

JALLIPATTI BRANCH (ERSTWHILE CORPORATION BANK),
3/190, UDUMALAI MAIN ROAD, JALLIPATTI-, SULUR TALUK - 641671
PH: 04255-288822, 288922, EMAIL: ubin0540412@unionbankofindia.bank

M/s. Vaishnav Implex 8/20, C2, Ganapathy nagar, Panapalayam, Pethamapalayam Road, Palladam Taluk Tirupur - 641664	Mr. Dinesh kumar S/o. Chidambarasamy 15A, Tirupur Road, Rayarpalayam, Palladam Taluk, Tirupur - 641664
Mr. Chidambarasamy S/o. Venkatachalam 15A, Tirupur Road, Rayarpalayam, Palladam Taluk, Tirupur - 641664	

Dear Sir/Madam,

Sub: Notice of 30 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. UNION BANK OF INDIA (erstwhile Corporation Bank), JALLIPATTI BRANCH located at: NO.3/190,UDUMALAI MAIN ROAD,JALLIPATTI, SULUR TALUK 641 671, the secured creditor, caused a demand notice dated: 11-12-2024 under Section 13(2) of the Securitization 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 Authorized Officer has taken symbolic/constructive possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 07-08-2026,

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorized Officer, will be sold by holding public E-auction on **11.11.2026 (12.00 PM to 5.00 PM)** by inviting Bids from the public through online mode on [www://baanknet.com](http://www.baanknet.com).

3. The Reserve Price will be **20,66,350.00 (Rupees Twenty Lakhs Sixty-Six Thousand Three hundred and fifty Only)**

4. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> and the same is also enclosed herewith.

Yours faithfully

Place: COIMBATORE

Date: 06.10.2026

AUTHORIZED OFFICER
FOR UNION BANK OF INDIA

JALLIPATTI BRANCH (ERSTWHILE CORPORATION BANK),
3/190, UDUMALAI MAIN ROAD, JALLIPATTI-, SULUR TALUK - 641671
PH: 04255-288822, 288922, EMAIL: ubin0540412@unionbankofindia.bank

[Appendix - IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

1. E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **constructive** possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 11.11.2026, for recovery of **Rs. 16,89,015.81 (Rupees Sixteen Lakhs Eighty Nine Thousand and Fifteen and Paise Eighty one only)** as on 30-09-2026 and further interest at contractual rate & cost / expenses thereon due to Secured Creditor, Union Bank of India from borrower M/s. Vaishnav Impex represented by its Proprietor Mr. Dinesh Kumar and guarantor Mr.Chidambarasamy. The reserve price will be **Rs. 20,66,350.00 (Rupees Twenty Lakhs Sixty-Six Thousand and Three Hundred fifty Only)** and the earnest money deposit will be **Rs. 2,06,635.00 (Rupees Two Lakh Six Thousand and Six Hundred thirty-five Only)**

Description of Immovable Property

ITEM NO:1

Tiruppur Registration District, Palladam Sub-Registration District, Palladam Taluk, Palladam Municipality, Naranapuram Village, Old S.F.No. 512/2, Present S.F.No. 512/2A, P.Hec. 1.00.0 or P.Ac. 2.47, Kist Rs. 2.02, in this the following boundaries:-

East of - S.F.No. 512/1A

West of - S.F.No. 500

South of - S.F.No. 499

North of - S.F.No. 512/2B

Between this P. Ac. 2.47, but the existing available extent is P.Ac. 2.31 against P.Ac.2.47 in this a layout is formed in to house sites under the name and style “SRI MEENAKSHI AVENUE”, in this Site No. 23 within the following **boundaries and measurements:-**

East of: A part of Western Portion of Site No. 24

West of: S. F. No. 510

South of: Site No. 22

North of: East - West layout Road measuring 23 Feet width along North south

Between this

East West on the North - 35 Feet

JALLIPATTI BRANCH (ERSTWHILE CORPORATION BANK),
3/190, UDUMALAI MAIN ROAD, JALLIPATTI-, SULUR TALUK - 641671
PH: 04255-288822, 288922, EMAIL: ubin0540412@unionbankofindia.bank

East West on South - **41 Feet**

North South on the West - **34 ½ Feet**

North South on the East - **31 ½ Feet**

Thus measuring an extent of 1283 ½ Sq. feet of vacant land.

ITEM NO:02

In the above said Survey Field, a part of Eastern portion of Site no 24 within the following **boundaries and measurements:**

East of: A part of Western Portion of Site No. 24

West of: Site No. 23

South of: Site Nos. 21 and 22

North of: East - West layout Road measuring 23 Feet width along North south

Between this

East West on the North - **10 Feet**

East West on South - **10 Feet**

North South on the West - **35 Feet**

North South on the East - **31 ½ Feet**

Thus measuring an extent of 347 ½ Sq. feet of vacant land.

