ASSET RECOVERY BRANCH. P.B No.8, 235, Oppanakara Street, Coimbatore-641 001.

Mobile: 8369578740. Mail Id: ubin0578746@unionbankofindia.bank

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix - IX

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF 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 properties hypothecated / mortgaged/charged to the Secured Creditor, the possession (as mentioned hereunder) 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" on dates mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s)& Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

 Branch: ASSET RECOVERY BRANCH, COIMBATORE. Borrower: M/s Siva Educational Trust, Represented by its Managing Trustee: Mr.N.Yoganandasivam, S/o.T.R.Natarajan (Late), S.F.No.205/3G & 205/2B, Zamin Kottampatty Village, Samathur Post, Pollachi Taluk, Coimbatore Dist - 642 123. Mr.N.Yoganandasivam (Guarantor and Legal Heir of Late T R Natarajan), S.F.No.205/3F, Zamin Kottampatty Village, Samathur Post, Pollachi Taluk, Coimbatore Dist 642 123.

Amount due Rs.5,48,41,150.41 (Rupees Five Crores Forty Eight Lakhs Forty One Thousand One Hundred and Fifty and Paisa Forty One Only) as on 29-02-2024 together with further interest at contractual rate and expenses thereon.

**DESCRIPTION OF PROPERTY: Property No.1: Item No.1:** All the part and parcel of Land in 5.12 acres in this 1.00 acre situated at S.F. No: 205/3 Tirupur Registration Dist, Pollachi Sub Registration Dist, Pollachi Taluk, Zamin Kottampatti village, **Bounded by:** South of P.A.P. Vaikal, East of land belonging to Thirumalaisamy Gounder, West of land belonging to S.Ramasamy Gounder, North of East west Road. The above S.F. No: 205/3F. Further the mamool passage rights, etc and the Additional RCC Terrace building constructed thereon. This Property is owned by Mr. N Yoganandasivam.

Item No.2: All the part and parcel of Land in 5.12 acres in this 1.00 acre situated at S.F.No: 205/3 Tirupur Registration Dist, Pollachi Sub Registration Dist, Pollachi Taluk, Zamin Kottampatti village, **Bounded by:** West of land belonging to Subba Gounder and Mylsamy Gounder, North of ZaminKottampatti Road, East of Land belonging to Rajeswari, South of land belonging to Kaliappagounder and Sellammal. The above S.F.No: 205 has been subdivided as S.F.No: 205/3G. Further the mamool passage rights, etc and the Additional RCC Terrace building constructed thereon. This Property is owned by M/s Siva Educational Trust.

Reserve Price: Rs.3,55,00,000/- EMD: Rs.35,50,000/- Bid Multiplier: Rs.2,00,000/The details of encumbrances, if any known to the Secured Creditor: Nil. However bidders are requested to make their own enquiry.

Account bearing Number 787401980050000, AC Name: INWARD RTGS, Union Bank of India, Coimbatore, IFSC Code: UBIN0578746
Type of Possession: Physical Possession. Date of Sale Notice: 22.03.2024.

2. Branch: ASSET RECOVERY BRANCH, COIMBATORE. Borrower: 1. M/s. Kennedy Steels, Represented by its Proprietor: Mr. Selvanambi. K. V, Site No.31, Thirusenthil Nagar, Near Reliance Petrol Bunk, K Vadamadurai, Coimbatore - 641 017. Borrower: 2. Mr. Selvanambi. K. V, S/o. Venkitaperumal, D.No.4/362, Kennedy House, Malaikkaran Thottam, Kennedy Road, Naickenpalayam Village, Coimbatore - 641 020. Guarantor: 3. Mr. Dheenadayalan. N, S/o. Narayanasami. N.G, D.No.4/452, Aruna Nagar, K Vadamadurai, Kurudampalayam, Coimbatore - 641 017.

Amount due Rs.30,34,948.39 (Rupees Thirty Lakhs Thirty Four Thousand Nine Hundred and Forty Eight and Paisa Thirty Nine Only) as on 29-02-2024 together withfurther interest, Cost & Expenses thereon.

Description of Immovable Property: As Per MOD Doc No.6446/2015 Dated 29.05.2015 And Settlement Deed No.577/2009 Dated 28.01.2009: In Coimbatore Registration District, Periyanaickenpalayam Sub Registration District, Coimbatore North Taluk, in Naickenpalayam Village, in S.F.No. 544 in this an extent of 1.06.0 Hectares (or) 2.62 acres, as per sub division S.F.No. 544/2 an extent of 0.97.0 Hectares (or) 2.40 acres, in this an extent of 0.06.1 Hectares (or) 15 cents within the following **Boundaries and Measurements**: North of: East West Kennedy Road, East and West of: the remaining land belonging to Manguthayammal, South of: 20 feet East West Road and the remaining land belonging to Manguthayammal. In this middle, the land measuring an extent of 6534 Sq. ft., (or) 0.06.1 Hectares (or) 15 cents with a building thereon, with all rights of way and other appurtenances attached therewith. The Property is in the name of Mr. K V Selvanambi

Reserve Price: Rs.40,50,000/- EMD: Rs.4,05,000/- Bid Multiplier: Rs.41,000/The details of encumbrances, if any known to the Secured Creditor: Nil, However bidders are requested to make their own enquiry.

