 of SRO, Kottiyam.

Boundaries	12.96 ares	19.20 ares	18.17 ares
East	Kunnuvila	Sy.12828	Sy.12828
West	Purayidam of Changarathoppil	Sy.12980 & Nilam	Sy.12980 & Nilam
North	Property of Velikkattu & Kalari purayidam	Property of Krishnapillai	Property of Krishnapillai
South	Vazhi	Nadavarambu and vazhi	Nadavarambu and vazhi

Property No:8
Mentioned as Property No.10 in Sec.13(2) Notice:-

EM of 78.12 ares of land as per revenue records (80.95 ares as per title deed) comprising of 54.32 ares in Re Sy No.194/7 & 23.80 ares in 194/8 in Block No.28 of Madavoor Village, Varkala Taluk and Trivandrum District with all improvements and all other rights attached and appurtenant thereto in the name of Mrs.Femi covered by Gift Deed No. 2837/1993 of SRO Kilamanoor.

Boundaries as per location sketch:
East : Road
West : Property of Nazeema Beevi
North : Property of Shyla Beevi
South : Thadam

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Boundaries as per title deed:
West : Thadam
East : Puraiyidom
South : Puraiyidom
North : Property of Juhara Beevi

Property No:9
Mentioned as Property No.11 in Sec.13(2) Notice:-

EM of 49.63 ares of land comprising of 8.10 ares in Re Sy No.351/6, 26.30 ares in Re Sy No. 351/19, 4.20 ares in Re Sy No. 351/20 & 11.03 ares in Re Sy No. 351/24 (Sy No.9717) in Block No.14 of Perinad Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Abdul Raheem, Mr.Basheer, Mr.Shamsudeen, Mr.Kamarudeen, Mr.Sharafudeen, Mr.Hamsa and Mr.Hakkim covered by Sale Deed no.4618/1996 of SRO Kundara.

Boundaries as per location sketch:
East : Road
West : Property of Others
North : Property of Others
South : Property of Others

Boundaries as per title deed:

Boundaries of Re Sy Nos.351/6, 351/19 & 351/20

East : Properties in Re Sy No.351/7 & 21
West : Property in Re Sy No.351/8 & pathway
North : Properties in Re Sy No.351/16, 18, 5
South : Properties in Re Sy No.351/9, 12 & 22

Boundaries of Re Sy No.351/24

East : Property of Valsala Kumary Amma
West : Pathway
North : Property of Saradamma and Others
South : Property of Jayasree

Property :10
Mentioned as Property No.13 in Sec.13(2) Notice:-

EM of 7.75 ares of land as per revenue records (11.80 ares as per title deed) in Re Sy No.193/11(Old Sy No.12440/2,1) of Panayam Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Abdul Basheer covered by sale deed No.1658/1975 of SRO Kundara.

Boundaries as per location sketch:
East : Edavazhi
West : Drainage and Property of Kamarudeen
North : Edavazhi
South : Not Mentioned

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Authorised Officer & Chief Manager, A.R.B

Boundaries as per title deed:
East : Properties of Thunduvila & Kulavelil Puthenveetil
West : Properties of Kochukunju
North : Pathway
South : Property of Thadathil

Property No:11
Mentioned as Property No.15 in Sec.13(2) Notice:-

EM of 10.80 ares of land and a Residential building in Re Sy No.410/11 (Old Sy No.12630) in Block No.14 of Perinad Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mrs.Riza Beegum covered by Sale Deed No.696/2000 of SRO Kundara.

Boundaries as per location sketch:
East : Road
West : Property of Other
North : Property of Haneefa
South : Property of Naseema

Boundaries as per title deed:
East : Property of Railway
West : Property of Karuvally
North : Property of Mudeppilakkal
South : Road

Property No:12
Mentioned as Property No.16 in Sec.13(2) Notice:-

EM of 132.25 cents of land comprising of 130 cents of land in Re Sy No: 265/6, 265/7 & 265/12 and 2.250 cents of land in Re Sy No.264/9. Palugal Village, Vilavancode Taluk, Kanyakumari District, Tamil Nadu State with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters) covered by Sale Deed No.359/1991 & 358/1991 of SRO Palugal.

Boundaries of 130 cents in Re Sy No: 265/6, 265/7 & 265/12:
East : Perumpadappuvilla Purayidam
West : Mudivilakam Purayidam
North : Naduthalavilakam Purayidam
South : Properties of Sheeba, Sheen Peecee Yen & Shijith Hari Peeceeyen

Boundaries of 2.250 cents in Re Sy No: 264/9:
East : Property of Chellappan Nadar and others
West : Property of Velayudhan Pillai and others
North : Property of Velayudhan Pillai and others
South : Property of Thanakayyan

Property No:13
Mentioned as Property No.23 in Sec.13(2) Notice:-

EM of 41.35 ares of land and a building in Re Sy No.46/10-2 (Old Sy No.13131) in Block No.17 of Vadakkumthala Village, Karunagapally Taluk and Kollam District with all

improvements and all other rights attached and appurtenant thereto in the name of Mr.Hakkim covered by Sale Deed No.6645/2004 of SRO Chavara together with right of way over the 16 cents of land lying on its western boundary covered by document No.632/1993 of SRO Chavara.

