

**ASSET RECOVERY BRANCH, CHENNAI**

Address: No.168, second floor, Linghi chetty street, Parrys corner, Chennai-600001

Contact: 9137554740 Mail: [ubin0554740@unionbankofindia.bank.in](mailto:ubin0554740@unionbankofindia.bank.in)

Ref: ARB:CSN/88/2025-26

BY Regd Post

Date:03.03.2026

To:

|                                                                                                                                                                              |                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| M/S Jaani Holdings Private Limited<br>Rep. by its Directors<br>No:281 Hakkim Campus, Triplicane High Road,<br>Chennai, Tamilnadu 600 005                                     | M/S Jaani Holdings Private Limited<br>Rep. by its Directors<br>No:515-1A, Adjacent to Bank of Baroda, UBIC<br>Towers, Avinashi Road, Pushpa Theatre Roundana,<br>Tirupur, Tamilnadu 641 602 |
| M/S Jaani Holdings Private Limited<br>Rep. by its Directors<br>Unit 1- No: 2/501 A Uthukuli Road, Agrahara,<br>Periyapalayam, Tiruppur, Tamilnadu 641 607                    | M/S Jaani Holdings Private Limited, Palakadu<br>Rep. by its Directors<br>SDF.01, KINFRA Integrated Industrial and defence<br>park, LakkidiKootupatha, Ottapalayam 679 103                   |
| M/S Jaani Holdings Private Limited,<br>Rep. by its Directors<br>S.F. NO 90/1, Pilichinnapalayam Village,<br>Anaimalai Road & Taluk, Samathur, Coimbatore<br>District 641 123 | M/S Jaani Holdings Private Limited<br>KNS Garden, 25/3, Chennimalaipalayam,<br>Ganapathipalayam, Tiruppur, Tamilnadu 641 605                                                                |
| M/S Jaani Holdings Private Limited<br>Rep. by its Directors<br>20/7, Periyar Salai, Ambattur, Gnanamoorthy<br>Nagar, Chennai, Tamilnadu 600 053                              | M/S Jaani Holdings Private Limited<br>No. 7/2 Kottain Thottam, 3 <sup>rd</sup> Street<br>Kumarananthapuram, Tiruppur, Tamilnadu 641 602                                                     |
| M/S Jaani Holdings Private Limited<br>No. 70/2 Kottain Thottam, 3 <sup>rd</sup> Street<br>Kumarananthapuram, Tiruppur, Tamilnadu 641<br>602                                  | M/S Jaani Holdings Private Limited<br>No. 8/398, Shakshi Theatre Road, Selvalakshmi<br>Nagar Tiruppur, Tamilnadu 641 602                                                                    |
| M/S Jaani Holdings Private Limited<br>No. 8/1380 Sowdambigai Nagar, P.N. Road,<br>Pulluvapatti P.O, Tiruppur, Tamilnadu 641 602                                              | M/S Jaani Holdings Private Limited<br>No. 8/398, Shakshi Theatre Road, Selvalakshmi<br>Nagar Tiruppur, Tamilnadu 641 603                                                                    |
| M/S Jaani Holdings Private Limited<br>No. 15, 1 <sup>st</sup> Floor, Vaithyanathar Street,<br>Shenoy Nagar, Madurai, Tamilnadu 625 020                                       | Mrs. I. Shanthi. W/O Inbasagaran No 14/15, S6,<br>Second floor, Fortune apartments, Bharathi nagar,<br>Govardanagiri, Avadi, Chennai 600071                                                 |
| Mr. R. Muruganantham<br>C/O Ramasamy Thevar, 12 Kathir Lay Out,<br>Kangayam Road, TC Market, Tiruppur, Tamilnadu<br>641 604                                                  | Mrs. J. Rajeshwari<br>W/O Jayaprakash, 3/551 T K T Mill back side,<br>Kuppandampalayam, Veerapandi, Tiruppur,<br>Tamilnadu 641 605                                                          |
| Mr. R. Muruganantham<br>No:281 Hakkim Campus, Triplicane High Road,<br>Chennai, Tamilnadu 600 005                                                                            | Mrs. J. Rajeshwari<br>W/O Jayaprakash, 10/199-E, R R Garden, Kunnagar<br>palayam, Veerapandi, Karaipudur, Tiruppur 641<br>605                                                               |
| Mr. S. Kadiresan<br>S/O Subramaniam, 4/8 7E, New Extension Street,<br>Kaikattipudur, Avinashi, Tiruppur, Tamilnadu 641<br>654                                                | Mrs. I. Shanthi.<br>W/O Inbasagaran, No. 7,6 <sup>th</sup> Cross Street , Kumaran<br>Nagar East, Avadi, Kamarajnagar, Tiruvallur,<br>Tamilnadu 600 071                                      |
| Mrs. M. Sunitha<br>W/O Sankaranarayanan Sree Govindam, Near<br>Makaliyam Temple Irmbanam, Ernakulam, Kerala<br>682 309                                                       | Mrs. M. Kamalam<br>W/O Mani, Door no 16, Saraswathi Nagar,<br>Thoppampatti Piriya, Kurudampalayam,<br>Coimbatore, Tamilnadu 641 017                                                         |
| Mr. R. Muruganantham<br>85/A Elementary school 1 <sup>st</sup> extension, Rayapuram<br>extension, Tiruppur 641601                                                            | M/S Jaani Holdings Private Limited<br>Rep. by its Directors<br>85/A Elementary school 1 <sup>st</sup> extension, Rayapuram<br>extension, Tiruppur 641601                                    |

