



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 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.

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 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 1 11,112,113,114,115,116,117,118,&119 measuring 21600 sqft owned y 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 Goiundampatti 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 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.

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 and 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 No 534 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 TwelveLakhs TwelveThousand Seven Hundred and Sixty Seven only) as on 30.06.2025 and further interest at contractual rate & cost thereon.

Description of Property: SCHEDULE OF PROPERTY : Item No.1: Virudhunagar District, Sivakasi Sub Registrar, Gowndapatti 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 Mr C Grahadurai

Item No 3: Plot No. 53 : 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 54 **West :** Plot No 52 **South :** 23 feet breadth 4th cross Avenue **North :** Plot No 67
Pathway rights at all connected roads, schedule property specifically located at S.No 60/7 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.No 42Nataraja Colony,Arumugam Road, Sivakasi Town, Virudhunagar Dt-626189. **Mrs.Sangeetha , Prop: of M/s. Shri Lekshi Enterprises**, W/o. S. Arunachalakani, 1/1421 Vetrilaloorani 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 Anandha Mahendran, S/o. S K Sundarajan, No 42 Nataraja Colony, Sivakasi – 626 123. **Mr.S.Arunachalakani**, S/o. Sundararajan, 1/1421 Vetrilaloorani 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
	Total	4.42.5	10.95

