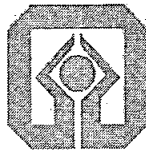


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वीर्य
राष्ट्र के विश्वास
के साथ

यूको बैंक
सम्मान आपके विश्वास का



UCO BANK

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[Rule – 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction sale notice for sale of immovable assets under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest act 2002 (SARFAESI) 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 Authorized Officer of UCO Bank, Mid Corporate Coimbatore Main Branch (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on **22.04.2016**, for recovery of **Rs. 2,68,95,495.36/- (Rupees Two Crore Sixty Eight Lakhs Ninety Five Thousand Four Hundred Ninety Five and Paise Thirty Six Only only)** as on **27.07.2026** plus further interest at contractual rate and other incidental expenses, cost, charges etc., thereon less repayment if any due to UCO Bank, the Secured Creditor from **Mr. Chinnadurai. C (Borrower), Mrs. C Rani W/o Mr. C Chinnadurai (Co-Applicant)**

(The reserve price will be Rs. 76.00 lakhs and the earnest money deposit will be Rs. 7.60 lakhs.)

Names of the Borrowers & guarantors with the address	Date of Demand Notice	Date of Possession	Recoverable Amount
Mr. Chinnadurai S/o Mr. Chellaiah 9 Kamachinagar, Kuppapattimarungapuri taluka, Perur, chettipalayam coimbatore-641010	08.02.2016	22.04.2016	Rs. 2,68,95,495.36/- (Rupees Two Crore Sixty Eight Lakhs Ninety Five Thousand Four Hundred Ninety Five and Paise Thirty Six Only only) as on 27.07.2026 plus further interest at contractual rate and other incidental expenses, cost, charges etc., thereon less repayment if any
Mrs. C Rani W/o Mr. Chinnadurai 28/42 MGR Nagar, Kovaipudur Coimbatore south coimbatore-641042			
Property address: Mr C Chinnadurai & Mrs C Rani Door Nos 2/23 & 2/23A situated at SF No. 267/8(Part), Paluvanji (West) Village & Panchayat, Manapparai Taluk, Tiruchirappalli Dt – 621 305.			

Note: Notice under section 13(2) of SARFAESI Act, 2002 issued on 08.02.2016 for Rs 99,38,607/- for the Term loan as on 31/01/2016 inclusive of interest up to 31/01/2016.

Description of Properties	Reserve Price in Rs. Lakh	Earnest Money in Rs. Lakh
Property Details: In the Registration District of Tiruchirappalli, in the Sub		

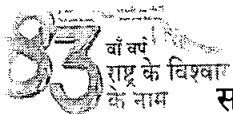
For UCO BANK

G. R.

Authorised Officer

UCO BANK, Coimbatore Main Branch, 1524/1287, Sri Murugan Towers, Trichy Main Road, Coimbatore, 641018

Phone: 0422-2304341, 2392203 E-mail: coimba@ucobank.co.in;



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Registration District of Thuvankuruchi , Paluvai , AyanPunjai SF no.267/8, extent of 0.14.00 hectares equivalent to 35 cents, in this bounded as follows: On the west by: South North cart track On the North by: Punjai land belonging to Periyasamy On the south by Poromboke and On the east by remaining properties of S Ponnusamy Within these boundaries an extent of 0.08.0 hectares equivalent to 20 cents and all improvement s to be made thereon with mamool right of way. The property is situates within PalvanjiPanchayat limits and with Two Residential buildings. Building 1 – GF -1200 sqft, Portico area 205 sqft FF area 1610 sqft. Building 2 – Ground Floor area – 645 sqft, portico area- 205 sqft bearing Door Nos 2/23 & 2/23A situated at SF No. 267/8(Part), Paluvai (West) Village &Panchayat, ManapparaiTaluk, Tiruchirapallid – 621 305. Property is in the name of Mr.C.ChinnaduraiS/o MrChellaiah	Rs.76.00 lakhs	Rs. 7.60 lakhs
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DATE & TIME OF e-AUCTION SALE

11thSeptember 2026 between 11:00 AM to 05:00 PM

(with unlimited auto extension of 10 minutes each and bids shall be in multiples of Rs.1.00 Lakh)
Last date & time of Submission of Bid along with EMD on or before: ~~28th August 2026~~ at 05:00 PM
11 September

