

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref: ARM SN SVD UNIPACK 05/2026-27

Date: 27/07/2026

To

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

Sir / Madam,

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

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

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

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

Yours faithfully,

AUTHORISED OFFICER, CANARA BANK

Encl: Sale Notice

Internal

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Property 2

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

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

Boundaries:

North: Private way & Thodu

South: Property of Varghese

East: Thodu

West: Mahilasamajam Road

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

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

Date: 27/07/2026

Place: Ernakulam

**AUTHORISED OFFICER
CANARA BANK**

Internal

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

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

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

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

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

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

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

- 1) **Total liabilities as on 31/05/2025** : **Rs.5,32,68,723.96/- (Rupees Five Crore Thirty-Two Lakhs Sixty-Eight Thousand Seven Hundred Twenty-Three and Paise Ninety-Six Only) Plus** further interest thereon from 01.06.2026 along with suit expenses, incidental charges and other legal charges.

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

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

- (c) **Date & Time of Auction** : **20/08/2026 & Time 10:30 A.M. to 11:30 A.M.** (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

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

- 3) **Reserve Price** : **Property 1: Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only)**
Property 2: Rs.51,50,000/- (Rupees Fifty-One Lakhs Fifty Thousand Only)
(Only the bids with minimum 1 incremental offer above reserve price will be accepted)

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

OTHER TERMS AND CONDITIONS

- a. The property will be sold in “as is where is, as is what is and whatever there is” basis including encumbrances, if any.
- b. Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://baanknet.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. The property can be inspected, with Prior Appointment with Authorised Officer, on **13/08/2026** between 11:00 A.M. & 4:00 P.M.
- d. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- e. Intending bidders if applicable shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance (BAANKNET)**, Help Desk Number: **8291220220**, Email id: support.BAANKNET@psballiance.com
- f. The intending bidders should register their names at portal <https://baanknet.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s PSB Alliance (BAANKNET)**, Help Desk Number: **8291220220**, Email id: support.BAANKNET@psballiance.com
- g. EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan **well before 19/08/2026 upto 5:00 PM.**
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **19/08/2026, 5:00 PM**, to Canara Bank, Asset Recovery Management Branch, Ernakulam by hand or by email.
 - i. Details of payment in e-wallet & Bidder's A/c details.
 - ii. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - iii. Bidders Name. Contact No. Address, E Mail Id.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.2,00,000/- (Rupees Two Lakhs Only) for the Property No.1 and Rs.50,000/- (Rupees Fifty Thousand Only) for the Property No.2.** The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- k. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor which shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of Canara Bank, **ARM Branch Ernakulam, 209272434 IFSC code: CNRB0002875.** If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

Internal

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