Account bearing Number 787401980050000, AC Name: INWARD RTGS, Union Bank of India, Coimbatore, IFSC Code: UBIN0578746
Type of Possession: Symbolic Possession. Date of Sale Notice: 22.03.2024.

3. Branch: ASSET RECOVERY BRANCH, COIMBATORE. Borrower: M/s. Kennedy Gas Agency, No.3 251A, Mettupalayam Road, Vadamadurai Post, Periyanaickenpalayam, Coimbatore - 641 020. Mr.V.Annadurai (Partner), No.4/361, Kennedy Street, Naickenpalayam, Coimbatore - 641 034. Mr.K.V.Kuppujeyam (Partner), No.5/362, Venkata Perumal Kanavu Illangal, Kennedy Road, Naickenpalayam, Coimbatore - 641 034. Borrower: M/s.V.P.Irons, No.901, PRA Nagar, Jadal Naidu Street, SRKV Post, Periyanaickenpalayam, Coimbatore - 641 020. Mr.K.V.Kuppujeyam (Proprietor), No.5/362, Venkata Perumal Kanavu Illangal, Kennedy Road, Naickenpalayam, Coimbatore - 641 034. Mr.V.Annadurai (Guarantor), No.4/361, Kennedy Street, Naickenpalayam, Coimbatore - 641 034.

Amount due Rs.1,49,73,117.43 (Rupees One Crore Forty Nine Lakhs Seventy Three Thousand One Hundred Seventeen and Paisa Forty Three Only) as on 29-02-2024 together with further interest at contractual rate& cost /expenses thereon.

Description of Immovable Property: Property – 1: In Coimbatore Registration District, Periyanaickenpalayam Sub- Registration District, Coimbatore District, Coimbatore North Taluk, Thudiyalur Village in S.F.No. 223/3 Punjai ac 2.29. Asst Rs.3.14. In this, Bit No. 1: North of : S.F.No. 224, East of : Land belonging to Perichi Gounder, West of : Bit (2) Property, South of : Land belonging to Depositors and 23 feet Road. In this middle Punjai ac 0.03 ½. Bit No. 2: North of : S.F.No. 224, East of : 23 feet South to North Road, West of : S.F.Nos 223 and 225 and 12 feet East to West pathway, South of : 25 feet pathway. In this middle Punjai ac 0.17. Bit No. 3: North of : Land belonging to Depositors, West of : 23 feet Road, East of : Land belonging to Perichi Gounder, South of : Land belonging to Ponnusamy. In this middle Punjai ac 0.01, Total extent of the above here bits is Punjai ac 0.21 ½ of land, and S.F.No. 224. Punjai ac 0.53. Asst Rs.0.74. In this, North and east of : Land belonging to Kuppusamy Naidu, South of : Ac 0.03½ land belonging to Depositors in S.F.No. 223/3 and land belonging to Perichi Gounder, West of : Land belonging to Nataraj. In this middle Punjai ac 0.27 Asst. Rs.0.37. Total extent of the above two survey fields is Punjai ac 0.48 ½ of land, together with mamool pathway rights etc. The above property lies within the jurisdiction Coimbatore Municipal Corporation limits (North zone).

Reserve Price : Rs.1,44,00,000/- EMD : Rs.14,40,000/- Bid Multiplier : Rs.1,44,000/-

Property 2: In the Registration District of Coimbatore, Registration Sub District of Perlyanaickenpalayam, Coimbatore District, Coimbatore North Taluk, in Thudiyalur Village, S.F.No. 223/3. Punjai ac 2.29. Asst. Rs.3.84. In this ac 0.85. of this, North & South of : Remaining land belongs to Ponnusamy.P, West of : 23 feet Road, East of : Land belongs to Perichi Gounder. In this middle, East to West on both sides : 90 feet, South to North on both sides : 125 feet. With a total extent of 11250 Sq. ft. (1045.16 Sq. mtr.) or 25 cents and 360 Sq. ft. of site, and the AC sheet buildings constructed in 7500.00 Sq. ft. together with all appurtenances, Electric fittings its deposit amount, water tap and its deposit amount thereon and right to use the common roads. Door No. 1/245A. E.B.S.C. No. 03-129-004-983. The property is situated within the jurisdiction of Thudiyalur Town Panchayat Limits.