Terms and Conditions:

1. The sale shall be subject to the Terms & Conditions as prescribed in the Security Interest (Enforcement) Rules 2002. Detailed terms and conditions of the sale is available/published in the following websites/web portal:

I) <https://baanknet.com>

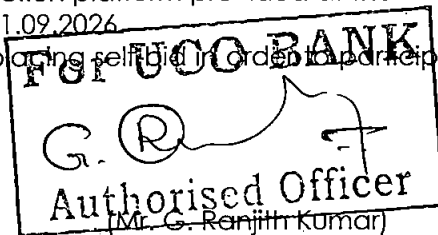
II) <https://www.uco.bank.in>

2. The property(ies)is/are being sold on "As is Where is" & "As is What is" & "Whatever There is" basis.

3. The particulars of Secured Assets specified in the "Description of the Property(ies)" hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

4. The Sale will be done by the undersigned through e-auction platform provided at the Website with the URL: <https://baanknet.com> and start at 11:00 AM on 11.09.2026

5. It is open to the Bank to appoint a representative for placing self bid in order to participate in the auction.



Chief Manager and Authorized Officer
UCO Bank (Secured Creditor)

Date : 27.07.2026

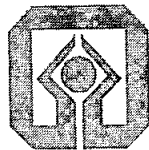
Place : COIMBATORE



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राष्ट्र के विश्वास
के नाम

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OTHER TERMS AND CONDITIONS OF E-AUCTION SALE

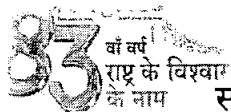
The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be "online e-auction" bidding through website <https://baanknet.com> on 11.09.2026 between 11:00 A.M. to 05:00 P.M. with unlimited extensions of ten minutes each.
2. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration, Terms & Conditions on Online Inter-se Bidding etc., may visit the website <https://baanknet.com>
3. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>
4. E-auction platform will be provided by e-Auction service provider, M/s PSB Alliance having its registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (Contact Number: +91 82912 20220 and e-mail: psba@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-auction service provider's website, URL: <https://baanknet.com> Complete Buyer Guide for Login & Registration and bidding process & methodology are also available on the service provider's website.
5. The property shall not be sold below the Reserve Price and Bidders shall improve their further offers in multiple of Rs.1,00,000/- (Rupees One Lakh only).
6. The e-Auction of above property(s) would be conducted exactly on the Scheduled Date & Time as mentioned against the property (ies) by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount". Ten(10) minutes time will be allowed to bidders to quote successive higher bid. The closing time will automatically get extended (subject to maximum of unlimited extensions of 10 minutes each) from the time a bid to the last highest bid is received before the closing time. In case of extension of closing time, if no higher bid is offered by any bidder within ten minutes to the last highest bid, the e-auction shall be closed. In other words, the e-auction shall be closed on closing time specified in this sale notice if no higher bid is offered by any bidder within ten minutes of the last highest bid where the last highest bid was received ten minutes prior to closing time.
7. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. In case of any difficulty or need of assistance before or during e-Auction process bidder may contact authorized representative of our e-Auction Service Provider (URL: <https://baanknet.com>). Details of which are available on the e-Auction portal.
8. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email to the mobile no/ email address given by them/ registered with the service provider.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded to their wallet automatically by system, once the decision of the Authorized Officer on accepting the successful bid is recorded in system. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the auction price less the EMD already paid within 24 hours of the

UCO BANK
Authorized Officer

UCO BANK, Coimbatore Main Branch, 1524/1287, Sri Murugan Towers, Trichy Main Road, Coimbatore, 641018

Phone: 0422-2304341, 2392203 E-mail: coimba@ucobank.co.in



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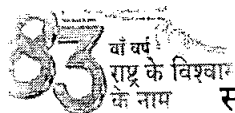


acceptance of bid price by the Authorized Officer and the balance 75% of the sale price to the credit of Account No: 00300210000670, Name of The Account: Real time gross settlement, IFSC – UCBA0000030, on or before 15th day of confirmation of sale or within such extended period as agreed upon in writing by the purchaser and Authorized Officer (depending upon the sole discretion of the Authorized Officer), in any case not exceeding three months. If any such extension is allowed, the amount deposited by the successful bidder shall not carry any interest. In case of default in payment by the highest and successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property/amount.