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 at Chennai**, the secured creditor, caused a demand notice dated **22.07.2025** 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 (Uthukuli taluk property) / physical (Avinashi taluk property) possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **03.12.2025**.
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 **27.03.2026** between **12.00 noon to 05.00 PM** by inviting Bids from the public through online mode on [www.baanknet.com](http://www.baanknet.com).
3. The Reserve Price will be **₹. 4,00,00,000.00** (Rupees Four Crore Only) for **Avinashi Taluk Property** & **₹. 3,15,00,000.00** (Rupees Three Crore fifteen Lakh Only) for **Uthukuli Taluk Property**
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

Place: CHENNAI

Date: 03.03.2026

Encl: Sale Notice

AUTHORISED OFFICER  
FOR UNION BANK OF INDIA

**ASSET RECOVERY BRANCH, CHENNAI**

Address: No.168, second floor, Linghi chetty street, Parrys corner, Chennai-600001

Contact: 9137554740 Mail: [ubin0554740@unionbankofindia.bank.in](mailto:ubin0554740@unionbankofindia.bank.in)

**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 ( Uthukuli taluk property) / physical (Avinashi taluk property) 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 **27.03.2026**, for recovery of **Rs.22,00,13,918.55 (Rupees Twenty two crore thirteen thousand nine hundred eighteen and paise fifty five only)** as on **31.12.2025** due to Secured Creditor, Union Bank of India from **Ms. Jaani Holdings Pvt Ltd, Mr. R. Muruganantham , Mrs. J. Rajeshwari, Mr. S. Kadiresan, Mrs. I. Shanthi, Mrs. M. Sunitha, Mrs. M. Kamalam**. The reserve price will be **₹. 4,00,00,000.00 (Rupees Four Crore Only)** for Avinashi Taluk Property & **₹. 3,15,00,000.00 (Rupees Three Crore fifteen Lakh Only)** for Uthukuli Taluk Property and the earnest money deposit will be **Rs. 40,00,000.00 (Rupees Forty Lakh only)** for Avinashi Taluk Property & **Rs. 31,50,000.00 (Rupees Thirty-one lakh fifty thousand only)** for Uthukuli Taluk Property.

**Description of Immovable Property**

Mortgage of Immovable properties described herein below (as per Sale Deed 8969/2021, 8985/2021, 8968/2021 & 3589/2021):

Property details as per sale deed 8969/2021 - Ms. M. Kamalam - Item 1

Previously Coimbatore Registration District, Presently Tirupur Registration District, Avinashi Sub-Registration District, Tirupur District, Avinashi Taluk, Palangarai Village Panchayat, PALANGARAI VILLAGE, S.F.NO. 502/2B to the extent of 0.32 Acres having following boundaries: -

North (South of): - S.F. NO: 502/2A

South (North of): - S.F. NO: 503

East (West of): - S.F. NO: 494

West (East of): - S.F. NO:511

Admeasuring in an extent of 0.32 Acres (present Patta No. 1938) with all rights of way to access the property and other appurtenances attached there on.