Reserve Price: Rs.97,20,000/
EMD: Rs.9,72,000/
Bid Multiplier: Rs.98,000/-

The details of encumbrances, if any known to the Secured Creditor: Nil, However bidders are requested to make their own enquiry.

Account bearing Number 787401980050000, AC Name: INWARD RTGS, Union Bank of India, Coimbatore, IFSC Code: UBIN0578746

Type of Possession: Symbolic Possession.

Date of Sale Notice: 22.03.2024.

4. Branch: ASSET RECOVERY BRANCH, COIMBATORE. Borrower: M/s. Sri Karunambigai Textiles, 13/56, Kambikadu Street, Senthil Nagar, Somanur, Coimbatore – 641668. Mr. Eswaran (Prop), S/o. Senkaliyappan, 194/36, Sivasakthi Road, Senthil Nagar, Somanur, Coimbatore – 641668. Mr. Maheswaran, S/o. Easwaran, 194/36, Sivasakthi Road, Senthil Nagar, Somanur, Coimbatore – 641668.

Amount due Rs.1,39,20,332.83 (Rupees One Crore Thirty Nine Lakhs Twenty Thousand Three Hundred Thirty Two and paise Eighty Three Only)

Description of Immovable Property: Description of Secured Assets as per Sale Deed No. 1517/81 Dated 22-09-1981, MOD Doc No. 201/08 Dated 10-01-2008, MOD Doc No. 18058/2011 Dated 29-12-2011, Sale Deed No. 8295/2013 Dated 12-07-2013, MOD Doc No. 10831/2013 Dated 20-09-2013, Supplemental MOD Doc No. 11128/2014 Dated 21-11-2014, Supplemental MOD Doc No. 10796/2015 Dated 19-10-2015, Supplemental MOD Doc No. 152/2017 Dated 09-01-2017, Supplemental MOD Doc No. 164/2020 Dated 06-01-2020, Sale Deed No. 3495/2015 Dated 31-03-2015 & MOD Doc No. 153/2017 Dated 09-01-2017: Item No: 1. In Coimbatore Registration District, Sulur Sub Registration District, Sulur Taluk, Karumathampatti Village, in SF No: 174/1 an extent of acres 4.62 for which cess Rs.6.33 in this, the property situated within the following Four Boundaries: North of: 14 ft width East – West common pathway, East of: 12 ft width North – South Common pathway, South of: Remaining property of Vendors Jayavelmani and others, West of: Building belongs to A.S Subbaiyan. Within this the property measuring, North – South on both sides- 67 ¼ ft, East- West on the South- 83.82 ft, East – West on the North – 84.6 ft. Totaling to an extent of 526.49 sqmts or 5667 sqft of land and 100 sqft East facing ACC Cement building with doors, windows, frames, electricity service connection and its deposit etc., with right to usage of pathway in the 12 ft width North South common pathway and 14 ft East West Common pathway from Annur – Kamanaickenpudur road through

Item No: 2. In Coimbatore Registration District, Sulur Sub Registration District, Sulur Taluk, Karumathampatti Village, in S.F. No: 174/1 an extent of acres 4-62 for which cess Rs 6.33 in this, the property situated within the following Four Boundaries: North of: Building belongs to Easwaran, East of 12 ft width North South common pathway, South of: Remaining property of Murugasamy and others, West of: Building belongs to A.S. Subbaiyan. Within this the property measuring, North — South on both sides — 35 ¾ ft, East — West on the South- 84.60 ft, East — West on the North — 85 ½ ft. Totalling to an extent of 283.63 sq meters or 3053 sqft of vacant land with right to usage of pathway in 12 ft width north south common pathway from Annur- Kamanaickenpalayam road through the property in S.F. No: 186/1 and the right of fetching water from the well situated in S.F. No: 174/1 and other appurtenances thereof. The above property is within the limits of Karumathampatti Town Panchayat. The above property is in the name of Mr. E. Maheswaran.

the property in SF No: 186/1 and the right of fetching water the well situated in SF No: 174/1 and other appurtenances thereof. The above property

Reserve Price : Rs.62,40,000/- EMD : Rs.6,24,000/- Bid Multiplier : Rs.63,000/-

as on 29-02-2024 together with further interest at contractual rate & expenses thereon.

is in the name of Mr. S. Easwaran.

The details of encumbrances, if any known to the Secured Creditor: NIL. However bidders are requested to make their enquiry.

Account bearing Number 787401980050000, AC Name: INWARD RTGS, Union Bank of India, Coimbatore, IFSC Code: UBIN0578746

Type of Possession: Symbolic Possession.

Date of Sale Notice: 22.03.2024.

5. BRANCH: ASSET RECOVERY BRANCH, COIMBATORE, Borrower, Co-Applicant and Guarantor: M/s.Mithran Cotex, Rep by its Proprietor: Mr.S.Sridhar, No.39D, Water Tank Street, Senthil Nagar, Somanur, Coimbatore - 641 668. Mr.S.Sridhar, S/o.P.Subramaniam, No.39D, Water Tank Street, Senthil Nagar, Somanur, Coimbatore - 641 668.

