यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

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

Ref: ARB/2026-27/746 Date: 03.11.2026

By Regd Post & Courier

To,

1. Borrowers/Guarantor:		
Mr.P.B.Manaf, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106	Mr.P.B.Araf, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106	Mrs.P.B.Shakeela, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106
Mr.P.H.Mohammed Ali, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106	Ms.P.K.Beefathu, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106	Mr.P.B.Ashraf, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106
Mr.P.B.Sheriff , Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106	Also at address: P.B.Sheriff, Flat No.B-3, Jawahar Jewel Apartment, Jawahar Nagar, Kadavanthara Ernakulam Pin-682020.	Ms.Sajna Manaf Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106

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 Thevara branch), the secured creditor, caused a demand notice dated **02.12.2019** 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/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 **27.02.2020, 28.02.2020, 14.03.2022, 05.05.2022, 05.08.2022, 25.08.2022 & 08.09.2025**
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 **26.11.2026** by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be ₹.40,00,000/- (Rupees Forty Lakh only) for Item 1; ₹.34,00,000/- (Rupees Thirty-Four Lakh only) for Item 2; and ₹.3,05,00,000/- (Rupees Three Crore Five Lakh only) for Item 3.
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

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

FOR UNION BANK OF INDIA

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Place : **Ernakulam**
Date : **03.11.2026**

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 **physical** 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.8,86,53,443.39 as on 30.09.2026 due to Secured Creditor, Union Bank of India from Mr.P.B.Manaf. The Reserve Price will be ₹.40,00,000/- (Rupees Forty Lakh only) for Item 1; ₹.34,00,000/- (Rupees Thirty-Four Lakh only) for Item 2; and ₹.3,05,00,000/- (Rupees Three Crore Five Lakh only) for Item 3 and the earnest money deposit will be ₹.4,00,000/- for Item 1; ₹.3,40,000/- for Item 2; and ₹.30,50,000/- for Item 3

Description of Property

Item No.1
An area of land admeasuring 3.54 Ares of land consisting of 1.66 Ares in Re- Survey No. 98/2/3/1(old Sy. No.726/2) and 1.88 Ares in Re-Survey No. 99/2/1 (old Sy. No.731/1F/2) and the building thereon bearing Edathala Grama Panchayath door No. XI/343-A together with right of way over the private road on its eastern boundary covered by Sale Deed No. 2926/2008 of Aluva Sub Registry Office and all other improvements thereon in Aluva East Village, Aluva Taluk of Ernakulam District owned by Ms. Sajna Manaf. (Mentioned as item No.5 in the Demand Notice)

BOUNDARIES:

East : Property of Basheer and Pathway	North : Property belonging to Najeeb
West : Property of Manaf	South : Property of Manaf.

Item No.2
An area of land admeasuring 30.60 Ares of land and all other improvements thereon in Re Sy No 140/15 (Sy No 784/10), Block No 24 of Vijayapuram village of Kottayam Taluk of Kottayam District owned by Mr. P B Manaf covered by Sale Deed No 1658/2012 of Kottayam (additional) Sub Registry Office owned by Mr. Manaf.

BOUNDARIES

North: Properties of Divakaran Pilla, Krishnakumar and Gopalakrishnan Nair	East: Properties of Areekkattu Veetil Gopalakrishnan Nair, Okkamasseril Thankappan Pillai
South: Thodu	West: Panchayat Road

Item No.3
An area of land admeasuring 29.80 Ares (as per recent survey 29.62 Ares) in Block No. 34 in Choornikkara Village consisting of 16 Ares in Re-Survey No. 51/7 and 13.80 Ares in Re-Survey No. 51/8, together with right of way over the private roads on its southern, northern and eastern boundaries, covered by Sale Deed Nos. 139/1982; 5018/1984 and 4113/1988 and Release Deed Nos. 4114/1988 and 4115/1988, all of Aluva Sub Registry Office owned by Late Mr.I.Basheer represented by legal heirs Mrs. P.K Beefathu, Mr.P.B. Ashraf, Mr. P.B. Sheriff, Ms.P.B. Shakeela, Mr.P.B.Araf & Mr.P.B Manaf. (As per the title deed, the property is (i) 10.72 Ares in old Survey No. 345/2 described in item No. 1 of the Schedule to Sale Deed No. 139/1982 and item No. 1 of the Schedule to Release Deed No.4115/1988 of Aluva Sub Registry Office(ii) 12.54 Ares (including area left for private road) in old Survey No. 345/1B described in item No. 2 of the Schedule to Sale Deed No. 139/1982 and item No. 2 of the Schedule to Release Deed No.4115/1988 of Aluva Sub Registry Office (iii) 4.86 Ares (including area left for private road) in old Survey No. 345/1B described in Sale Deed No.5018/1984 and item No. 3 of the Schedule to Release Deed No.4115/1988 of Aluva Sub Registry Office and (iv) 5.46 Ares (including area left for private road) in old Survey No. 345/1B in Aluva village described in Sale Deed No. 4113/1988 and Release Deed No.4114/1988 of Aluva Sub Registry Office).(Mentioned as item No.3 in the Demand Notice)

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कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

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

Boundaries as per location sketch dated 2.10.2009:-

East : Canal & Private Road	North : Private Road and property of Suby
West : Property of Hameed	South : Private Road and property of Kunjakka

Boundaries as per title deed:

North : Road	South : Property of Muhammed Ali
East : Property of George	West : Property of Abdul Kareem.

