यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

ASSET RECOVERY BRANCH, CHENNAI

Address: No.168, second floor, Linghi chetty street, Parrys corner, Chennai-600001
Contact: 9137554740 Mail: ubin0554740@unionbankofindia.bank.in

Ref: ARB:CSN/2026-27 **BY Regd Post** **Date:14.10.2026**

To:

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

UNION BANK OF INDIA ARB CHENNAI-01

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 **13.11.2026** **between 12.00 noon to 05.00 PM** by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be **₹. 3,25,00,000.00** (Rupees Three Crore twenty five lakhs Only) for **Avinashi Taluk Property** & **₹. 2,65,00,000.00** (Rupees Two Crore sixty five 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: 14.10.2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Sale Notice

UNION BANK OF INDIA ★ CHENNAI-017 ★ ARB

यूनियन बैंक ऑफ इंडिया
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Union Bank of India
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ASSET RECOVERY BRANCH, CHENNAI
Address: No.168, second floor, Linghi chetty street, Parrys corner, Chennai-600001
Contact: 9137554740 Mail: 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 **13.11.2026**, for recovery of **Rs. 23,57,13,449.20 (Rupees Twenty three crore fifty seven lakhs thirteen thousand four hundred fourty nine and paise twenty only) as on 31.08.2026** 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 **₹. 3,25,00,000.00** (Rupees Three Crore twenty five lakhs Only) for **Avinashi Taluk Property** & **₹. 2,65,00,000.00** (Rupees Two Crore sixty five Lakh Only) for **Uthukuli Taluk Property** and the earnest money deposit will be **Rs. 32,50,000.00** (Rupees thirty two Lakhs fifty thousand only) for **Avinashi Taluk Property & Rs. 26,50,000.00** (Rupees twenty six lakhs 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

UNION BANK OF INDIA ARB CHENNAI-01

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.

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 :14.10.2026

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

UNION BANK OF INDIA ARB CHENNAI-01

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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Property details as per sale deed 8968/2021 - Ms M. Kamalam - Item 3
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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.	
4.The details of encumbrances, if any known to the Secured Creditor	NIL, However, the intending bidder should make their own independent enquiry regarding the Encumbrances, any pending court cases against the property, title of the property put to Auction and the claims/rights/dues affecting the property, Extent, Boundaries, Measuring, pathway & Access to the property/ies prior to submitting their bid. Once the sale is confirmed, no request will be considered for cancellation of the sale/refund of the sale price paid by the H1 bidder, whatsoever
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	13.11.2026 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. 23,57,13,449.20 (Rupees Twenty three crore fifty seven lakhs thirteen thousand four hundred fourty nine and paise twenty only) as on 31.08.2026** plus interest, penal interest if any plus costs and expenses
9.1 Reserve price for the properties below which the immovable property may not be sold:	The Reserve Price will be **₹. 3,25,00,000.00** (Rupees Three Crore twenty five lakhs Only) for **Avinashi Taluk Property** & **₹. 2,65,00,000.00** (Rupees Two Crore sixty five Lakh Only) for **Uthukuli Taluk Property**
9.2 EMD Payable	10% of the Reserve Price mentioned above
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 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** 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.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, 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 one day prior to the date of auction.

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 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.

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(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 encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.
17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002
18. Legal charges for 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 https://baanknet.com The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank
25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
26. The above 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 : 14.10.2026

UNION BANK OF INDIA ARB CHENNAI-10

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Classification: Internal