Boundaries as per location sketch:
East : Property of George, KIP Canal
West : Road
North : Property of Abdul Nasar
South : Property of Gopalakrishna Pillai

Boundaries as per title deed:
East : Canal
West : Panchayath Road
North : Property of Aliyarkutty and others
South : Pathway

Property No.14
Mentioned as Property No.26 in Sec.13(2) Notice:-

EM of 33.40 ares of land comprising of 5.80 ares in Re Sy No.212/29 & 27.60 ares in Re Sy No.212/6 (Old Sy No.4939/13/2) in Block No.31 of Chirakkara Village, Kollam Taluk and Kollam District with all improvements and all other rights attached and appurtenant thereto in the name of Mr.Shamsudeen (Managing partner of M/s Southern Cashew Exporters) covered by Sale Deed No.2377/1995 of SRO Chathannoor.

Boundaries as per location sketch:
East : Property of Sundaran
West : Property of Sadanandan and Pathway
North : Property of Sulekha and Rajan
South : Property of Rajan and Vinod

Boundaries as per title deed:
East : Properties of Abdul Jabbar and others
West : Properties of Pushkaran, Vanajakshi, pathway.
North : Properties of Omana, Shobana Devi
South : Properties of Sadananthan and others.

4.The details of encumbrances, if any known to the Secured Creditor	Property 2 : Rs.12,77,170/- attachment of EPFO KR/KLM/1221, 1221A, 1545. Other properties Nil (however 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.	WPC 34468 of 2026 before Hon'ble High Court of Kerala
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.

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Chief Manager, A.R.B.

7. Date & Time of auction	26-11-2026, Thursday from 12:00 PM to 05:00 PM (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.59,60,00,093.64 (Rupees Fifty Nine Crores Sixty Lacs Ninety Three and Paise Sixty Four Only) outstanding as on 13.05.2026 along with further interest and costs & expenses thereon from 14.05.2026.
9.1 Reserve price for the properties below which the immovable property may not be sold:	Property 1 - Rs.2,52,03,000/- (Rupees Two Crore Fifty Two Lacs and Three Thousand Only) Property 2 - Rs.52,54,000/- (Rupees Fifty Two Lacs Fifty Four Thousand Only) Property 3 - Rs.1,33,67,000/- (Rupees One Crore Thirty Three Lacs Sixty Seven Thousand Only) Property 4 - Rs.7,80,41,000/- (Rupees Seven Crores Eighty Lacs Forty One Thousand Only) Property 5 - Rs.1,23,29,000/- (Rupees One Crore Twenty Three Lacs Twenty Nine Thousand Only) Property 6 - Rs.2,40,93,000/- (Rupees Two Crores Forty Lacs Ninety Three Thousand Only) Property 7 - Rs.2,82,76,000/- (Rupees Two Crores Eighty Two Lacs Seventy Six Thousand Only) Property 8 - Rs.2,14,15,000/- (Rupees Two Crores Fourteen Lacs Fifteen Thousand Only) Property 9 - Rs.1,60,39,000/- (Rupees One Crore Sixty Lacs Thirty Nine Thousand Only) Property 10 - Rs.13,18,000/- (Rupees Thirteen Lacs Eighteen Thousand Only) Property 11 - Rs.2,58,23,000/- (Rupees Two Crores Fifty Eight Lacs Twenty Three Thousand Only) Property 12 - Rs.1,18,60,000/- (Rupees One Crore Eighteen Lacs Sixty Thousand Only) Property 13 - Rs.1,77,02,000/- (Rupees One Crore Seventy Seven Lacs Two Thousand Only) Property 14 - Rs.36,91,000/- (Rupees Thirty Six Lacs Ninety One Thousand Only)
9.2 EMD Payable	10% of the Reserve Price mentioned above.
9.3 Minimum Bid Increment	Property 1 - Rs.1,00,000/- (Rupees One Lac Only) Property 2 - Rs.50,000/- (Rupees Fifty Thousand Only) Property 3 - Rs.1,00,000/- (Rupees One Lac Only)

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	Property 4 - Rs.1,00,000/- (Rupees One Lac Only) Property 5 - Rs.1,00,000/- (Rupees One Lac Only) Property 6 - Rs.1,00,000/- (Rupees One Lac Only) Property 7 - Rs.1,00,000/- (Rupees One Lac Only) Property 8 - Rs.1,00,000/- (Rupees One Lac Only) Property 9 - Rs.1,00,000/- (Rupees One Lac Only) Property 10 - Rs.14,000/- (Rupees Fourteen Thousand Only) Property 11 - Rs.1,00,000/- (Rupees One Lac Only) Property 12 - Rs.1,00,000/- (Rupees One Lac Only) Property 13 - Rs.1,00,000/- (Rupees One Lac Only) Property 14 - Rs.37,000/- (Rupees Thirty Seven 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.in or contact Mr. Bimal Sukumar, Chief Manager & Authorized Officer, Union Bank of India, Asset Recovery Branch Ernakulam Mobile-99128 29100*

10.6 Steps Involved

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- 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.

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

यूनियन बैंक ऑफ इंडिया ए आर बी एर्णाकुलम ARB Ernakulam UNION BANK OF INDIA

for UNION BANK OF IND.

विकल्प अधिकारी एवं मुख्य प्रबंधक,ए.आर.बी.एर्ण

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).

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 : 30/10/2026

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FOR UNION BANK OF INDIA

AUTHORISED OFFICER
प्राधिकृत अधिकारी
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