Amount due Rs.63,56,372.14 (Rupees Sixty Three Lakhs Fifty Six Thousand Three Hundred and Seventy Two and Paise Fourteen Only) as on 29-02-2024 with further interest and expenses thereon.

DESCRIPTION OF PROPERTY: In Coimbatore Registration District, in Sulur Sub Registration District, in Sulur Taluk, in Karumathampatti Village, in S.F.No.193/3 an extent of 5.38 P.Acres, and present Patta bearing Number 2055 and present sub division in S.F.No.193/3D an extent of 1.58.0 P.Hectares or 3.90 P.Acres, in this an extent of 10 cents of land situated within the following Boundaries and Measurements: North of: The property belonging to SP Subramaniam and Vacant land, East of: The property belonging to S.Soundararajan, West of: The property belonging to G.Saraswathi and K.Sivakami, and South of: 20 feet wide East West pathway and Krishnaveni's Land. In this middle, Southern side the property Measuring: East West on the Northern side 52.58 feet; East West on the Southern side 53.25 feet; North South on the Eastern side 76.00 feet; and North South on the Western side 73.00 feet; Admeasuring an extent of 3942 Square Feet of land, and Northern side property Measuring: East West on the Northern side 7.55 feet; East West on the Southern side 7.55 feet; North South on the Eastern side 55.25 feet; and North South on the Western side 55.25 feet; Admeasuring an extent of 417 Square Feet of land totally an extent of 4359 Square feet or 404.96 Square meter or 10 cents of land with industrial shed thereon along with all appurtenances attached thereto with all rights for the property for ingress and egress. The above said Property situated within the limits of "KARUMATHAMPATTI TOWN PANCHAYAT". The above property is in the name of Mr.S.Sridhar, S/o.Mr.P.Subramaniam. Reserve Price: Rs.37,50,000/-

The details of encumbrances, if any known to the Secured Creditor; Nil. However bidder are requested to make their enquiry.

Account bearing Number 787401980050000, AC Name: INWARD RTGS, Union Bank of India, Coimbatore, IFSC Code: UBIN0578746

Type of Possession: Symbolic Possession Date of Notice: 22.03.2024

6. Branch: ASSET RECOVERY BRANCH, COIMBATORE. Borrowers Name and Address: Borrowers: Mr. K Selvaraj, S/o Kulandaisamy, D. No. 52, A V P Layout, 3rd Street, Tiruppur – 641603. Mrs. S Sumathi, W/o K Selvaraj, D. No. 52, A V P Layout, 3rd Street, Tiruppur – 641603. Amount due Rs.52,84,580.02 (Rupees Fifty Two Lakhs Eighty Four Thousand Five Hundred and Eighty and Paisa Two Only) as on 29-02-2024 with further interest, cost and expenses thereon.

DESCRIPTION OF PROPERTY: In Tiruppur Registration District, Tiruppur Joint II sub District, Tiruppur Taluk Chettipalayam Village, SF No.367/1 pitchampalayam Road( Pitchampalayamkudiyiruppu), Old ward No.4, New ward No.3. Now T.S. No.164 Block 17 Ward C Tirupur City Municipal Corporation as per the layout plan site No.81 of area of 3218 ½ Sq.Ft or 298.95 Sq.Mts Measuring, East West on the North-79 feet; East West on the South -78 feet; North South on the East- 43 ½ feet; North South on the West - 38 ½ feet. Bounded by: North of - East West Road, East of - North South Road, South of -Site No.82, West of - Site No.80 with right of way in the layout roads. The Property in the name of Mr.K.Selvaraj.

Reserve Price: Rs.80,00,000/- EMD: Rs.8,00,000/- Bid Multiplier: Rs. 80,000/-

The details of encumbrances, if any known to the Secured Creditor: Nil. However the interested bidders are requested to verify the EC at their end.

Account bearing Number 787401980050000, AC Name: INWARD RTGS, Union Bank of India, Coimbatore, IFSC Code: UBIN0578746

Type of Possession: Symbolic Possession.

Date of Sale Notice: 22.03.2024

7. Branch: ASSET RECOVERY BRANCH, COIMBATORE. Borrower: M/s. Praveen Textile, D. No. 7E, South Street, Karugampalayam, Somanur Via, Palladam Taluk, Tiruppur – 641668. Mrs. T Vijayalakshmi (Proprietrix), D. No. 14/7D, South Street, Karugampalayam, Palladam, Tiruppur – 641668. Mrs. T Vijayalakshmi (Legal heir of Late Mr. K Thangavelu), W/o Late Mr. K Thangavelu (Guarantor), D. No. 14/7D, South Street, Karugampalayam, Palladam, Tiruppur - 641668. Mr. T Praveen Kumar (Legal heir of Late Mr. K Thangavelu), S/o. Late Mr. K Thangavelu (Guarantor), D. No. 14/7D, South Street, Karugampalayam, Palladam, Tiruppur - 641668.

