

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref: ARM SN SVD UNIPACK 06/2026-27

Date: 27/08/2026

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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ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the **symbolic / constructive** possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on 23/09/2026, [Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)] for recovery of **Rs.5,32,68,723.96/- (Rupees Five Crore Thirty Two Lakhs Sixty Eight Thousand Seven Hundred Twenty Three and Paise Ninety Six Only)** due as on **31/05/2026** to the Asset Recovery Management Branch, Ernakulam of Canara Bank from borrower M/s Unipack (India) Pvt. Ltd Represented by its Managing Director Mr. Tony Thomas and Directors Mrs. Seeniya Tony and Mr Thankachan V Y.

The Reserve Price:

Property 1: Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only)

Property 2: Rs.49,00,000/- (Rupees Forty-Nine Lakhs Only)

The Earnest Money Deposit:

Property 1: Rs.11,00,000/- (Rupees Eleven Lakhs Only)

Property 2: Rs.4,90,000/- (Rupees Four Lakhs Ninety Thousand Only)

Last Date for deposit of Earnest Money Deposit - On or before 22/09/2026 by 5:00 PM.

(Only the bids with minimum 1 incremental offer above reserve price will be accepted)

Details of Property:

Property 1

(Property in the name of M/s. Unipack (India) Pvt. Ltd. covered by proceedings order No. 11011/84)

All that part and parcel of the immovable property consisting of 20.23 ares of land in Survey No. 63/3 part and an industrial building and other improvements thereon at Kadungallur Village, Paravur Taluk, Ernakulam District allotted in Industrial Development area vide proceedings order No. 11011/84 dated 01.02.1985.

Boundaries:

North: Industrial Plot

South: Industrial Plot

East: Minor Canal

West: Paravoor Road

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: 27/08/2026

Place: Ernakulam

**AUTHORISED OFFICER
CANARA BANK**

Internal

ए आर एम शाखा /ARM Branch

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** : **23/09/2026 & 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.1,10,00,000/- (Rupees One Crore Ten Lakhs Only)**
Property 2: Rs.49,00,000/- (Rupees Forty-Nine Lakhs Only)
 (Only the bids with minimum 1 incremental offer above reserve price will be accepted)

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

OTHER TERMS AND CONDITIONS

