

यूनियन बैंक
ऑफ इंडिया

भारत सरकार का उपक्रम



Union Bank
of India

A Government of India Undertaking

UNION BANK OF INDIA
REGIONAL OFFICE THIRUVANANTHAPURAM
FIRST FLOOR, UNION BANK BHAVAN MG ROAD STAUE
THIRUVANANTHAPURAM -695001

Ref.No.ROT:CRLD:RISK:SALE:389:2026-27

Date: 29.09.2026

Registered A/D

To

M/s. Subah Restaurant Management Services LLC, a Limited Liability Company incorporated in United Arab Emirates having its Registered Office at Office No.6, Al Kheyeli Building, Opp.Corniche Hospital, Mina Road, Abu Dhabi, UAE	M/s Subah Hotel Management Co LLC a Limited Liability Company incorporated in United Arab Emirates having its Registered Office at PO BOX No.48324, Abu Dhabi, United Arab Emirates
Mr. Vasudevan Subhagar (Guarantor) Resident of "Kamachanazhikam" Kadakkavoor P.O, Pincode - 695306 Thiruvananthapuram District Kerala	Mr. Vasudevan Subhagar (Guarantor) Also having address at "Lekshmi Vilasam" Ambalamukku, Nedumpurathu Peroorkada P O, Pin-695005 Thiruvananthapuram District Kerala
Mr. Vasudevan Subhagar (Guarantor) An Indian National having Passport No. Z3350133 Also having UAE Address at 4201 Sun Tower, Al Reem Island Shams, Abu Dhabi, UAE	

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 of the Security Interest (Enforcement) Rules, 2002

1. Union Bank of India, DIFC Branch Dubai through its Chief Manager & Authorized Officer at Thiruvananthapuram, the secured creditor caused a Demand Notice dated 25.04.2019 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

Classification: Confidential



stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 30.08.2019.

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 **28.10.2026 between 12:00 noon to 5:00 pm** by inviting Bids from the public through online mode on <https://baanknet.com>

The Reserve price of the scheduled properties are as follows:

Property 1 : (42.95 Ares of land & building + 30.77 Ares of land)	Rs.753 lacs
Property II : (28.97 Ares of land)	Rs. 18.60 lacs
Property III : (18.80 Ares of land)	Rs. 11.54 lacs

3. 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.

Date: 29.09.2026

FOR UNION BANK OF INDIA
कुते युनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

Chief Manager & Authorised Officer
प्राधिकृत अधिकारी

Encl: Sale Notice

(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 Symbolic 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 **28.10.2026**, for recovery of **Rs.274,31,10,948.52 (Rupees Two Hundred and Seventy four Crores Thirty one Lakhs Ten Thousand Nine Hundred and Forty Eight and Fifty Two paise only)** as on 31.01.2026 due to Secured Creditor, Union Bank of India from M/s. Subah Restaurant Management Services LLC, a Limited Liability Company & M/s Subah Hotel Management Co LLC a Limited Liability Company and Mr. Vasudevan Subhagar.

The Reserve price and EMD of the scheduled properties are as follows:

Details of Property	Reserve Price	EMD (in Rs)
Property 1 : (42.95 Ares of land & building + 30.77 Ares of land)	Rs.753.00 lacs	75,30,000/-
Property II : (28.97 Ares of land)	Rs. 18.60 lacs	1,86,000/-
Property III : (18.80 Ares of land)	Rs. 11.54 lacs	1,15,400/-

DESCRIPTION OF PROPERTIES

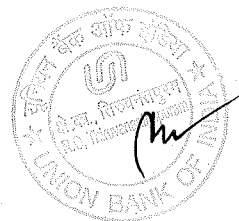
PROPERTY -I (CONTAINS TWO ITEMS WILL BE SOLD IN A SINGLE LOT)

ITEM NO.1

All that piece and parcel of **42.95 Ares (106 cents)** of land with residential building and all other improvements thereon in Re Sy Nos. 219/3, 219/4, 219/5, 219/15 & 219/15-1 (old Sy.Nos. 2649, 2650, 2651,2643 & 2644) in Block No.10 having Thandaper Nos.4757 & 3313 of Kadakkavoor Village, Chirayinkeezhu Taluk, Thiruvananthapuram District, Kerala
Boundaries as per valuation:

On the North: Properties of Ananthu & Sarasu
On the South: property of Mr.Vasudevan Subhagar & Gopalan
On the East: Road
On the West : Property of Mr.Nanu and Mr.Suresh

Classification: Confidential



ITEM NO.2

All that piece and parcel of **30.77 Ares (76 cents)** of land and all other improvements thereon in Re Survey Nos. 219/14-1,219/13,219/12, 219/6 in Thandaper No. T 3313 of Kadakkavoor Village, Chirayinkizhu Taluk, Thiruvananthapuram District, Kerala
(Property description as specified in the Deed Nos. 670/2015, 671/2015, 372/2015 dated 01.07.2015, 673/2015 dated 01.07.2015, 724/2015 dated 15.07.2015)

Boundaries

On the North : Property of Mr.Vasudevan Subhagar

On the South : Property of Sarala, Sadasivan and Gopalan

On the East: Property of Mr.Vasudevan Subhagar and Gopalan

On the West: Property of Suresh and Sarala

(Property Item Nos:1 and 2 are lying contiguously as a single plot hence will be sold it as a single lot)

PROPERTY No. -II

All that piece and parcel of **28.97 Ares** of land and all other improvements thereon in Re Sy No. 226/10 in Block No 12 of Chirayinkeezhu Village, Chirayinkeezu Taluk, Thiruvananthapuram District, Kerala.