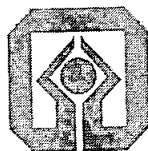
10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount/full deposit of BID amount and this will be above the sale consideration amount.
11. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or vary the terms of the auction or postpone/cancel/adjourn/discontinue the auction at any time without assigning any reason and without any cost or compensation whatsoever there for and the decision of the Authorized Officer in this regard shall be final and conclusive.
12. The sale certificate shall be issued in favor of successful bidder only, not in favour of his/her nominee(s) or representative(s), on deposit of full bid amount in compliance with the provisions of the SARAESI Act, 2002 and the Rules made there under.
13. The purchasers shall bear the stamp duties charges including those of sale certificate registration charges, all statutory dues payable to Government, Society, Builder and other authorities, taxes and rates and outgoing both existing and future relating to the property. The sale certificate will be issued only in the name of successful bidders.
14. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes, fees, cost & expenses specified under known encumbrances etc. shall have to be borne by the purchaser himself/herself. Such amounts will be above the sale consideration amount.
15. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The intending purchaser can inspect the property on or before 10.09.2026 between 11:00 A.M. to 04:00 P.M. with prior appointment. Please contact Mr.G.Ranjith Kumar, Mobile No: +91 - 9147403301.E-mail - coimba@ucobank.co.in, zocoimbatore.rec@ucobank.co.in
16. To the best of knowledge and information of the Authorized Officer, there is no encumbrances on property affecting the security interest***. However, the intending bidders should make their own independent inquiries/inspection and satisfy themselves regarding the title of property, claims /rights/dues/encumbrances etc. affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to construe any commitment or any representation on the part of the Bank or the Authorized Officer. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party rights/claims /charges/liens/dues/encumbrances in any manner whatsoever.
17. The bidder should ensure proper internet connectivity, power backup etc. before bidding for the property put in e-auction. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reason(s)/contingencies affecting the e-auction.

For UCO BANK

Authorised Officer



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18. In case date and time of e-auction is changed due to any administrative exigencies or any event necessitating such change, Bank will endeavor to intimate the bidders through the service provider at the registered email addresses or through SMS on the mobile number/email address given by them/registered with the service provider.
19. It is open to the Bank to appoint a representative for placing self-bid in order to participate in the E-Auction.
20. The Notice is also to the Borrower(s), Guarantor(s) in particular and the public in general.

For UCO BANK
G. R. [Signature]
Authorised Officer

(Mr.G. Ranjith Kumar)

Chief Manager and Authorized Officer

Date : 27.07.2026

Place : COIMBATORE UCO Bank (Secured Creditor)

यूको बैंक UCO BANK
अंचल कार्यालय, कोयंबटूर ZONAL OFFICE, COIMBATORE
नियत कीमत तय करने के लिए प्रक्रिया नोट PROCESS NOTE FOR FIXING RESERVE PRICE
शाखा BRANCH: COIMBATORE MAIN (0030)

उधारकर्ता का नाम Name of the Borrower: MR CHINNADURAI C & Mrs RANI CHINNADURAI

दिनांक Date: 27.07.2026

	खाता सं Account No	खाता का नाम Account Name	मंजूरी सीमा Limit Sanction	बैंक को देय बकाया Present Dues to Bank
1	बकाया शेष Balance outstanding	00300610010051	MR CHINNADURAI C & Mrs RANI CHINNADURAI	Rs.93.75 Lakhs
	(Inclusive of interest, penal interest & expense minus credits received, if any as on previous month end / up to date of the proposal)			Total dues with interest and other charges Rs.268.89 LAKHS upto 30.06.2026
	कुल TOTAL	NA	Rs.93.75 Lakhs	Rs.268.89L akhs