In Goundampatti village, within Sivakasi Sub-Registration District, Sivakasi Taluk and Virudhunagar Registration District owned by **Mr.S K S Anandha 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	North: Plot No.10 South: 23’ width 1st cross Avenue East: Plot No.2 West: 25’ width North South Main Avenue
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	North: Plot No.9 South: 23’ width 1st cross Avenue East: Plot No.3 West: Plot No.1
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	North: Plot No.8 South: 23’ width 1st cross Avenue East: Plot No.4 West: Plot No.2
4	4	East to West at North: 103’ East to West at South: 38’ North to South at East: 89 ¼’ North to South at West: 60’	4230Sqft	North: Plot No.7 South: 23’ width 1st cross Avenue East: Land in Survey No.67 West: Plot No.3
5	5	East to West at North: 88 ½’ East to West at South: 23’ North to South at East: 89’ North to South at West: 60’	3345Sqft	North: 23’ width 2nd cross Avenue South: Plot No.4 East: Land in Survey No.67 West: Plot No.6
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	North: 23’ width 1st cross Avenue South: Plot No.4 East: Plot No.5 West: Plot No.7
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	North: 23’ width 1st cross Avenue South: Plot No.4 East: Plot No.6 West: Plot No.8
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	North: 23’ width 1st cross Avenue South: Plot No.3 East: Plot No.7 West: Plot No.9
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	North: 23’ width 1st cross Avenue South: Plot No. East: Plot No.8 West: Plot No.10
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	North: 23’ width 1st cross Avenue South: Plot No.1 East: Plot No.9 West: 25 feet width North South Main Avenue
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	North: Plot No.21 South: 23’ width 2nd cross Avenue East: Land in survey No.67 West: Plot No.19
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	North: 23’ width 3rd cross Avenue South: Plot No. East: Land in survey No.67 West: Plot No.22
13	37	East to West at North: 32’ East to West at South: 37.5’ North to South at East: 60’ North to South at West: 60’	2085Sqft	North: 23’ width 3rd cross Avenue South: Plot No.39 East: Land in survey No.67 West: Plot No.36
14	38	East to West at North: 77’ East to West at South: 73’ North to South at East: 16.50’ North to South at West: 30.5’	1762.5Sqft	North: 23’ width 4th cross Avenue South: Land in survey No.67 East: Land in survey No.67 West: Plot No.39
15	39	East to West at North: 40’ East to West at South: 32’ North to South at East: 58.25’ North to South at West: 60’	2162.06Sqft	North: 23’ width 4th cross Avenue South: Plot No.37 & Land in survey No.67 East: Plot No.38 & Land in survey No.67 West: Plot No.40
16	Item No 27	East to West at North: 132’ East to West at South: 50’ North to South at East: 124.5’ North to South at West: 53.5’	8099Sqft	North: 23’ width 1st cross Avenue South: Kvundampatti to Velloor Main Road East: Land in survey No.67 West: 25’ width North South Main Avenue
17	Item No 28	East to West at North: 64’ East to West at South: 48.75’ North to South at East: 292.75’ North to South at West: 227.75’	14700Sqft	North: 30’ width main Avenue South: Kvundampatti to Velloor Main Road East: 25’ width North South Main Avenue West: western portion of land in S.No.68& 59
18	59	East to West at North: 68.25’ East to West at South: 46.25’ North to South at East: 64.25’ North to South at West: 60’	3435Sqft	North: Plot No.60 & 61 South: 23’ width 4th cross avenue East: Land in Survey No.67 West: Plot No.58
19	85	East to West at North: 56.75’ East to West at South: 66’ North to South at East: 60.5’ North to South at West: 60’	3698.85Sqft	North: 23’ width 6th cross avenue South: Plot No.84 East: Land in Survey No.61 West: Plot No.86
20	109	East to West at North: 45’ East to West at South: 54’ North to South at East: 60.5’ North to South at West: 60’	2982.375Sqft	North: Plot No.110 South: 23’ width 6th cross avenue East: Land in Survey No.61 West: Plot No.108
21	110	East to West at North: 62.5’ East to West at South: 45’ North to South at East: 63’ North to South at West: 60’	3305.625Sqft	North: 23’ width 7th cross avenue South: Plot No.109 East: Land in Survey No.61 West: Plot No.111
22	11&12	East to West at North: 44’ East to West at South: 39.5’ North to South at East: 100’ North to South at West: 100’	4175Sqft	North: Plot No.47 South: Land in Survey No.60/4 East: 25’ width North South Main Avenue West: Land in Survey No.59
23	47	East to West at North: 46’ East to West at South: 44’ North to South at East: 38.25’ North to South at West: 29.75’	1530Sqft	North: Land in survey No.57 South: Plot No.12 East: 25’ width North South Main Avenue West: Land in Survey No.59
24	48&49	East to West at North: 81’ East to West at South: 80’ North to South at East: 46.5’ North to South at West: 31.75’	3149.562Sqft	North: Land in survey No.57 South: 23’ Width 7th Cross Avenue East: Plot No.71 West: 25’ width North South Main Avenue
25	71,72,73	East to West at North: 120.75’ East to West at South: 120’ North to South at East: 62’ North to South at West: 46.5’	6530.343Sqft	North: Land in survey No.57 South: 23’ East to West 7th Avenue East: Plot No.96 West: Plot No.49
26	96,97,98	East to West at North: 120’ East to West at South: 120’ North to South at East: 72.75’ North to South at West: 62’	8085Sqft	North: Land in survey No.57 South: 23’ Width East to West 7th Avenue East: Plot No.121 West: Plot No.73
27	121	East to West at North: 60’ East to West at South: 60’ North to South at East: 78.25’ North to South at West: 72.75’	4530Sqft	North: Land in survey No.57 South: 23’ Width East to West 7th Avenue East: Plot No.122 West: Plot No.98
28	122	East to West at North: 69’ East to West at South: 90’ North to South at East: 91’ North to South at West: 78 ¼’	6727.68Sqft	North: Land in survey No.57 South: 23’ width East to West 7th Avenue East: Land in survey No.61 West: Plot No.121
29	Item No 29	East to West at North: 39 ½’ East to West at South: 24’ North to South at East: 186’ North to South at West: 187’	5921.375Sqft	North: Plot No.11 South: 7th schedule property East: 25’ width North South main avenue West: Land in survey No.59 & 60/5
30	Item No 30	East to West at North: 40’ East to West at South: 0’ North to South at East: 216’ North to South at West: 219.25’	4320Sqft	North: 6th Schedule Property South: Plot No.29 East: 25’ width North South main avenue West: Land in survey No.59

The above plots / sites lie in survey Numbers 60/1, 60/2, 60/3, 60/4, 60/7, 60/8 & 60/9 and the above said properties situated at Gaundampatti Panchayat, Sivakasi Panchayat Union. 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.2,20,00,000/- EMD: Rs.22,00,000/- Bid Multiplier: Rs.3,00,000/-
In case of bidding the bid increment shall not be less than **Rs.3,00,000/-** 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/-**. 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.

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