And thus totally measuring an extent of 1631 Sq. feet of vacant land comprised in Site No. 23 & 24 with all rights in layout roads and the access to the road which runs from Sri Meenakshi Avenue to Abirami Nagar and all rights of access by all means.

List of Encumbrances: Nil. However, interested bidders are requested to Verify the EC at their end.

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: Coimbatore

AUTHORISED OFFICER

Date: 06-10-2026

FOR UNION BANK OF INDIA

Encl: Terms of sale

JALLIPATTI BRANCH (ERSTWHILE CORPORATION BANK),
 3/190, UDUMALAI MAIN ROAD, JALLIPATTI-, SULUR TALUK - 641671
 PH: 04255-288822, 288922, EMAIL: ubin0540412@unionbankofindia.bank

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

1. Name and address of the Borrower, Co-Applicant and Guarantor	M/s. Vaishnav Implex 8/20, C2, Ganapathy nagar, Panapalayam, Pethamapalayam Road, Palladam Taluk Tirupur - 641664 Mr. Dinesh kumar S/o. Chidambarasamy 15A, Tirupur Road, Rayarpalayam, Palladam Taluk, Tirupur - 641664 Mr. Chidambarasamy S/o. Venkatachalam 15A, Tirupur Road, Rayarpalayam, Palladam Taluk, Tirupur - 641664
2. Name and address of the Secured Creditor :	BRANCH NAME: JALLIPATTI BRANCH BR ADDRESS: NO. 3/190, UDUMALAI MAIN ROAD, JALLIPATTI, SULUR TALUK 64167 BR PHONE NO: 9746829207 BR EMAIL: ubin0915459@unionbankofindia.bank
3. Description of immovable secured assets to be Sold <u>DESCRIPTION OF SECURED ASSETS AS PER MOD/SALE DEED</u> Tiruppur Registration District, Palladam Sub-Registration District, Palladam Taluk, Palladam Municipality, Naranapuram Village, Old S.F.No. 512/2, Present S.F.No. 512/2A, P.Hec. 1.00.0 or P.Ac. 2.47, Kist Rs. 2.02, in this the following boundaries:- East of - S.F.No. 512/1A West of - S.F.No. 500 South of - S.F.No. 499 North of - S.F.No. 512/2B	

JALLIPATTI BRANCH (ERSTWHILE CORPORATION BANK),
3/190, UDUMALAI MAIN ROAD, JALLIPATTI-, SULUR TALUK - 641671
PH: 04255-288822, 288922, EMAIL: ubin0540412@unionbankofindia.bank

Between this P. Ac. 2.47, but the existing available extent is P.Ac. 2.31 against P.Ac.2.47 in this a layout is formed in to house sites under the name and style "SRI MEENAKSHI AVENUE", in this Site No. 23 within the following **boundaries and measurements:-**

East of: A part of Western Portion of Site No. 24

West of: S. F. No. 510

South of: Site No. 22

North of: East - West layout Road measuring 23 Feet width along North south

Between this

East West on the North - **35 Feet**

East West on South - **41 Feet**

North South on the West - **34 ½ Feet**

North South on the East - **31 ½ Feet**

Thus measuring an extent of 1283 ½ Sq. feet of vacant land.

AND

In the above said Survey Field, a part of Eastern portion of Site no 24 within the following **boundaries and measurements:**

East of: A part of Western Portion of Site No. 24

West of: Site No. 23

South of: Site Nos. 21 and 22

North of: East - West layout Road measuring 23 Feet width along North south

Between this

East West on the North - **10 Feet**

East West on South - **10 Feet**

North South on the West - **35 Feet**

North South on the East - **31 ½ Feet**

Thus measuring an extent of 347 ½ Sq.feet of vacant land.

And thus totally measuring an extent of 1631 Sq. feet of vacant land comprised in Site No. 23 & 24 with all rights in layout

JALLIPATTI BRANCH (ERSTWHILE CORPORATION BANK),
 3/190, UDUMALAI MAIN ROAD, JALLIPATTI-, SULUR TALUK - 641671
 PH: 04255-288822, 288922, EMAIL: ubin0540412@unionbankofindia.bank

roads and the access to the road which runs from Sri Meenakshi Avenue to Abirami Nagar and all rights of access by all means.