Amount due: Rs. 59,79,889.21 (Rupees Fifty Nine Lakhs Seventy Nine Thousand Eight Hundred and Eighty Nine and Paisa Twenty One Only) as on 29-02-2024 and further interest at contractual rate & cost / expenses thereon.

NO. 8117/2012 DATED 22-06-2012: In Coimbatore Registration District, Sulur Sub Registration District, Palladam Taluk, Samalapuram Village, Patta No. 3504, SF No. 406, New Sub division No. 406/1, Punja Hectare 1.55.5 Punja acres 3.84 cess value Rs. 3.12, in this, On the North: Natham Land, On the South: House property and share land, On the East: Arumuga Gounder Land, On the West: Natham Land. In this middle an extent of 0.09.0 punja hectare 0.22 acres of land cess value Rs. 0.18 extent of land in this East West both sides 32 feet; North South both sides 66 feet; Admeasuring an extent of 2112 Sq. ft. of land 196 ¼ Sq. mtr. North facing godown building aged about 20 years building bearing No. 7E. For the said land, pathway is lying as from SF No. 401 lying as east west common pathway from this SF No. 407 east west common pathway till northernside, and eastern side Ganapathy Gounder land in continuation eastern side of the land belonged to Ganapathy Gounder, Arumuga Gounder and Krishnasamy 14 feet width north south pathway and other lands lying as east west on S.F.No.406 till his share of land having width about 14 feet lying as East West pathway rights and all rights shown in common share on parent partition deed 9101/2008 and right to use well and related facilities and all other appurtenances attached thereto. The said property is located in Samalapuram Town Panchayat limit.

Reserve Price: Rs.69,70,000/- E M D: Rs.6,97,000/- Bid Multiplier: Rs.70,000/-

The details of encumbrances, if any known to the Secured Creditor; NIL. However bidders are requested to make their own enquiry.

Account bearing Number 787401980050000, AC Name; INWARD RTGS, Union Bank of India, IFSC Code; UBIN0578746

Date of Sale Notice : 22.03.2024. Type of Possession : Symbolic Possession.

Reserve Price: Rs.3,75,90,000/- EMD: Rs.37,59,000/- Bid Multiplier: Rs.2,00,000/-

8. Branch: ASSET RECOVERY BRANCH, COIMBATORE. Name & Address of the Borrowers: M/s S M Kniits, Represented by its Proprietrix, Mrs.P. Vathsala, Door No. 247-B, SF No. 707B/2A9, Ward No. 41, Sasthri Nagar Extension, Veerapandi, Near Government Hospital, Dharapuram Road, Tiruppur – 641605. Mrs.P. Vathsala, W/o Mr. G. Prabhakaran, Door No. 247-B, SF No. 707B/2A9, Ward No. 41, Sasthri Nagar Extension, Veerapandi, Near Government Hospital, Dharapuram Road, Tiruppur – 641605. Mr. G. Prabhakaran, S/o Mr. Ganapathi, Door No. 247-B, SF No. 707B/2A9, Ward No. 41, Sasthri Nagar Extension, Veerapandi, Near Government Hospital, Dharapuram Road, Tiruppur – 641605.

Amount due Rs.4,36,66,456.10 (Rupees Four Crores Thirty Six Lakhs Sixty Six Thousand Four Hundred and Fifty Six and Paise Ten Only) as on 31-01-2024 with further interest, cost and expenses.

DESCRIPTION OF PROPERTY: Property No.1: In Tirupur Registration District, in Nallur Sub Registration District, in Tirupur Taluk, in Nallur Municipal limit, in Nallur Village, In G.S.No.707/B2A9, an Punjai extent of 9.27 acres Kist assessed Rs.5.21 now subdivided as G.S.No.707/B2A9, in this southern side a specific extent of 2.06 Acres, in this a portion of land measuring 0.45 Acres, in this 1 cent left for road remaining 0.44 acres (i.e., 44 Cent), in this western side a specific extent of 0.20 acres, i.e., Bounded on the; North by 30 ft wide East West Road, South by Mr. P. Mylisamy Vagayara's Property, East by 0.24 acres, land belonging to Mr. K S Nathan, West by Mr. Chandrasamy and Mr. Chinnasamy Vagayara's Properties. Amidst this, a specific extent of 0.20 acres (20 cents), in this western side measuring 6418.40 sq.ft land and building constructed therein, bearing Door No. 247B of Sasthri Nagar Tiruppur, Tiruppur City Municipal Corporation Assessment No. 41005661, i.e. Bounded on the; North by 30 ft wide East West Road, South by Mr. P. Mylisamy Vagayara's Property, East by Tmt. Vatchala's Settlement Property, West by Mr. Chandrasamy and Mr. Chinnasamy Vagayara's Properties. Amidst this, on northern side East West the Measurement is 68.3 ft, on southern side East to West the measurement is 65 ft, on eastern side North to South the measurement is 91 ft, on western side north to south measurement is 101.6 ft, all totaling 6418.40 sq.ft with 5000 sq.ft, Ground Floor factory RCC roof Terraced building, 5000 sq.ft, 1st Floor factory RCC roof terraced building, 5000 sq.ft, 2nd Floor building RCC roof Terraced building, 310 sq.ft, 2nd floor factory RCC roof terraced building and 742 sq.ft, 3rd floor factory RCC roof Terraced building constructed therein, with Kadavu, Nilavu, Kattu Koppu, front yard, back yard, vacant site etc with electric service connection, S.C. No. 1689, together with mamool pathway and cart rights etc, in entirety. (Detailed Description in Doc. No. 2580/2005)

