यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम
Union Bank of India
A Government of India Undertaking
UNION BANK OF INDIA - SIVAKASI BRANCH
No.12/C, Gandhi Road, Behind Bus Stand, Sivakasi-626123
Ph : 04562-279577, 279566, email: ubin0911381@unionbankofindia.bank.in

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BY REGD POST WITH AD

To

M/s Balakrishna Traders 340 Standard Colony Sivakasi-626 130 Virudhunagar District	Mr B Venkatesh S/o V Balakrishnan 340 Standard Colony Sivakasi - 626 130 Virudhunagar District & Mr B Venkatersh S/O Balakrishnan 61a2/K5/1 Radhakrishnan Colony, Sri Chakra Traders Vtc Thiruthangal &Post Virudhunagar Dist- 626 130	Mrs V Deivajothi Mangaleswari W/o Mr B Venkatesh 340 Standard Colony Sivakasi - 626 130 Virudhunagar District
Mr S K S Arunachalakani S/o K Sundararajan 1-1421 Viswanatham Village Sivakasi - 626 189 Virudhunagar District	Mr S K S Ananda Mahendran S/o Mr S K Sundararajan 42 Nataraja Colony Sivakasi - 626 123 Virudhunagar District	Mr B Manikandan S/o S K Bose 196 PKS Street Sivakasi - 626 189 Virudhunagar District

Dear Sir/Madam,

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

Union Bank of India, Sivakasi Branch, No.12/C, Gandhi Road, Behind Bus Stand, Sivakasi-626123, the secured creditor, caused a demand notice dated **11-02-2022** 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 Authorized Officer has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. Possession notice dated **30-04-2022** Issued by the Authorized Officer, as per appendix IV to the Security Interest (Enforcement) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

1. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession by the Authorized officer, will be sold by holding public E-auction on **10-12-2026 (12.00 PM to 05.00 PM)** by inviting Bids from the public through online on website https://baanknet.com
2. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.
3. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Yours faithfully
For Union Bank of India

Authorised Officer
For Union Bank of India

Place: Sivakasi
Date:18-11-2026
Encl: Terms of sale

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TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor

M/s Balakrishna Traders 340 Standard Colony Sivakasi-626 130 Virudhunagar District	Mr B Venkatesh S/o V Balakrishnan 340 Standard Colony Sivakasi - 626 130 Virudhunagar District & Mr B Venkatersh S/O Balakrishnan 61a2/K5/1 Radhakrishnan Colony, Sri Chakra Traders Vtc Thiruthangal &Post Virudhunagar Dist- 626 130	Mrs V Deivajothi Mangaleswari W/o Mr B Venkatesh 340 Standard Colony Sivakasi - 626 130 Virudhunagar District
Mr S K S Arunachalakani S/o K Sundararajan 1-1421 Viswanatham Village Sivakasi - 626 189 Virudhunagar District	Mr S K S Ananda Mahendran S/o Mr S K Sundararajan 42 Nataraja Colony Sivakasi - 626 123 Virudhunagar District	Mr B Manikandan S/o S K Bose 196 PKS Street Sivakasi - 626 189 Virudhunagar District

2.Union Bank of India, Sivakasi Branch.	UNION BANK OF INDIA - SIVAKASI BRANCH No.12/C, Gandhi Road, Behind Bus Stand, Sivakasi-626123 Ph : 04562-279577, 279566, email: ubin0911381@unionbankofindia.bank.in

3. **Description of immovable secured assets to be Sold: -**

Property :1

In Goundampatti Village within Sivakasi Sub Registration District, Sivakasi Taluk and Virudhunagar Registration District with Survey Nos 58/5, 58/7, 60/1,60/2,60/3,60/4,60/6,60/7,60/8,60/9 with total extent of 10.95 acres Friends City layout **in which Plot Nos 13 ,14,15,16,17,18 &19 measuring 16800sq ft owned by Mr S K S Anandha Mahendran , Mr B Manikandan, Mr B Venkatesh & Mr S K S Arunachalakani (Power Agent) & Mrs Deiva Jothi Mangaleswari (Power Agent)**

Boundaries:

North : Plot No 22,23,24,25,26,27 &28
South : 23 width 2nd cross avenue
East : Plot No 20
West : 25 fts width North South Main Avenue