	स्वीकृति विवरण Details of Sanction	स्वीकृति की तिथि Date of Sanction	संस्वीकृति अधिकारी Sanction Authority	स्वीकृत संदर्भ संख्या Sanction Ref No.	ऋण व्यवस्था Lending Arrangement
		01/12/2014	BH/ZLCC/HO	UCO/CBE/A DV/45/2014- 15	Sole / Multiple
	एन पी ए तारीख Date of NPA	31-12-2015	संपत्ति श्रेणी Asset Category	D-IV	प्रावधान Provision
					100 %
2	सरफेसी विवरण Details of SARFAESI	13(2)	13(4) प्रतीकात्मक Symbolic	भौतिक कब्जा Physical Possession	13(8)
	तारीख Date	08/02/2016	22/04/2016	Applied with CJM	09/12/2016

3	संपत्ति ब्यौरा Property Details	Property Details: In the Registration District of Tiruchirapalli, in the Sub Registration District of Thuvankurichi, Paluvanji Village, Ayan Punjai SF No. 267/8, extent 0.14.00 hectare equivalent to 35 cents, in this bounded as follows: On the West by south – north cart track On the North by Punjai land belonging to Periyasamy On the South by Poromboke and On the East by remaining properties of S. Ponnusamy Within these boundaries an extent of 0.80.0 hectare equivalent to 20 cents and all improvements to be made thereon with mamool right of way. The property is situate within Paluvanji Panchayat Limits.			
4	क्या अचल संपत्ति का आरक्षित मूल्य निर्धारित करने का प्रस्ताव निर्धारित	YES			

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अंचल कार्यालय, कोयंबटूर ZONAL OFFICE, COIMBATORE

नियत कीमत तय करने के लिए प्रक्रिया नोट PROCESS NOTE FOR FIXING RESERVE PRICE

	प्रारूप में प्रस्तुत किया गया है? Whether Proposal for fixing Reserve Price of immovable asset is submitted in the prescribed format?	
5	क्या एनपीए खाते की समीक्षा नोट संलग्न है? Whether Review note of the NPA account enclosed?	NO
6	क्या प्रस्तुत की गई दो मूल्यांकन रिपोर्टों में प्रतिभूति के मूल्य (15% से अधिक) में कोई व्यापक अंतर है? यदि हां, तो क्या उचित औचित्य दिया गया है? Whether there is any wide variation in the value of the security (beyond 15%) in the two valuation reports submitted? If yes, Whether proper justification given?	NO

		क्रमांक SI No	मूल्यांकन की तिथि Date of Valuation	मूल्यांकक का नाम Name of Valuer	एफएमवी लाखों में FMV In Lakhs	आरवी लाखों में RV In Lakhs	टिप्पणियाँ Remarks
7	पहले मूल्यांकन विवरण? Earlier Valuation Details?	1.	02.01.2015 31.12.2015	RM Mayileru & Co S. Francis Xavier	150.00 91.02	84.64	Land- Rs 13.00 lacs, Building & Amenities RS 78.02 lacs
		2.	31.12.2015	S. Francis Xavier	91.02	84.65	Actual building
		3.	19.03.2018	S. Francis Xavier	77.60	70.00	Actual building
		4.	01.10.2019	E. R.K. Selvaraj	80.90	65.00	Actual building
		5.	18.02.2021	S. Francis Xavier	92.23	70.00	Actual building
		6.	05.11.2022	R. Chandraka nth	78.82	70.94	Actual building
		7.	06.02.2024	R. Chandraka nth	80.30	72.27	Actual building
		8.	20.03.2025	R. Chandraka nth	85.50	76.95	Actual building
		9	10.07.2026	R. Chandraka nth	84.44	75.99	Actual building
8	क्या पहली/अंतिम	स्वीकृति/नवीक	एफएमवी	एफएमवी	मूल्यांकक (स्वीकृति)	टिप्पणियाँ	

27/7/26

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अंचल कार्यालय, कोयंबटूर ZONAL OFFICE, COIMBATORE