Property details as per sale deed 8985/2021 - Ms. M. Kamalam- Item 2

Previously Coimbatore Registration District, Presently Tirupur Registration District, Avinashi Sub-Registration District, Tirupur District, Avinashi Taluk, Palangarai Village Panchayat, PALANGARAI VILLAGE, old S.F. No. 502/2, New subdivision SF No 502/2A to an extent of 0.33 Acres, having the following boundaries: -

North (South of): - S.F. NO: 502/1C

South (North of): - S.F. NO: 502/2B

East (West of): - S.F. NO: 494

West (East of): - S.F. NO: 512

In this middle an extent of 0.33 Acres (14388 Sq. ft or 1337.17 Sq. meter), in this 1/3 share 0.11 Acres ( 4796 sqft or 445.72 sq meter) land (present Patta no. 736)

Then as per the Pathway deed Document No. 7777/2011 in this in Palangarai Village in S.F. No. 512/5A in an extent of 0.42 Acres (Patta no. 2212).

Boundaries:

North (South of): - land of Kamalam

South (North of): - land and building of Kamalam, SF No 512/5B

East (West of): - S.F. No: 502/1C

West (East of): - North South Panchayat Road

In this middle East west both sides 73.6 sqft, North south both sides 18 sqft total an extent of 1323 sqft way to access the property.

Further in Palangarai Village in S.F. No. 502/1C in an extent of 0.40 Acres (Patta No. 511):

Boundaries:

North (South of): - land of Kamalam  
 South (North of): - S.F. No: 502/2A  
 East (West of): - land of Kamalam  
 West (East of): - Above said 1323 Sq. ft East West Road  
 In this middle East west both sides 17 sqft, North south both sides 13.9 sqft total an extent of 233 ¾ sqft way to access the property.  
 Thus, the both afore said cart tracks admeasuring an extent of 1556 3/4th Sq. feet with all rights of way to access the property and other appurtenances attached there to.  
 Property details as per sale deed 8968/2021 - Ms M. Kamalam - Item 3  
 Previously Coimbatore Registration District , Presently Tirupur Registration District, Avinashi Sub-Registration District, Tirupur District , Avinashi Taluk, Palangarai Village Panchayat Limit, PALANGARAI VILLAGE, Old S.F.No. 502/2 as per new subdivision SF No 502/2A in all extent of 0.33 Acres having the following boundaries: -  
 North (South of): - S.F. No: 502/1C  
 South (North of): - S.F. No: 502/2B  
 East (West of): - S.F. No: 494  
 West (East of): - S.F. No: 512  
 Admeasuring an extent of 0.33 Acres (14388 Sq. ft or 1337.17 Sq. meter), in this common 2/3 share to an extent of 0.22 Acres (9592 Sq. ft or 891.45 Sq. meter) (Covered by Present Patta No. 736)  
 Then as per the Pathway deed Document No. 7777/2011 in this in Palangarai Village in S.F. No. 512/5A in an extent of 0.42 Acres (Patta no. 2212).  
 Boundaries:  
 North (South of): - land of Kamalam  
 South (North of): - land and building of Kamalam, SF No 512/5B  
 East (West of): - S.F. No: 502/1C  
 West (East of): - North South Panchayat Road  
 In this middle East west both sides 73.6 sqft, North south both sides 18 sqft total an extent of 1323 sqft way to access the property.  
 Further in Palangarai Village in S.F. No. 502/1C in an extent of 0.40 Acres (Patta No. 511):  
 Boundaries:  
 North (South of): - land of Kamalam  
 South (North of): - S.F. No: 502/2A  
 East (West of): - land of Kamalam  
 West (East of): - Above said 1323 Sq. ft East West Road  
 In this middle East west both sides 17 sqft, North south both sides 13.9 sqft total an extent of 233 ¾ sqft way to access the property.  
 Thus, the both afore said cart tracks admeasuring an extent of 1556 3/4th Sq. feet with all rights of way to access the property and other appurtenances attached there to.

