



## Regional Office

**BSNL Administrative Building Ground floor,**  
**South Bypass Road, Vannarpettai, Tirunelveli – 627003.**

### **E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES Appendix-IX**

E-Auction Sale Notice for sale of immovable assets under the Securitization 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 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 possession of which has been taken by the Authorized Officer of Union Bank of India, (Secured Creditor), will be sold on "As is Where is", "As is what is", and "whatever there is" mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrowers(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned below.

**SIVAKASI BRANCH :** 1.Borrower(s) & Guarantor(s) : **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.

**Mrs.V.Deivajothi Mangaleswari**, W/o.Mr.B.Venkatesh, 340 Standard Colony, Sivakasi – 626 130, Virudhunagar District.

**Mr.S K.Arunchalakani**, 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.

**Dues Amount : Rs.91,76,471.00 (Rupees Ninety One Lakhs Seventy Six thousand Four Hundred and Seventy One Only) as on 31.10.2024 and further interest at contractual rate and other legal charges thereon.**

**Description of Property :** 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 Ananda Mahendran , Mr B Manikandan, Mr B Venkatesh & Mr S K S Arunchalakani (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 ft 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 11, 11, 12, 13, 14, 15, 16, 17, 18 & 19 measuring 21600 sqft owned by Mr S K S Ananda Mahendran, Mr B Manikandan, Mr B Venkatesh & Mr S K S Arunchalakani (Power Agent) & Mrs Deiva Jothi Mangaleswari (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 5/69 and 5/70 measuring 6277.50sq meter owned by Mr S K S Ananda Mahendran, Mr B Manikandan, Mr B Venkatesh & S K S Arunchalakani (Power Agent) & Mrs Deiva Jothi Mangaleswari (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.

**PROPERTY 1 : Reserve price: Rs.38,60,000/- EMD: Rs.3,86,000/- Bid Multiplier: Rs.40,000/-**

**PROPERTY 2 : Reserve price: Rs.50,00,000/- EMD: Rs.5,00,000/- Bid Multiplier: Rs.50,000/-**

**PROPERTY 3 : Reserve price: Rs.1,80,00,000/- EMD: Rs.18,00,000/- Bid Multiplier: Rs.2,00,000/-**

In case of bidding the bid increment shall not be less than for **Property 1: Rs.40,000/-** **Property 2 : Rs.50,000/-** **Property 3:Rs.2,00,000** in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value for **Property 1: Rs.40,000/-** **Property 2 : Rs.50,000 and Property 3 : Rs.2,00,000**. 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. The details of encumbrance, If any known to the Secured Creditor: NIL; However also bidders are requested to make their own enquiry and to verify EC from Registered office.**

**2.Borrower(s)& Guarantor(s): M/S. Prashanthi International Prop: Mrs. G.Mathana, D No534 Gnanagiri Road, Sivakasi Town, Sivakasi Taluk, Virudhunagar District. Mrs.G.Mathana, W/o. Sri. C. Grahadurai, D. No. 528 Gnanagiri Road, Sivakasi Town , Sivakasi Taluk , Virudhunagar District. Mr.C.Grahadurai, S/o. Sri. Chirmarajan, D. No. 528 Gnanagiri Road, Sivakasi Town, Sivakasi Taluk, Virudhunagar District.**

**Dues Amount : Rs.12,12,767.00 (Rupees Twelve Lakhs Twelve Thousand Seven Hundred and Sixty Seven only) as on 30.06.2025 and further interest at contractual rate & cost thereon.**

**Description of Property: SCEDULE OF PROPERTY : Item No.1: Virudhunagar District, Sivakasi Sub Registrar, Goundampatti Village**

S.NO	Survey No	Hectares	Acre-Cents
1	60/1	0.31.5	0.78
2	60/2	0.39.5	0.98
3	60/3	0.33.5	0.83
4	60/4	0.35.0	0.86
5	60/6	0.48.5	1.20
6	60/7	0.31.5	0.78
7	60/8	0.95.0	2.35
8	60/9	0.65.5	1.62

The above said lands was divide into plots for sale and named as Friends City Measurements of Plot No. 54 East West at Northern Side :40 feet East West at Southern Side : 40 feet

North South at Western Side : 60 feet North South at Eastern Side : 60 feet

Totally 2400 sq feet i.e. 222.97 sq meters, bounded on

East : Plot No 55 West : Plot No 53 **South : 23 feet breadth 4th cross Avenue North : Plot No 66**

Pathway rights at all connected roads, schedule property specifically located at S.No 60/7 and 60/8 at Koundampatti village and Panchayat, Sivakasi Sub Registrar, Virudhunagar District registrar. The property is owned by Mr C Grahadurai.

**Item No. 2: Plot No. 55 : East West at Northern Side :40 feet East West At Southern Side : 40 feet**

North South at Western Side : 60 feet North South at Eastern Side : 60 feet

Totally 2400 sq feet i.e. 222.97 sq meters, bounded on **East : Plot No 56 West : Plot No 54**

**South : 23 feet breadth 4th cross Avenue North : Plot No 65 Pathway rights at all connected roads, schedule property specifically located at S.No 60/8 at Koundampatti village and Panchayat, Sivakasi Sub Registrar, Virudhunagar District registrar.**

**The property is owned by Mrs G Mathana.** 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.

**Reserve price: Rs.16,20,000/- EMD: Rs.1,62,000/- Bid Multiplier: Rs.20,000/-**

In case of bidding the bid increment shall not be less than **Rs.20,000/-** in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs.20,000/-**. 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.