List of Encumbrances:

Property	Attachments reflected in the EC
Item No.1	Nil as per EC No. 13803/25 dtd 09.10.2025 and 889/26 dtd 22.01.2026
Item No.2	Nil as per EC No. 6701/25 dtd 09.10.2025 and 514/26 dtd 22.01.2026
Item No.3	i) Attachments of Hon'ble Addl Sub Court North Paravur IA No.2 of 2024 OS No.13 of 2024 dtd 03.02.2024 for Rs. 1,25,00,000.00 ii) Attachments of Hon'ble Prl Sub Court North Paravur IA 2 of 24 in OS No.53 of 2024 dtd 17.04.2024 for Rs. 44,28,900.00 iii) Attachments of Hon'ble Sub Court North Paravur OS No.53 of 2024 dtd 27.06.2024 for Rs. 46,94,000.00

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 : 03.11.2026

Encl: Terms of sale

For UNION BANK OF INDIA

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor		
Mr.P.B.Manaf, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106	Mr.P.B.Araf, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106	Mrs.P.B.Shakeela, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106
Mr.P.H.Mohammed Ali, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106	Ms.P.K.Beefathu, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106	Mr.P.B.Ashraf, Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106
Mr.P.B.Sheriff , Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106	Also at address: P.B.Sheriff, Flat No.B-3, Jawahar Jewel Apartment, Jawahar Nagar, Kadavanthara Ernakulam Pin-682020.	Ms.Sajna Manaf Puthiyedathu House, Thaikkattukara, Muttam, Aluva. PIN- 683 106

2. Name and address of the Secured Creditor:	Union Bank of India, Asset Recovery Branch Ernakulam (Account transferred from Thevara 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:

Item No.1

An area of land admeasuring 3.54 Ares of land consisting of 1.66 Ares in Re- Survey No. 98/2/3/1(old Sy. No.726/2) and 1.88 Ares in Re-Survey No. 99/2/1 (old Sy. No.731/1F/2) and the building thereon bearing Edathala Grama Panchayath door No. XI/343-A together with right of way over the private road on its eastern boundary covered by Sale Deed No. 2926/2008 of Aluva Sub Registry Office and all other improvements thereon in Aluva East Village, Aluva Taluk of Ernakulam District owned by Ms. Sajna Manaf. (Mentioned as item No.5 in the Demand Notice)

BOUNDARIES:

East : Property of Basheer and Pathway	North : Property belonging to Najeeb
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An area of land admeasuring 30.60 Ares of land and all other improvements thereon in Re Sy No 140/15 (Sy No 784/10), Block No 24 of Vijayapuram village of Kottayam Taluk of Kottayam District owned by Mr. P B Manaf covered by Sale Deed No 1658/2012 of Kottayam (additional) Sub Registry Office owned by Mr. Manaf.

BOUNDARIES

North: Properties of Divakaran Pilla, Krishnakumar and Gopalakrishnan Nair	East: Properties of Areekkattu Veetil Gopalakrishnan Nair, Okkamasseril Thankappan Pillai
South: Thodu	West: Panchayat Road

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FOR UNION BANK OF INDIA

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

Office).(Mentioned as item No.3 in the Demand Notice)

Boundaries as per location sketch dated 2.10.2009:-

East : Canal & Private Road	North : Private Road and property of Suby
West : Property of Hameed	South : Private Road and property of Kunjakka

Boundaries as per title deed:

North : Road	South : Property of Muhammed Ali
East : Property of George	West : Property of Abdul Kareem.

4.The details of encumbrances, if any known to the Secured Creditor	

Property	Attachments reflected in the EC
Item No.1	Nil as per EC No. 13803/25 dtd 09.10.2025 and 889/26 dtd 22.01.2026
Item No.2	Nil as per EC No. 6701/25 dtd 09.10.2025 and 514/26 dtd 22.01.2026
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(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.	OS 26/2026 before Hon'ble Munsiff Court, Aluva SA 570/2026
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	**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.8,86,53,443.39(Rupees Eight Crore EightySix Lakh FiftyThree Thousand Four Hundred and FortyThree and Paise ThirtyNine only) outstanding as on 30.09.2026 along with further interest and costs from 01.10.2026 till realization.
9.1 Reserve price for the properties below which the immovable property may not be sold:	Item 1: Rs.40,00,000/- (Rupees Forty Lakh only) Item 2: Rs.34,00,000/- (Rupees Thirty-Four Lakh only) Item 3: Rs.3,05,00,000/- (Rupees Three Crore Five Lakh only)
9.2 EMD Payable	10% of the Reserve Price mentioned above.
9.3 Minimum Bid Increment	Item 1: Rs.50,000/- (Rupees Fifty Thousand only) Item 2: Rs.50,000/- (Rupees Fifty Thousand only) Item 3: Rs.3,00,000/-(Rupees Three Lakh 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/

Classification: Internal

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For UNION BANK OF INDIA

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

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-9769479168*

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.

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

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For UNION BANK OF INDIA

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

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).

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 : 03.11.2026

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UNION BANK OF INDIA

For UNION BANK OF INDIA

AUTHORISED OFFICER
FOR UNION BANK OF INDIA