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Property details as per sale deed 3589/2021 - Mr R. Muruganantham  
 In Tirupur Registration District, Uthukuli Sub-Registration District, previously Perundurai Taluk, in AGRAHARA PERIAPLAYAM VILLAGE, RSF No. 243/2 in an extent of hectare 2.62.5 (in old S.F. No. 246A in an extent of 5.28 Acres), having following boundaries:  
 North (South of): - 38 Links width East West Pathway  
 South (North of): - Property belongs to P. Shanthamani  
 East (West of): - Land in R.S. No. 240  
 West (East of): - 45 Links south North Pathway  
 Admeasuring to an extent of 0.37.63 acres / 0.15.24 hectares land in this 14 years old RCC Roof Building, Ground Floor measuring 5834 Sq. ft, 1ST Floor measuring 5643 Sq. ft, 2nd Floor measuring 833 Sq. ft in this 268 Sq. ft ACC Roof sheet in second floor, GI Sheet Roof Building measuring in an extent of 1855 Sq. ft in ground floor, along with all other appurtenances attached thereon. Door no 2/501A, 2/501B, Electricity service connection No. 03-073-004-598 Property Tax Assessment No. 1404,1403.

List of Encumbrances: Encumbrance known to secured creditor: NIL

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: Chennai  
Date :03.03.2026

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                                                                                                                                                                                            |                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| M/S Jaani Holdings Private Limited<br>Rep. by its Directors<br>No:281 Hakkim Campus, Triplicane High Road, Chennai, Tamilnadu 600 005                                                                                                                      | M/S Jaani Holdings Private Limited<br>Rep. by its Directors<br>No:515-1A, Adjacent to Bank of Baroda, UBIC Towers, Avinashi Road, Pushpa Theatre Roundana, Tiruppur, Tamilnadu 641 602 |
| M/S Jaani Holdings Private Limited<br>Rep. by its Directors<br>Unit 1- No: 2/501 A Uthukuli Road, Agraphara, Periyapalayam, Tiruppur, Tamilnadu 641 607                                                                                                    | M/S Jaani Holdings Private Limited, Palakadu<br>Rep. by its Directors<br>SDF.01, KINFRA Integrated Industrial and defence park, LakkidiKootupatha, Ottapalayam 679 103                 |
| M/S Jaani Holdings Private Limited,<br>Rep. by its Directors<br>S.F. NO 90/1, Pilichinnapalayam Village, Anaimalai Road & Taluk, Samathur, Coimbatore District 641 123                                                                                     | M/S Jaani Holdings Private Limited<br>KNS Garden, 25/3, Chennimalaipalayam, Ganapathipalayam, Tiruppur, Tamilnadu 641 605                                                              |
| M/S Jaani Holdings Private Limited<br>Rep. by its Directors<br>20/7, Periyar Salai, Ambattur, Gnanamoorthy Nagar, Chennai, Tamilnadu 600 053                                                                                                               | M/S Jaani Holdings Private Limited<br>No. 7/2 Kottain Thottam, 3 <sup>rd</sup> Street<br>Kumarananthapuram, Tiruppur, Tamilnadu 641 602                                                |
| M/S Jaani Holdings Private Limited<br>No. 70/2 Kottain Thottam, 3 <sup>rd</sup> Street<br>Kumarananthapuram, Tiruppur, Tamilnadu 641 602                                                                                                                   | M/S Jaani Holdings Private Limited<br>No. 8/398, Shakshi Theatre Road, Selvalakshmi Nagar Tiruppur, Tamilnadu 641 602                                                                  |
| M/S Jaani Holdings Private Limited<br>No. 8/1380 Sowdambigai Nagar, P.N. Road, Pulluvapatti P.O, Tiruppur, Tamilnadu 641 602                                                                                                                               | M/S Jaani Holdings Private Limited<br>No. 8/398, Shakshi Theatre Road, Selvalakshmi Nagar Tiruppur, Tamilnadu 641 603                                                                  |
| M/S Jaani Holdings Private Limited<br>No. 15, 1 <sup>st</sup> Floor, Vaithiyanathar Street, Shenoy Nagar, Madurai, Tamilnadu 625 020                                                                                                                       | Mrs. I. Shanthi. W/O Inbasagaran No 14/15, S6, Second floor, Fortune apartments, Bharathi nagar, Govardanagiri, Avadi, Chennai 600071                                                  |
| Mr. R. Muruganantham<br>C/O Ramasamy Thevar, 12 Kathir Lay Out, Kangeyam Road, TC Market, Tiruppur, Tamilnadu 641 604                                                                                                                                      | Mrs. J. Rajeshwari<br>W/O Jayaprakash, 3/551 T K T Mill back side, Kuppandampalayam, Veerapandi, Tirupppur, Tamilnadu 641 605                                                          |
| Mr. R. Muruganantham<br>No:281 Hakkim Campus, Triplicane High Road, Chennai, Tamilnadu 600 005                                                                                                                                                             | Mrs. J. Rajeshwari<br>W/O Jayaprakash, 10/199-E, R R Garden, Kunnagar palayam, Veerapandi, Karaipudur, Tiruppur 641 605                                                                |
| Mr. S. Kadiresan<br>S/O Subramaniam, 4/8 7E, New Extension Street, Kaikattipudur, Avinashi, Tiruppur, Tamilnadu 641 654                                                                                                                                    | Mrs. I. Shanthi.<br>W/O Inbasagaran, No. 7,6 <sup>th</sup> Cross Street , Kumaran Nagar East, Avadi, Kamarajnagar, Tiruvallur, Tamilnadu 600 071                                       |
| Mrs. M. Sunitha<br>W/O Sankaranarayanan Sree Govindam, Near Makaliyam Temple Irmbanam, Ernakulam, Kerala 682 309                                                                                                                                           | Mrs. M. Kamalam<br>W/O Mani, Door no 16, Saraswathi Nagar, Thoppampatti Piriya, Kurudampalayam, Coimbatore, Tamilnadu 641 017                                                          |
| Mr. R. Muruganantham<br>85/A Elementary school 1 <sup>st</sup> extension, Rayapuram extension, Tiruppur 641601                                                                                                                                             | M/S Jaani Holdings Private Limited<br>Rep. by its Directors<br>85/A Elementary school 1 <sup>st</sup> extension, Rayapuram extension, Tiruppur 641601                                  |
| 2. Name and address of the Secured Creditor :                                                                                                                                                                                                              | Union Bank of India<br>Asset Recovery Branch<br>No.168, Second floor, Linghi chetty street, parrys chennai -600001.<br>Email: ubin0554740@unionbankofindia.bank.in                     |
| 3. Description of immovable secured assets to be Sold:<br>Mortgage of Immovable properties described herein below (as per Sale Deed 8969/2021, 8985/2021, 8968/2021 & 3589/2021):<br>Property details as per sale deed 8969/2021 - Ms. M. Kamalam - Item 1 |                                                                                                                                                                                        |