Property No.2: In Tirupur Registration District, in Nallur Sub Registration District, in Tirupur Taluk, in Nallur Municipal limit, in Nallur Village, In G.S. No. 707/B2, an Punjai extent of 9.27 acres Kist Assessed Rs. 5.21 now Sub divided as G.S. No. 707/B2A9, in this southern side a specific extent of 2.06 acres, in this a portion of land measuring 0.45 acres, in this 1 cent left for road and the remaining 0.44 acres (i.e. 44 Cents), in this western side a specific extent of 0.20 acres, i.e., Bounded on the: North by 30 ft wide East West Road, South by Mr. P. Mylisamy Vagayara's Property, East by 0.24 acres, land belonging to Mr. K. S. Nathan, West by Mr. Chandrasamy and Mr. Chinnasamy Vagayara's Properties. Amidst this, a specific extent of 0.20 acres (20 cents), in this Eastern side measuring 2389.50 sq.ft, land with building constructed therein, bearing Door No. 247C, of Sasthri Nagar, Tiruppur, Tiruppur City Municipal Corporation Assessment No. 41005660, i.e. Bounded on the: North by 30 ft wide East West Road, South by Mr. P.Mylisamy Vagayara's Property, East by 0.24 acres, land belonging to Mr. K. S. Nathan, West by Tmt. Vatchala's Settlement Property. Amidst this, on northern side East to West the measurement is 26ft, on southern side east to west the measurement is 28 ft, on eastern side North to South the measurement is 86 ft, on western side North to South the measurement is 91 ft, all totaling 2389.5 sq.ft, land 1288 sq.ft, RCC roof Godown building and 1024 sq.ft, 1st floor RCC roof residential building constructed therein, With Kadavu , Nilavu, Kattu koppu, Front Yard, Back Yard, Vacant site etc, with electric service connection S.C. No. 1613, together with mamool pathway and cart rights, in entirely. (Detailed Description in Doc No. 2581/2005). Reserve Price: Rs.1,12,20,000/- EMD: Rs.11,22,000/- Bid Multiplier: Rs.1,13,000/-

The details of encumbrances, if any known to the Secured Creditor; NIL. However bidders are requested to make their enquiry.

Date of Sale Notice; 22,03,2024

Account bearing Number 787401980050000, AC Name: INWARD RTGS, Union Bank of India, Coimbatore, IFSC Code: UBIN0578746
Type of Possession: Symbolic Possession.

9. Branch: ASSET RECOVERY BRANCH, COIMBATORE. Borrowers Name and Address: Borrowers: Mr. P. Murugeshan, S/o. Palaniappan, 1/217, Samy Gounden Pudur, Palladam, Coimbatore - 641662. Mrs. M. Kalyani, W/o. P. Murugeshan, 1/217, Samy Gounden Pudur, Semmipalayam, Palladam, Coimbatore - 641662. Alternate Address: Mr.P. Murugeshan, Kalyani Fancy Store, No. 219, Trichy Main Road, K.S.N. Puram Post, Lakshmi Mills Post, Coimbatore 641662.

Amount due Rs.62,56,056.73 (Rupees Sixty Two Lakhs Fifty Six Thousand and Fifty Six and Paise Seventy Three Only) as on 29-02-2024 with further interest, cost and expenses thereon.