Property : 2

In Goundampatti Village, within Sivakasi Sub Registration District, Sivakasi Taluk and Virudhunagar Registration District with Survey Nos 58/5,58/7,60/1,60/2,60/3,60/4,60/6,60/7,60/8,60/9 with total extent of 10.95 acres Friends City layout **in which plot Nos 111,112,113,114,115,116,117,118,&119 measuring 21600 sqft owned by Mr S K S Anadha Mahendran, Mr B Manikandan, Mr B Venkatesh & Mr S K S Arunachalakani (Power Agent) & Mrs Deiva Jothi Managaleswari (power Agent).**

Boundaries:

North : 23 feet width 7th Cross Avenue
South : Plot No 100,101,102,103,104,105,106,107 & 108
East : Plot No 110
West : Plot No 120

	Property 3 In Goundampatti Village, within Sivakasi Sub Registration District, Sivakasi Taluk and Virudhunagar Registration District with Survey Nos 58/5 & 58/7,60/1,60/2,60/3,60/4,60/6,60/7,60/8,60/9 with total extent of 10.95 acres Friends City layout **in which Plot No 123 along with buildings bearing Door Nos 5/68 ,5/69,5/70,5/71 & 5/72 measuring 6277.50 sq meter owned by Mr S K S Anandha Mahendran, Mr B Manikandan, Mr B Venkatesh & S K S Arunachalakani (Power Agent) & Mrs Deiva Jothi Managaleswari (Power Agent)** **Boundaries:** **North : Land in Survey No 58/4** **South : Land in S No.68** **East : Land in Survey No 59** **West: Land in S Nos.68 58/3 58/6** *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, bidders are requested to make their own 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 before participation in the auction process
7. Date & Time of auction	**10-12-2026, Thursday from 12.00 PM to 05.00 PM** (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	**Rs 1,14,44,785.00 (Rupees One Crore Fourteen Lakhs Forty Four Thousand Seven Hundred and Eighty Five Only) as on 30-06-2026 and further interest at contractual rate & and other legal charges thereon.**
9.1. Reserve price for the property / Properties below which the property will not be sold:	**Property 1 :Rs.35,00,000/- (Rupees Thirty Five Lakhs only)** **Property 2 : Rs.45,00,000/- (Rupees Forty Five Lakhs only)** **Property 3: Rs.1,46,00,000/- (Rupees One Crore Forty Six Lakhs Only)**
9.2. EMD Payable	**Property 1: Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand only)** **Property 2: Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand only)** **Property 3: Rs. 14,60,000/- (Rupees Fourteen Lakhs Sixty Thousand 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 are 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 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.

10.5. Help Desk

For queries contact Number: 8291220220 & email ID support.BAANKNETZpsballiance.com
For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com

For auction related queries e-mail to sarfaesi@unionbankofindia.com or contact
Union Bank of India, Sivakasi Branch, No.12/C, Gandhi Road, Behind Bus Stand, Sivakasi-626123
email: UBIN0911381@unionbankofindia.bank.in
Mr D Prakash, Branch Head, Sivakasi. Mobile 9656266140
Mr. P. Subramanian, Authorised Officer Mobile 9442212132

10.6 Steps Involved

- Register on e-auction portal https://baanknet.com Using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate(ing) challan and transfer EMD amount to bidder's EMD Wallet Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder

Bidders are advised to go through the website: https://baanknet.com and https://www. .in/auction-property/view-auction-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. Property No 1:

In case of bidding the bid increment shall not be less than **Rs. 40,000/-** in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs.40,000 /-**

Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be minimum bid amount to participate in bidding process.

Property No 2:

In case of bidding the bid increment shall not be less than **Rs. 50,000/-** in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs.50,000 /-**

Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be minimum bid amount to participate in bidding process.

Property No 3:

In case of bidding the bid increment shall not be less than **Rs. 1,50,000/-** in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs.1,50,000 /-**

Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer/Cheque subject to realisation, immediately on the sale day or not later than next working day with the Bank in the **Account bearing Number Account Number: 113821980050000, AC Name: Inward RTGS, IFSC Code: UBIN0911381,**and

the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.
17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.
18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.
19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/-(Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.
20. The Authorised Officer will deliver the property on the basis of Possession taken on as is where is basis, to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.
22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with https://baanknet.com The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank
25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
26. The above immovable secured assets will be sold in **"As is where is", "As is What is" and "whatever there is"** condition.
27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues, maintenance charges and other dues/charges if any, shall be settled by the proposed purchaser out of his own sources.
28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. 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.

कृते यूनियन बैंक ऑफ इंडिया
For Union Bank of India

Place: Sivakasi
Date: **18-11-2026**

अधिकृत अधिकारी / Authorised Officer
CHIEF MANAGER /
AUTHORISED OFFICER