Previously Coimbatore Registration District, Presently Tirupur Registration District, Avinashi Sub-Registration District, Tirupur District, Avinashi Taluk, Palangarai Village Panchayat, PALANGARAI VILLAGE, S.F.NO. 502/2B to the extent of 0.32 Acres having following boundaries: -

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Admeasuring in an extent of 0.32 Acres (present Patta No. 1938) with all rights of way to access the property and other appurtenances attached there on.

Property details as per sale deed 8985/2021 - Ms. M. Kamalam- Item 2

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In this middle an extent of 0.33 Acres (14388 Sq. ft or 1337.17 Sq. meter), in this 1/3 share 0.11 Acres ( 4796 sqft or 445.72 sq meter) land (present Patta no. 736)

Then as per the Pathway deed Document No. 7777/2011 in this in Palangarai Village in S.F. No. 512/5A in an extent of 0.42 Acres (Patta no. 2212).

Boundaries:

North (South of): - land of Kamalam

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West (East of): - North South Panchayat Road

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Further in Palangarai Village in S.F. No. 502/1C in an extent of 0.40 Acres (Patta No. 511):

Boundaries:

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East (West of): - land of Kamalam

West (East of): - Above said 1323 Sq. ft East West Road

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Thus, the both afore said cart tracks admeasuring an extent of 1556 ¾ Sq. feet with all rights of way to access the property and other appurtenances attached there to.

Property details as per sale deed 8968/2021 - Ms M. Kamalam - Item 3

Previously Coimbatore Registration District , Presently Tirupur Registration District, Avinashi Sub-Registration District, Tirupur District , Avinashi Taluk, Palangarai Village Panchayat Limit, PALANGARAI VILLAGE, Old S.F.No. 502/2 as per new subdivision SF No 502/2A in all extent of 0.33 Acres having the following boundaries: -

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Admeasuring an extent of 0.33 Acres (14388 Sq. ft or 1337.17 Sq. meter), in this common 2/3 share to an extent of 0.22 Acres (9592 Sq. ft or 891.45 Sq. meter) (Covered by Present Patta No. 736)

Then as per the Pathway deed Document No. 7777/2011 in this in Palangarai Village in S.F. No. 512/5A in an extent of 0.42 Acres (Patta no. 2212).

