Reserve Price: Rs.8,75,00,000/-



ASSET RECOVERY BRANCH

No.9, ELCANSO COMPLEX, CASA MAJOR ROAD, EGMORE, CHENNAI-8 Mob: 9137554740

Email: ubin0554740@unionbankofindia.bank

Possession: Symbolic

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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rule, 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/ Symbolic 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" on the date 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:

SI.No.1: Name and address of the Borrower, Co-Applicant and Guarantor: 1. M/s.VIL International Pvt Ltd, AE109, 10th Main Road, Anna Nagar Chennai-600040. 2. Mr.K.V.Satya Rao, S/o. Late Sri Markandeyulu, Plot No.1470-B, H Block, Kathiravan Colony Main Road, Anna Nagar, Chennai-600040. 3. Mrs.K.V.Madhavi, W/o.Mr.K.V.Satya Rao, Plot No.1470-B, H Block, Kathiravan Colony Main Road, Anna Nagar, Chennai-600040. 4 Mr.Ch.Visweswara Rao, S/o. Late VenkataSuryanarayana, H No.1-6-27/6, Society Colony, Rama Krishna Nagar, ARTS College Road, Srikakulam Andhra Pradesh-532127. 5. Mr.K.V.Nageswara Rao, S/o. Late Sri Markandeyulu, 14-223, Kakarla Street, Rajam, GMR Nagar, Srikakulam District, AP 532409.

Amount due: Rs. 1523.38 lakhs as on 31.12.2023 with further interest to be charged from 01.01.2024 plus costs and expenses Description of immovable secured assets to be Sold

EMD: Rs.87,50,000/-

Residential Land and Building standing in the name of Sri.K.V.Satya Rao and Smt.K.Madhavi - extent of 5746 Sq.ft. (2 grounds and 946 Sq.ft) situated at Plot No. 1470-B, H-Block, Kathiravan Colony Main Road, Anna Nagar, Chennai-600040 bounded on East by: Well and Pump Road, West by: 30'0" Road Known as Kathiravan Colony, North by : MES and 16 feet passage, South by: 16'0" passage.

Bid increment: Rs.5,00,000/-

SI.No.2: Name and address of the Borrower, Co-Applicant and Guarantor: M/s Deepa Stores, Prop: Mr. Gurusamy K, Door no 55, Theradi Street Maduranthakam, Chengalpattu 603306. Mr. Gurusamy K, Door no 55, Theradi Street, Maduranthakam, Chengalpattu 603306. Gurrantor: G Jansi Door no 55, Theradi Street, Maduranthakam, Chengalpattu 603306.

Amount due: Rs. 62,60,538.00 as on 29.02.2024 with further interest to be charged from 01-03-2024 plus costs and expenses Description of immovable secured assets to be Sold:

Land and building Property belonging to K Gurusamy situated at Kancheepuram Registration District, Maduranthakam registration Sub-District, now within the registration Sub-District Madurantakam and District Chengalpattu at No 137, Theradi Street of Maduranthakam Town within limits Maduranthakam Muncipality. In Old Dry Survey No. 1028/11A-3193 Sq.Ft. (296.74 Sq.Mtrs)-site measuring North to South 043 mtrs, on the eastern side 043 mtrs on the western side and east to west 6.8 mtrs on the northern side, 7.0 mrs on the southern side-together with the residential and nonresidential building built therein-bearing door No. 55, drinking well, service connection No. 86 and securit its deposit with compound wall on the northern side-New T.S.No 86, Block No, 47 and ward A Within the following boundaries: On the North by Plot Theradi Street, On the South by Site belongs to Kanagavalli Ammal, On the East by Site belongs to Malarvizhi, On the West by Site belongs to Subash Kumar.