DESCRIPTION OF PROPERTY: Description of Secured Assets as per MOD Doc No: 2533/2015 Dated 27-02-2015 And Sale Deed No. 2532/2015 Dated 27-02-2015. Tirupur Registration District, Palladam Sub - Registration District, Palladam Taluk, Semmipalayam Village, in S.F No 125/3 an extent of 0.13 acres (or) 0.05.3 hectares within the following Boundaries and Measurements: South of - East West Common Road, East of - Property belonging to Meenambal, West of - Property measuring 0.42 ½ acres in S.F No 125 belonging to V.Dhanalakshmi, North of - Property belonging to A Subbaiyan. In this an extent of 2848 Sq.ft. within the following Boundaries: East of - 20 feet wide East West Road and property belonging to Meenambal, West of - Property measuring 0.42 ½ acres in S.F No 125 belonging to V. Dhanalakshmi, South of - 1406¼ Sq.ft out of 0.13 acres belonging to Rajeswari and 1406 ¼ Sq.ft belonging to Nagajothi, North of - Property belonging to A Subbaiyan. With measurements, East - West on the North - 60 feet, East - West on the South - 68 feet, North - South on the West - 47 feet, North - South on the East - 42 feet. Admeasuring to an extent of 2848 Sq.ft (or) 264.586 Square meter (or) 6 cents and 234 Sq.ft of land and the building constructed thereon with all rights of way and all other appurtenances attached therewith. This property is situated in Semmipalayam Village Panchayat Board

and Palladam Panchayat Union Limits.

Reserve Price: Rs.40,20,000/- EMD: Rs.4,02,000/- Bid Multiplier: Rs. 41,000/-

The details of encumbrances, if any known to the Secured Creditor: Nil. However the interested bidders are requested to verify the EC at their end.

Account bearing Number 787401980050000, AC Name: INWARD RTGS, Union Bank of India, Coimbatore, IFSC Code: UBIN0578746

Type of Possession: Physical Possession.

Date of Sale Notice: 22.03.2024

10. Branch: ASSET RECOVERY BRANCH, COIMBATORE. Borrowers Name and Address: Borrowers: M/s.P.T.Cotton Mills (Borrower), No.38/C-11. Water Tank Street, Samalapuram, Palladam Taluk, Tiruppur - 641 663. Mr.E.Kanagasabapathy (Partner-1), No.4A, South Street, Samalapuram, Palladam Taluk, Tiruppur - 641 663, Mrs.Vijayalakshmi N (Partner-2), No.4A, South Street, Samalapuram, Palladam Taluk, Tiruppur - 641 663, Mr.E.Natarajan (Guarantor), S/o. Eswaramoorthy, No.4A, South Street, Samalapuram, Palladam Taluk, Tiruppur - 641 663. Amount due Rs. 87,58,382.75 (Rupees Eighty Seven Lakh Fifty Eight Thousand Three Hundred and Eighty Two and Paise Seventy Five Only) as on 29-02-2024 together with further interest at contractual rate& expenses thereon.

DESCRIPTION OF PROPERTY: Item No.1: In Coimbatore Registration District, Sulur Sub Registration District, in Palladam Taluk, in Samalapuram Village, in S.F.No.437/1A3A1, New Natham S.F.No.1075/15, Ward No.11, in this North of - Property belongs to Natarajan, South of- East-West common pathway, East of - Natham S.F.Nos.1075/10, 11, 14 & 19, West of - Property belongs to Ramasamy Gounder and Karuppa Gounder. In this Measuring on, West, North-South - 106 feet (32.32 meter), East, North-South - 110 feet (33.54 meter), South, East-West - 28 feet (8.54 meter), North, East-West - 27 feet (8.23 meter). In this, the land measuring an extent of 2970 Sq.ft. (or) 7 cents (or) 276 Sq.Meter of land with building thereon, bearing Door Nos.2, 3 & 4, in South Street, tax assessment No.3001, Water Service connection Nos.394 & 480, EB Service connection Nos.231 & 380, with all rights of way and other appurtenances attached therewith. And In S.F.No.437/1A3A1, New Natham S.F.No.1075/23, Ward No.11 in this, North of - Property belongs to Palanipandaram, South of - Property belongs to Kanagasabapathy, East of - Property belongs to Lakshmi, West of - North-South Street. In this Measuring on, West, North-South - 13 feet (40 meter), East, North-South - 19 feet (5.8 meter), South, East-West - 92 feet (28 meter), North, East-West - 97 feet (29.6 meter). In this, the land measuring an extent of 1512 Sq.ft. (or) 3½ cents (or) 140½ Sq.meter of land with a Godown thereon, bearing Door No.4A & 4B, in South Street, tax assessment Nos.3536 & 3537, water service connection Nos.314, 493 & 494, EB Service connection Nos.409 & 579, with all rights of way and other appurtenances attached therewith.

Item No.2: In Coimbatore Registration District, Sulur Sub Registration District, in Palladam Taluk, in Samalapuram Village, in S.F.No.437/1A3A1, in this North of - Property belongs to Palanivel Pandaram, South of - Property belongs to Natarajan, East of - House Property belongs to Lakshmi, West of - North-South pathway. In this Measuring on, South, East-West - 97 feet, North, East-West - 97 feet, West, North-South - 22.47 feet, East, North-South - 22.47 feet. In this, the land measuring an extent of 2180 Sq.ft. of land with building thereon, with all rights of way and other appurtenances attached therewith.