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>In this middle East west both sides 17 sqft, North south both sides 13.9 sqft total an extent of 233 ¾ sqft way to access the property.<br/>Thus, the both afore said cart tracks admeasuring an extent of 1556 3/4th Sq. feet with all rights of way to access the property and other appurtenances attached there to.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                             |
| <p>Property details as per sale deed 3589/2021 - Mr R. Muruganantham<br/>In Tirupur Registration District, Uthukuli Sub-Registration District, previously Perundurai Taluk, in AGRAHARA PERIAPLAYAM VILLAGE, RSF No. 243/2 in an extent of hectare 2.62.5 (in old S.F. No. 246A in an extent of 5.28 Acres), having following boundaries:<br/>North (South of): - 38 Links width East West Pathway<br/>South (North of): - Property belongs to P. Shanthamani<br/>East (West of): - Land in R.S. No. 240<br/>West (East of): - 45 Links south North Pathway<br/>Admeasuring to an extent of 0.37.63 acres / 0.15.24 hectares land in this 14 years old RCC Roof Building, Ground Floor measuring 5834 Sq. ft, 1ST Floor measuring 5643 Sq. ft, 2nd Floor measuring 833 Sq. ft in this 268 Sq. ft ACC Roof sheet in second floor, GI Sheet Roof Building measuring in an extent of 1855 Sq. ft in ground floor, along with all other appurtenances attached thereon. Door no 2/501A, 2/501B, Electricity service connection No. 03-073-004-598 Property Tax Assessment No. 1404,1403.</p>                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                             |
| 4.The details of encumbrances, if any known to the Secured Creditor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Encumbrance known to secured creditor: NIL (However, intending bidders are advised to verify the EC and satisfy themselves before submitting bid)</b>                                                                                                    |
| 5. Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | NIL                                                                                                                                                                                                                                                         |
| 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.<br>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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 27.03.2026 from 12:00 Noon to 05:00PM (with 10 minutes unlimited auto extensions) E-auction website- <a href="https://baanknet.com">https://baanknet.com</a>                                                                                                |
| 8.The secured debt for the recovery of which the immovable secured asset is to be sold:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Rs.22,00,13,918.55 (Rupees Twenty two crore thirteen thousand nine hundred eighteen and paise fifty five only) as on 31.12.2025 plus interest, penal interest if any plus costs and expenses</b>                                                         |
| 9.1 Reserve price for the properties below which the immovable property may not be sold:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ₹. 4,00,00,000.00 (Rupees Four Crore Only) for Avinashi Taluk Property & ₹. 3,15,00,000.00 (Rupees Three Crore fifteen Lakh Only) for Uthukuli Taluk Property                                                                                               |
| 9.2 EMD Payable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 10% of the Reserve Price mentioned above                                                                                                                                                                                                                    |
| <p><b>10. 1. Registration</b><br/>The Online E-Auction will be held through web portal/website <a href="https://baanknet.com">https://baanknet.com</a> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <a href="https://baanknet.com">https://baanknet.com</a> (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</p> <p><b>10. 2. KYC Verification</b><br/>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.</p> <p><b>10. 3. EMD Payment</b><br/>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</p> |                                                                                                                                                                                                                                                             |



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](http://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](mailto: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 [ubin0554740@unionbankofindia.bank.in](mailto:ubin0554740@unionbankofindia.bank.in) or contact 9137554740/8825413171.

#### 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 Rs. 3,00,000.00/- (for both the properties) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 3,00,000.00/- (for both the properties)
- (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 547401980050000 IFSC code UBIN0554740 and the balance 75% of the Sale Price on or before 15th day of confirmation/intimation 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 / intimation 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



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| 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.<br>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 <a href="https://baanknet.com">https://baanknet.com</a> . 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 : CHENNAI  
Date : 03.03.2026

AUTHORISED OFFICER  
FOR UNION BANK OF INDIA