**Particulars of the property/asset (viz. extent & measurements specified in the E-Auction Sale Notice) have been stated to the best of information of the Authorized Officer and Authorized Officer shall not be answerable for any error, misstatement or omission. Symbolic extent & dimensions may differ.*

4.The details of encumbrances, if any known to the Secured Creditor	NIL; However, bidder are requested to make their enquiry
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. 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	11-11-2026, Wednesday from 12:00 Noon to 05:00PM (with 10 minutes unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs.16,89,015.81 (Rupees Sixteen Lakh Eighty nine thousand fifteen and paise Eighty one only) as on 30.09.2026 plus interest, cost & expenses from thereon
9.1 Reserve price for the properties below which the immovable property may not be sold:	Rs. 20,66,350.00 <u>(Rupees Twenty lakhs Sixty six thousand three hundred and fifty Only)</u>
9.2 EMD Payable	Rs. 2,06,635.00 (Rupees Two Lakh six thousand Six hundred and thirty-five Only)

10. 1. Registration

The Online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to

JALLIPATTI BRANCH (ERSTWHILE CORPORATION BANK),
3/190, UDUMALAI MAIN ROAD, JALLIPATTI-, SULUR TALUK - 641671
PH: 04255-288822, 288922, EMAIL: ubin0540412@unionbankofindia.bank

upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website.

10. 2. KYC Verification

On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. KYC documents shall be verified by e-auction service provider which may take 2 to 3 working days. Hence the registration and uploading formalities are to be completed well in advance.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers are required to pay EMD through NEFT/RTGS/NET BANKING/UPI by generating a Challan through this website in his/their Global EMD Wallet. Payment should be made within 3 days after generating the Challan for NEFT / RTGS otherwise the Challan shall become invalid. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in their Global Wallet, they will not be allowed to participate. Payment of EMD in any other mode will not be accepted.

The Earnest Money Deposit shall not bear any interest and in case of unsuccessful bid, the same will be returned to the unsuccessful bidder by the service provider without interest.

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.

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 crld.rocoimbatore@unionbankofindia.bank or contact

BRANCH NAME: JALLIPATTI

BR ADDRESS: NO 3/190, UDUMALAI MAIN ROAD, JALLIPATTI, SULUR TALUK PIN 641671

BR PHONE NO: 9746829207

BR EMAIL: UBIN0915459@unionbankofindia.bank

BRANCH HEAD NAME & MOBILE NO: Mr. BINOY V B (Mob. 9746829207)

10.6 Steps Involved

- Register on e-auction portal <https://baanknet.com>. Using mobile number and email ID.
- Upload requisite KYC Documents.
- Generate challan and transfer EMD amount to bidder's global EMD Wallet.
- 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> or <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> and

JALLIPATTI BRANCH (ERSTWHILE CORPORATION BANK),
 3/190, UDUMALAI MAIN ROAD, JALLIPATTI-, SULUR TALUK - 641671
 PH: 04255-288822, 288922, EMAIL: ubin0540412@unionbankofindia.bank

www.unionbankofindia.co.in 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

Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process.

10. The intending bidders may, if they choose, after taking prior appointment from the Authorized 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.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorized 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. 25,000.00 (Rupees Twenty-five Thousand Only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 25,000.00 (Rupees Twenty-five Thousand Only).

(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 favor 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 Authorized 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 Authorized Officer in the **Account bearing Number: 154521980050000, IFSC Code:UBIN0915459, Account Name: Inward RTGS , Union Bank of India,JALLIPATTI BRANCH** 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

JALLIPATTI BRANCH (ERSTWHILE CORPORATION BANK),
 3/190, UDUMALAI MAIN ROAD, JALLIPATTI-, SULUR TALUK - 641671
 PH: 04255-288822, 288922, EMAIL: ubin0540412@unionbankofindia.bank

creditor and the purchaser (not exceeding 3 months) the deposit of 25% of the amount of sale price made 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 Authorized 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 Authorized 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 Authorized Officer shall issue a certificate of sale of immovable property in favor 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 Section 194-IA of the Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration 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 in Form No. 16-B, containing the Bank's name and the PAN Number as a seller and submit the original receipt of the TDS Certificate to the Bank. (Applicable for immovable property, other than Agricultural land).

20. The Authorized Officer will deliver the property on the basis of 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 Authorized Officer in favor of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com>.

The EMD of unsuccessful bidders will be refunded on request to their respective A/c No. as registered in e-Auction Portal www.ebkry.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

JALLIPATTI BRANCH (ERSTWHILE CORPORATION BANK),
3/190, UDUMALAI MAIN ROAD, JALLIPATTI-, SULUR TALUK - 641671
PH: 04255-288822, 288922, EMAIL: ubin0540412@unionbankofindia.bank

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 Authorized 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 Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place: JALLIPATTI

Date: 06.10.2026

AUTHORIZED OFFICER
FOR UNION BANK OF INDIA