**The details of encumbrance, If any known to the Secured Creditor: NIL; However also bidders are requested to make their own enquiry and to verify EC from Registered office.**

**3.Borrower(s)& Guarantor(s): M/s. Shri Lekshmi Enterprises Proprietor: A. Sangeetha, D.No42 Nataraja Colony, Arumugam Road, Sivakasi Town, Virudhunagar Dt-62189. Mrs.Sangeetha , Prop: of M/s. Shri Lekshmi Enterprises, W/o. S. Arunachalakani, 1/1421 Vetrilaorani Road, Viswanatham Village, Sivakasi – 626 189. Mr.B.Manikandan, S/o. S K Bose, 196 P K S Street, Sivakasi – 626 189, Virudhunagar District. Mr.B.Venkatesh, S/o. Balakrishnan, 340 Standard Colony, Thiruthangal – 626 130.**

**Mr.S K S Ananda Mahendran**, S/o. S K Sundarajan, No 42 Nataraja Colony, Sivakasi – 626 123. **Mr.S.Arunachalakani**, S/o. Sundarajan, 1/1421 Vetrilaorani Road, Viswanathan Village, Sivakasi – 626189.

**Dues Amount : Rs. 2,25,83,628.00 (Rupees Two Cores Twenty Five lakhs Eighty Three Thousand Six Hundred and Twenty Eight only) as on 31.08.2025 and further interest at contractual rate & cost thereon.**

**Description of Property: Vacant house plots as detailed below in FRIENDS CITY lay out plan carved out in 10 acres 95 cents comprised of the following survey numbers**

S.No	Survey No.	Hectare	Acres and cents
1	58/5	0.24.5	0.61
2	58/7	0.38.0	0.94
3	60/1	0.31.5	0.78
4	60/2	0.39.5	0.98
5	60/3	0.33.5	0.83
6	60/4	0.35.0	0.86
7	60/6	0.48.5	1.20
8	60/7	0.31.5	0.78
9	60/8	0.95.0	2.35
10	60/9	0.65.5	1.62
<b>Total</b>		<b>4.42.5</b>	<b>10.95</b>

In Goundampatti village, within Sivakasi Sub-Registration District, Sivakasi Taluk and Virudhunagar Registration District owned by **Mr.S K S Ananda Mahendran, Mr.B .Manikandan & Mr.B.Venkatesh.**

S.No	Plot No	Measurements	Area	Boundaries
1	1	East to West at North: 40' East to West at South: 40' North to South at East: 60' North to South at West: 60'	2400Sqft	<b>North: Plot No.10 South: 23' width 1st cross Avenue East: Plot No.2 West: 25' width North South Main Avenue</b>
2	2	East to West at North: 40' East to West at South: 40' North to South at East: 60' North to South at West: 60'	2400Sqft	<b>North: Plot No.9 South: 23' width 1st cross Avenue East: Plot No.3 West: Plot No.1</b>
3	3	East to West at North: 40' East to West at South: 40' North to South at East: 60' North to South at West: 60'	2400Sqft	<b>North: Plot No.8 South: 23' width 1st cross Avenue East: Plot No.4 West: Plot No.2</b>
4	4	East to West at North: 103' East to West at South: 30' North to South at East: 89 1/4' North to South at West: 60'	4230Sqft	<b>North: Plot No.7 South: 23' width 1st cross Avenue East: Land in Survey No.67 West: Plot No.3</b>
5	5	East to West at North: 88 1/2' East to West at South: 23' North to South at East: 89' North to South at West: 60'	3345Sqft	<b>North: 23' width 2nd cross Avenue South: Plot No.4 East: Land in Survey No.67 West: Plot No.6</b>
6	6	East to West at North: 40' East to West at South: 40' North to South at East: 60' North to South at West: 60'	2400Sqft	<b>North: 23' width 1st cross Avenue South: Plot No.4 East: Plot No.5 West: Plot No.7</b>
7	7	East to West at North: 40' East to West at South: 40' North to South at East: 60' North to South at West: 60'	2400Sqft	<b>North: 23' width 1st cross Avenue South: Plot No.4 East: Plot No.6 West: Plot No.8</b>
8	8	East to West at North: 40' East to West at South: 40' North to South at East: 60' North to South at West: 60'	2400Sqft	<b>North: 23' width 1st cross Avenue South: Plot No.3 East: Plot No.7 West: Plot No.9</b>
9	9	East to West at North: 40' East to West at South: 40' North to South at East: 60' North to South at West: 60'	2400Sqft	<b>North: 23' width 1st cross Avenue South: Plot No.10 East: Plot No.8 West: Plot No.10</b>
10	10	East to West at North: 40' East to West at South: 40' North to South at East: 60' North to South at West: 60'	2400Sqft	<b>North: 23' width 1st cross Avenue South: Plot No.1 West: 25 feet width North South Main Avenue</b>
11	20	East to West at North: 44.75' East to West at South: 33.75' North to South at East: 7.75' North to South at West: 60'	2733.50Sqft	<b>North: Plot No.21 South: 23' width 1nd cross Avenue East: Land in survey No.67 West: Plot No.19</b>
12	21	East to West at North: 39.5' East to West at South: 44.75' North to South at East: 60.5' North to South at West: 60'	2538.03Sqft	<b>North: 23' width 1rd cross Avenue South: Plot No.22 East: Land in survey No.67 West: Plot No.22</b>
13				