Reserve Price: Rs.1,71,00,000/-EMD: Rs.17,10,000 /-Bid increment : Rs.2,00,000/-

SI.No.3: Name and address of the Borrower, Co-Applicant and Guarantor: 1. M/s.Lavinz Infra Projects Private Ltd., Represented by its director Lavanya P.Bobby, Regd Office at No.14, School Street, Koyambedu, Chennai-600025. 2. M/s.Lavinz Infra Projects Private Ltd , No.115, 1st Floor Justice Ramasamy street, Kamaraj Avenue, II street, Adayar, Chennai-600020. 3. Mrs.Lavanya P Bobby, W/o Dr.P K Prabhu Kumar, No.23/309, 3B Goodwill Apartment, Ponni Colony Main Road, Anna Nagar, Chennai-600040. 4. Mr.P.K.Prabhu Kumar, No.23/309, 3B, Goodwill Apartment, Ponni Colony Main Road, Anna Nagar, Chennai-600040.

Amount due: Rs. 5,10,02,635.84/- as on 31-12-2023 with further interest, other charges and costs from 01.01.2024

Description of immovable secured assets to be Sold; All That Piece And Parcel Of Land Measuring Undivided Share Of 441 Sq. Ft Out Of Total Area Of 2195 Sq.Ft & Built Up Area Of Flat No.F-1, Ground Floor Is 850 Sq.Ft, "Archit's Thamari", Door No.43, School Street, Koyambedu, Chennai-600107 Comprised In Survey No.126part, T.S.No.41, Block No.43, Koyambedu Village, Egmore-Nungambakkam Taluk, Chennai District, With In Sub Registration District Of Anna Nagar, Registration District Of Chennai Central, Bounded On The North: Property Of Ravipilla And Ramesh, East: School Street, South: Property Of Santha, West: Property Of Dhanalakhsmi.

The details of encumbrances, if any known to the Secured Creditor: Encumbrance known to secured creditor: 2nd Charge to Margadarsi Chits Private Limited (however indenting bidders are advised to verify the EC and satisfy themselves before submitting bid)

Reserve Price: Rs.31,50,000/-EMD: Rs.3,15,000/-Bid increment : Rs.50,000/-Possession : Physical

SI.No.4: Name and address of the Borrower, Co-Applicant and Guarantor: 1. M/s.ANS Enterprises, Prop: Mr.Elangovan, No 475, Secretariat Colony, Madhavaram, Chennal-600060, 2, Mr.Elangovan (Borrower), Proprietor of M/s.ANS Enterprises, B2, 4C 70 feet Road, Siva Elango Salai Jawagar Nagar, Chennai-600082.

Amount due: Rs. 69,99,264.37/- as on 29-02-2024 with future interest from 01.07.2023 plus costs and expenses.

Description of immovable secured assets to be Sold :

SCHEDULE A: All the piece and parcel of the house ground and premises an extent of 4121 sq.ft. bearing Plot no 10, Narayanapuram, comprised in Old Sy No 215/3, Patta No 2092, as per patta New Sy No 215/3C in No 6, Nandivaram Village, Chengalpet Taluk Now Vandaloor Taluk, Chengalpet District and the Land being bounded on the: North by: Road, South by: Vacant Land, East By: Plot No 11 & 12, West by: Plot No 9, Measuring: East to west on the Northern side: 40 feet, East to west on the southern side: 41 feet, North to south on the Eastern side: 104 feet, North to south on the western side: 99 feet In all measuring an extent of 4121 sqft of Land with Building thereon, and lying within the Registration District of Chennai South and within the Sub Registration District of Guduvanchery.

SCHEDULE B: 390 sqft of UDS together with residential flat no S-II in the Second Floor, B Block having built up area 915 sqft including common area

with covered car park Slot No S-II in the Stilt Floor in the building named "15 Enclave Apartment". EMD: Rs.2,25,000/-Bid increment : Rs.30,000/-Reserve Price: Rs.22,50,000/-Possession: Physical

SI.No.5: Name and address of the Borrower, Co-Applicant and Guarantor: M/S Sai Lakshmi Handloom Sarees, Prop. Mr. Venkatesh, 21a, New Colony, Alwarthiru Nagar, Chennai 600 087. Ph-9004562728. Mr. Venkatesh (Borrower), No 45, 1st Block, Somavarapete Talluk, Kodagu, Suntikoppa Ulugulli. Ph-9004562728. Mr. N Saneesh (Guarantor), No 27, First Floor, Flat B, Anbu Nagar, Alwarthiru Nagar, Chennai 600 087.