Item No.3: In Coimbatore Registration District, Sulur Sub Registration District, in Palladam Taluk, in Samalapuram Village, in S.F.No.437/1A3A1, in this North of - Property belongs to Kanagasabapathy, South of - Property belongs to Natarajan, East of - House Property belongs to Lakshmi, West of - North-South pathway. In this Measuring on, South, East-West - 97 feet, North, East-West - 97 feet, West, North-South - 22.47 feet, East, North-South - 22.47 feet. In this, the land measuring an extent of 2180 Sq.ft. of land with building thereon, with all rights of way and other appurtenances attached therewith.

Reserve Price: Rs.64,50,000/- EMD: Rs.6,45,000/- Bid Multiplier: Rs. 65,000/The details of encumbrances, if any known to the Secured Creditor: NIL, However bidders are requested to make their own enquiry.
Account bearing Number 787401980050000, AC Name: INWARD RTGS, Union Bank of India, Coimbatore, IFSC Code: UBIN0578746
Type of Possession: Symbolic Possession. Date of Sale Notice: 22.03.2024

11. Branch: ASSET RECOVERY BRANCH, COIMBATORE. Name and Address of the Borrower & Guarantor: M/s. Waldemar Mercantile (P) Ltd (Borrower), Represented by its Managing Director: Mr.N. Baladhandapani, No.33 B A/3, Post Office Road, K S Nagar, Ramanathapuram, Coimbatore - 641 045. Mr.N. Baladhandapani (Guarantor), S/o.Nataraj, No.209, Spring Field Park, 49, Subramaniam Kovil Street, Ramanathapuram, Coimbatore - 641 045. Mrs. S. Ponni (Guarantor), W/o.Mr.N. Baladhandapani, No.209, Spring Field Park, 49, Subramaniam Kovil Street, Ramanathapuram, Coimbatore - 641 045. Mr.K.S. Karuppanasamy (Guarantor), S/o.K. Soundappa Chettiar, Kuricipalayam Road, Ponnagaram, Adivaram, Palani.

Amount due Rs.26,53,754.68 (Rupees Twenty Six Lakhs Fifty Three Thousand Seven Hundred and Fifty Four and Paise Sixty Eight Only) as on 29-02-2024 together with further interest at Contractual rate and expenses thereon.

Description of Immovable Property: Description of Secured Assets as per MODT No.2658/2012 Dated 25.10.2012 Registered before Joint 1 Sub Registration Office, Palani; Item No.1; Palani Registration District, Palani Joint I Sub Registration District, Palani Taluk, Sivagiripatti Village, Palani Municipality Limits, Palani Village in Survey No.78/1 an extent of 0.30 acres. In this an extent of 1 3/8 cents, Survey No.78/2 an extent of 0.10 acres. In this western part an extent of 2½ cents, Survey No.77 an extent of 0.85 acres. In this northern side an extent of 3/8 cent. Total extent of 4½ cents or 4300 sq.lings or 1853 sq.ft. within the following **Boundaries**: North – East West Kurumbapatti Road, East – House belonging to Kamalathammal, South – East West Road, West – Item No.2 Property. And the building constructed therein with doors, windows, electrical connection, water connection and all other appurtenances thereof. Property Tax assessment No.20408. S.C.No.300.

Item No.2: Palani Registration District, Palani Joint I Sub Registration District, Palani Taluk, Sivagiripatti Village, Palani Municipality Limits, Palani Village in Survey No.78/1 an extent of 0.30 acres. In this an extent of 3 5/8 cents, Survey No.78/2 an extent of 0.10 acres. In this middle part an extent of 3/8 cent. Total extent of 4 cents or 4050 sq.lings or 1744 sq.ft. within the following **Boundaries**: North – Kurumbapatti Road, East – Property belonging to Rajammal and Item No.1, South – East West Road, West – House belonging to Karuppayee. With **Measurements**: East west on the North – 43 lings, East West on the South – 47 lings, North South on the East – 100 lings, North South on the West – 80 lings. And the Building constructed therein with doors, windows, electrical connection, water connection and all other appurtenances thereof. With the right to use all common usual pathways. Total extent of Item Nos 1 & 2 – 3597 sq.ft.

Reserve Price : Rs.62,10,000/- EMD : Rs.6,21,000/- Bid Multiplier : Rs.63,000/-

The details of encumbrances, if any known to the Secured Creditor: Nil. However interested bidders are requested to Verify the EC at their end. Date of Sale Notice: 22.03.2024.

Account bearing Number 787401980050000, AC Name: INWARD RTGS, Union Bank of India, Coimbatore, IFSC Code: UBIN0578746
Type of Possession: Symbolic Possession.

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