(Property description as specified in the Sale Deed No. 914/2016 dated 08.08.2016 of Sub Registrar Office Chirayinkeezhu)

On the North : Property of Surya & Vidhyadharan

On the South : Property of Renuka, Pushpavally and Nadavazhy (path)

On the East: Property of Prasannan & Sooraj

On the West: Thodu

PROPERTY No. -III

All that piece and parcel of **18.80 Ares** of land and all other improvements thereon in Re Survey No. 225/8 of Chirayinkeezhu Village, Chirayinkeezhu Taluk, Thiruvananthapuram District, Kerala

(Property description as specified in the Gift Deed No.1027/2017 dated 05.10.2017 of Sub Registrar Office Chirayinkeezhu)

Boundaries

On the North: Property of Padmanabhan, Savithri, Gopinathan, and Rekha

On the South: Property of Karunakaran, Kamalan and Kunjuraman

On the East: 'Thadom' and Property of Gopalan, Vasumathi and Other

On the West: Thodu

List of Encumbrances: NIL. However also bidders are requested to make their own enquiry and to verify Encumbrance certificate from Sub Registrar Office

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 : Trivandrum

Date : 29.09.2026

कुते युनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA
[Signature]
अधिकारी/Authorised Officer

**CHIEF MANAGER & 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 Borrowers	1. M/s. Subah Restaurant Management Services LLC a Limited Liability Company incorporated in United Arab Emirates having its registered Office at Office No.6, Al Kheyeli Building, Opp.Corniche Hospital, Mina Road, Abu Dhabi, UAE 2. M/s Subah Hotel Management Co LLC a Limited Liability Company incorporated in United Arab Emirates having its registered Office at PO BOX No.48324, Abu Dhabi, United Arab Emirates
Name and address of the Co-Applicant	NA
Name and address of the Guarantor	Mr. Vasudevan Subhagar (Guarantor) Resident of "Kamachanazhikam" Kadakkavoor P.O, Pincode - 695306, Thiruvananthapuram District having address at Lekshmi Vilasam" Ambalamukku, Nedumpurathu, Peroorkada P O, Pin-695005 Thiruvananthapuram District also having address at 4201, Sun Tower, Al Reem Island Shams, Abu Dhabi, UAE
2.Name and address of the Secured Creditor	Union Bank of India, DIFC Branch, Dubai, Gate Village 10, Unit No.208-210, Dubai International Financial Centre, Dubai, UAE +97143887200/97143882971 Mobile No. 971508730772 Mail id :ceo.dubai@unionbankofindia.bank represented by Chief Manager & Authorised Officer Regional Office Thiruvananthapuram, Moblie No.7708607668

3. Description of immovable secured assets to be Sold:

PROPERTY -I (CONTAINS TWO ITEMS WILL BE SOLD IN A SINGLE LOT)

ITEM NO.1

All that piece and parcel of **42.95 Ares (106 cents)** of land with residential building and all other improvements thereon in Re Sy Nos. 219/3,219/4,219/5,219/15 & 219/15-1 (old Sy.Nos. 2649, 2650, 2651,2643 & 2644) in Block No.10 having Thandaper Nos.4757 & 3313 of Kadakkavoor Village, Chirayinkeezhu Taluk, Thiruvananthapuram District, Kerala

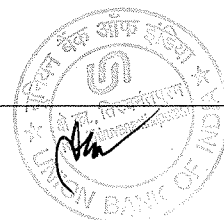
Boundaries as per valuation:

On the North: Properties of Ananthu & Sarasu

On the South: property of Mr.Vasudevan Subhagar & Gopalan

On the East: Road

On the West : Property of Mr.Nanu and Mr.Suresh



ITEM NO.2

All that piece and parcel of **30.77 Ares (76 cents)** of land and all other improvements thereon in Re Survey Nos. 219/14-1,219/13,219/12, 219/6 in Thandaper No. T 3313 of Kadakkavoor Village, Chirayinkizhu Taluk, Thiruvananthapuram District, Kerala
(Property description as specified in the Deed Nos. 670/2015, 671/2015, 372/2015 dated 01.07.2015, 673/2015 dated 01.07.2015, 724/2015 dated 15.07.2015)

Bounded

On the North : Property of Mr.Vasudevan Subhagar

On the South : Property of Sarala, Sadasivan and Gopalan

On the East: Property of Mr.Vasudevan Subhagar and Gopalan

On the West: Property of Suresh and Sarala

(Property Item Nos:1 and 2 are lying contiguously as a single plot hence will be sold it as a single lot)

PROPERTY No. -II

All that piece and parcel of **28.97 Ares** of land and all other improvements thereon in Re Sy No. 226/10 in Block No 12 of Chirayinkeezhu Village, Chirayinkeezu Taluk, Thiruvananthapuram District, Kerala.

