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-682016
E mail: arb.ernakulam@unionbankofindia.bank.in

Ref: ARB/2026-27/465 Date:12-08-2026

By Regd. Post & Courier

To,

1. Borrowers/Guarantor:	
1. **M/S Indiana Steel Corporation** **AP X/234,Pallipuram** **Kaniyapuram,** **Trivandrum-695301**	2. **Mr. Shameer Dawood (Partner)** **NP 111/242 Chamavila** **Kallambalam** **Trivandrum 695605**
3. **Ms. Razni Shameer (Partner)** **NP 111/353 Chamavila** **Kallambalam** **Trivandrum -695605**	

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, Kazhakuttam Branch (Account now transferred to Asset Recovery Branch Ernakulam), the secured creditor, caused a demand notice dated 11.11.2021 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken constructive possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 17.01.2022.
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 10.09.2026 by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be ₹. 1,90,50,000/- (Rupees One crore ninety lakhs fifty thousand only)
4. For detailed Terms and Conditions of the sale, please refer to the link provided in https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx and the same is also enclosed herewith.

Yours faithfully
For UNION BANK OF INDIA

Authorised Officer
For Union Bank of India

Place : **Ernakulam**
Date : **12-08-2026**

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 **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 10.09.2026, for recovery of Rs. Rs. 16,38,63,091.02 (Rupees Sixteen crore thirty eight lakhs sixty three thousand ninety one and paise two only) outstanding as on 29.06.2026 along with further interest and costs less remittances if any from 30.06.2026 till realization due to Secured Creditor, Union Bank of India from i)M/S Indiana Steel Corporation ii) Mr. Shameer Davood iii) Ms. Razni Shameer. The reserve price will be Rs. 1,90,50,000/- (Rupees One crore ninety lakh fifty thousand only) and the earnest money deposit will be Rs.1,90,500/- (Rupees One lakh ninety thousand five hundred only).

Description of Property

All that part and parcel of Land admeasuring 21.10 Ares (non-agriculture) with old, tiled roof building, in Re Sy no. 401/9 in Ottoor Village, Varkala Taluk, Trivandrum District owned by Mr. Shameer Dawood covered under Sale Deed No. 1699/2004 of Kavalyur SRO.
Boundaries as per revenue records:

On the North by	:	Cheruchal
On the South by	:	Property of Salim & Road
On the East by	:	Properties of Parisha & Abdul Rasheed
On the West by	:	Properties of Aliyarkunju

List of Encumbrances:

a) Nil as per EC no 1527/25 dated 25.04.2025.

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: 12-08-2026

Authorised Officer
For Union Bank of India

Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	
1. M/S Indiana Steel Corporation **AP X/234,Pallipuram** **Kaniyapuram,** **Trivandrum-695301**	**2. Mr. Shameer Dawood (Partner)** **NP 111/242 Chamavila** **Kallambalam** **Trivandrum 695605**
3. Ms. Razni Shameer (Partner) **NP 111/353 Chamavila** **Kallambalam** **Trivandrum -695605**	

2. Name and address of the Secured Creditor:	Union Bank of India, Asset Recovery Branch Ernakulam (Account transferred from Kazhakuttam Branch) Ground Floor, Veetteel Chambers, Ravipuram M.G. Road, Ernakulam, Kerala State, PIN- 682 016 E mail: arb.ernakulam@unionbankofindia.bank.in

3. Description of immovable secured assets to be Sold:

All that part and parcel of Land admeasuring 21.10 Ares (non-agriculture) with old, tiled roof building, in Re Sy no. 401/9 in Ottoor Village, Varkala Taluk, Trivandrum District owned by Mr. Shameer Dawood covered under Sale Deed No. 1699/2004 of Kavalyur SRO.

Boundaries as per revenue records:

On the North by : Cheruchal
On the South by : Property of Salim & Road
On the East by : Properties of Parisha & Abdul Rasheed
On the West by : Properties of Aliyarkunju

4.The details of encumbrances, if any known to the Secured Creditor	Nil as per EC no 1527/25 dated 25.04.2025(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.	SA 503/2022, DRT-2, Ernakulam
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	12-08-2026, Wednesday 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. 16,38,63,091.02 (Rupees Sixteen crores thirty eight lakhs sixty three thousand ninety one and paise two only) outstanding as on 29.06.2026 along with further interest and costs less remittances if any from 30.06.2026 till realization.
9.1 Reserve price for the properties below which the immovable property may not be sold:	Rs.1,90,50,000/- (Rupees One crore ninety lakh fifty thousand Only)

कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

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

9.2 EMD Payable	10% of the Reserve Price mentioned above.
9.3 Minimum Bid Increment	Rs.1,00,000/- (Rupees One 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/ 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 or contact Mr .Bimal Sukumar A, 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.

For UNION BANK OF INDIA

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

11. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.
12. a) In case of bidding the bid increment shall not be less than the amount mentioned in point No.9.3 in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of amount mentioned in point No.9.3. b) Invariably, the first bid of the property will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.
13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.
14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.
15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in the **account bearing Number** 790401980050000 **IFSC code** UBIN0579041 and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by the bidder shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.
17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002
18. Legal charges for registration of sale certificate, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.
19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.
20. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known

For UNION BANK OF INDIA

Authorised Officer & Chief Manager, A.R.B. Ernakulam 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 : 12-08-2026

Authorised Officer
For Union Bank of India