नियत कीमत तय करने के लिए प्रक्रिया नोट PROCESS NOTE FOR FIXING RESERVE PRICE

	मंजूरी/नवीनीकरण और हाल के मूल्यांकन के समय प्रतिभूति के मूल्य में कोई भारी अंतर है? यदि हां, तो क्या इसका कारण विवेकपूर्ण ढंग से समझाया गया है? Whether there is any huge variation in the value of the security at the time of First/ last sanction / renewal and recent valuation? If yes, Whether the reason for same is judiciously explained?	रण की तिथि Date of Sanction/Re newal	(स्वीकृति) लाख में FMV (SANCTIO N) In Lakhs	(वर्तमान) लाख में FMV (PRESENT) in Lakhs	Valuer (SANCTION)	Remarks
		01/12/2014	84.65	85.50	R. Chandrakanth	--
	क्या आरक्षित मूल्य तय करने का प्रस्ताव नवीनतम (एक वर्ष से अधिक पुराना नहीं) स्वतंत्र मूल्यांकन रिपोर्ट द्वारा समर्थित है? Whether proposal for fixing reserve price is supported by latest (not more than one year old) independent valuation reports?	तारीख Date	मूल्य लाख में Value in Lakhs		मूल्यांकक का नाम Name of Valuer	
			उचित बाजार मूल्य Fair Market Value	वसूली योग्य मूल्य Realisable Value		
		27.07.2026	84.44	75.99	R. Chandraka nth	
10	क्या सरफेसी अधिनियम के तहत डीआरटी/एचसी द्वारा कोई स्टे दिया गया है? Whether any stay granted by DRT / HC under SARFAESI Act?	NO STAY				
11	सूट की स्थिति/OA Status of Suits / OA	OA : OA No. 51/2014 at Madurai DRT. Decreed vide Ref No. RC194/2019 – Proclamation of sale pending before recovery officer. Next Hearing: : Next Hearing				
12	क्या भौतिक कब्जे के लिए सीजेएम/डीएम कोर्ट में याचिका दायर की गई है? यदि हां, तो विवरण Whether petition filed in CJM Court/DM for physical possession? If yes, details	सीजेएम / एम सं. /डीएम अनुप्रयुक्त तिथि CJM/MC/DM No Applied Date		सीजेएम/ डीएम नियुक्त तिथि CJM/DM Appointed Date	सीजेएम / डीएम स्थिति CJM/DM Status	टिप्पणियों Remarks
				09.12.2016	Docume nts verificati on done	
13	पूर्व नीलामी विवरण? Earlier Auction details?	क्रमांक SI No	मूल्यांकन की तिथि Date of Valuation	नीलामी की तिथि Date of Auction	आरक्षित मूल्य (लाख में) Reserve Price (in Lakhs)	टिप्पणियों Remarks
		1	19.03.2018	21.03.2017	76.00	No BIDDERS
		2	19.03.2018	10.06.2019	70.00	No BIDDERS
		3	01.10.2019	20.12.2019	73.00	NO BIDDERS
		4.	19.03.2018	15.03.2021	70.00	NO BIDDERS
		5.	18.02.2021	14.09.2021	63.00	NO BIDDERS
		6.	18.02.2021	28.12.2021	59.50	NO BIDDERS
		7.	18.02.2021	25.03.2022	59.50	NO BIDDERS

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यूको बैंक UCO BANK
अंचल कार्यालय, कोयंबतूर ZONAL OFFICE, COIMBATORE
नियत कीमत तय करने के लिए प्रक्रिया नोट PROCESS NOTE FOR FIXING RESERVE PRICE

14	क्या शाखा कार्यालय द्वारा प्रस्ताव की विधिवत अनुशंसा की जाती है? Whether the proposal is duly recommended by the Branch office?	YES	
15	क्या शाखा कार्यालय द्वारा अनुशंसित आरक्षित मूल्य प्राधिकृत अधिकारी द्वारा निर्धारित वसूली योग्य मूल्य है? Whether the reserve price recommended by the branch office is the realizable value assessed by the Authorized officer?	YES / NO	
16	आरक्षित मूल्य का औचित्य? Justification for Reserve price?	We hereby recommend fixing the reserve price of the immovable asset at Rs.75.99 lakhs considering the realizable value(s) of the property mentioned in the valuation reports submitted.	

वसूली अधिकारी
RECOVERY OFFICER


27/7/26
सहायक शाखा प्रमुख
ASST. BRANCH HEAD