(Property description as specified in the Sale Deed No. 914/2016 dated 08.08.2016 of Sub Registrar Office Chirayinkeezhu)

On the North : Property of Surya & Vidhyadharan

On the South : Property of Renuka, Pushpavally and Nadavazhy (path)

On the East: Property of Prasannan & Sooraj

On the West: Thodu

PROPERTY No. -III

All that piece and parcel of **18.80 Ares** of land and all other improvements thereon in Re Survey No. 225/8 of Chirayinkeezhu Village, Chirayinkeezhu Taluk, Thiruvananthapuram District, Kerala

(Property description as specified in the Gift Deed No.1027/2017 dated 05.10.2017 of Sub Registrar Office Chirayinkeezhu)

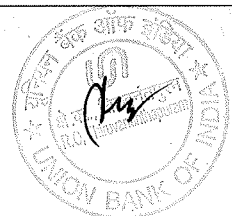
On the North: Property of Padmanabhan, Savithri, Gopinathan, and Rekha

On the South: Property of Karunakaran, Kamalan and Kunjuraman

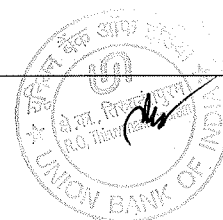
On the East: 'Thadom' and Property of Gopalan, Vasumathi and Other

On the West: Thodu

4.The details of encumbrances, if any known to the Secured Creditor	NIL. However intending bidders are requested to make their own enquiry and to verify Encumbrance certificate from Sub Registrar Office.
5. Details of Stay / Status Quo / Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	TSA No.10/2023 in DRT-I Chennai & OP (DRT) No.210/2021 in the Hon'ble High court of Kerala No stay is in force
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	28-10-2026, Wednesday from 12 noon to 5 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:	As on 31.01.2026, an amount of Rs.274,31,10,948.52 (Rupees Two Hundred and Seventy four Crores Thirty one Lakhs Ten Thousand Nine Hundred and Forty Eight and Fifty Two paise only) with further interest from 01.02.2026 plus cost and expenses incurred thereon.		
9.1. Reserve price for the property / Properties below which the property will not be sold:	Property 1 : (42.95 Ares of land & building + 30.77 Ares of land)	Rs.753.00 lacs	
	Property II : (28.97 Ares of land)	Rs. 18.60 lacs	
	Property III : (18.80 Ares of land)	Rs. 11.54 lacs	
9.2. EMD Payable	10% of the Reserve price as mentioned above for each property		
9.3. Minimum bid increment	Property I	Rs.1 lakh	
	Property II	Rs. 18,600/-	
	Property III	Rs.11,540/-	
<u>10.1. Registration</u> 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.			
<u>10.2. KYC Verification</u> On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.			
<u>10. 3. EMD Payment</u> 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, they will not be allowed to participate.			
<u>10.4 Bidding</u> 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.			



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* sarfaesi@unionbankofindia.bank / Union Bank of India, DIFC Branch, Dubai, Gate Village 10, Unit No.208-210, Dubai International Financial Centre, Dubai, UAE+97143887200/97143882971, MobileNo.971508730772, Mailid:ceo.dubai@unionbank of India. bank or Chief Manager & Authorised Officer **Mr.Satyanarayana Reddy**, Regional Office Thiruvananthapuram, Moblie No.08277409869/7259040031

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.
- 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.co.in/auction-property/view-auction-property.aspx> tenders 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 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 **Rs.1 lakh FOR PROPERTY NO.I (item Nos.1 & 2)**, **Rs. 18,600/- FOR PROPERTY NO.II** and **Rs.11,540/-FOR PROPERTY NO.III** in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of bid increment mentioned above.

(b) Invariably, the first bid of the property/ies 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) in Cash/DD/RTGS/NEFT/Internet transfer/Cheque subject to realization, immediately on the sale day or not later than next working day with the Bank in the account bearing Number 3365019800500000 named 'INWARD RTGS' Union Bank of India Kazhakuttam Branch, IFSC Code No. UBIN0533653 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 him 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 conveyance, 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.

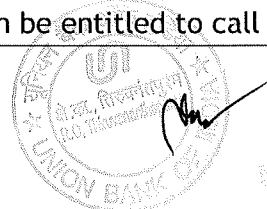
20. The Authorised Officer will deliver the property on the basis of Physical Possession (Property No. II and III) and property No. I (symbolic possession) taken on as is where is basis, to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards 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.

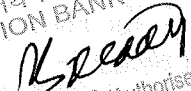
26. The above immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.

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, maintenance charges and other dues/charges 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 except as stated in point no.4&5. 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 : Thiruvananthapuram

Date : 29.09.2026

कृते युनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

CHIEF MANAGER &
AUTHORISED OFFICER
FOR UNION BANK OF INDIA