Amount due: Rs. 65,68,903.84/- as on 29-02-2024 with future interest costs and expenses

Description of immovable secured assets to be Sold :

SCHEDULE A: All the piece and parcel of the House Ground and Premises an extent of 4121 sq.ft. bearing Plot no 10, Narayanapuram, comprised in Old Sy No 215/3, Patta No 2092, as per patta New Sy No 215/3C in No 6, Nandivaram Village, Chengalpet Taluk Now Vandaloor Taluk, Chengalpet District and the land being bounded on the: North by: Road, South by: Vacant Land, East By: Plot No 11 & 12, West by: Plot No 9. Measuring: East to west on the Northern side: 40 feet, East to west on the Southern side: 41 feet, North to south on the Eastern side: 104 feet, North to south on the western side: 99 feet. In all measuring an extent of 4121 sq.ft. of Land with Building thereon, and lying within the Registration district of Chennai South and within the Sub Registration District of Guduvanchery.

SCHEDULE B: 390 sqft of UDS together with Residential Flat no S-I in the Second floor, B Block having built up area 915 sqft including common area with covered car park Slot No S-I in the stilt floor in the building named "15 Enclave Apartment"

Reserve Price: Rs.22,50,000/-EMD: Rs.2,25,000/-Bid increment : Rs.30,000/-Possession : Physical

SI.No.6: Name and address of the Borrower, Co-Applicant and Guarantor: 1. Mrs. P. Hemalakshmi, 22, Anugraha Apartments, 2nd Floor, Zackaria Colony Main Road, Choolaimedu, Chennai-600094. 2. Mrs.Sasikala Prabhala, 22, Anugraha Apartment 2nd Floor, Zackaria Colony Main Road Choolaimedu, Chennai-600094. 3. Yeswanth K, 22, Anugraha Apartments, 2nd Floor, Zackaria Colony Main Road, Choolaimedu, Chennai-600094. 4 Krishnamurthy P, 22, Anugraha Apartments, 2nd Floor, Zackaria Colony Main Road, Choolaimedu, Chennai-600094.

Amount due: Rs.30,61,355.60/- as on 30.06.2023 with further interest to be charged from 01.07.2023 plus costs and expenses

Description of immovable secured assets to be Sold :

All that piece and parcel of land of in the seventh floor block No.'R', "The Royal Castle " with super built up area of 639 Sq.ft. in the apartment No.R-707 including proportionate undivided share in the common constructed area) together with 212 Sq.ft. undivided share out of total land measuring 10 Acres 60.46 cents comprised in Survey No.258/2 part, 511/2A2part, 521/2part, 506part, 512/1, 511/2B2, 511/2B2, 511/3B, 511/1part, 5112B1, 511/2A1part 258/2Part, 262/2B2Part, 510, 512/3, 258/2Part, 507Part, 259/2Part, 262/2B2Part, situated at No.92, Thirumudivakkam Village, Thirumudivakkam Village Panchayat, Sriperumbudur Taluk, Kancheepuram District and within the Redistration District of Chennal South and Sub District of Padappai. Reserve Price: Rs.18,50,000/-EMD: Rs.1,85,000/-Bid increment : Rs.30,000/-Possession : Physical

SI.No.7: Name and address of the Borrower, Co-Applicant and Guarantor: Mr. VIJAY AATHITHAN (Borrower), (Prop.: Nepoleon Ceramic Tiles Corporation & Jeevan Ceramics) No 207, Padirivedu High Road, Madarapakkam Post, Gummidipoondi-601201. Mr S SURESH KUMAR (Guarantor), S/o V G Shanmugam, No: 42 Umathurai Street, Perungudi, Chennai-600096.

Amount due: Rs.79,03,648.39/- as on 31.01.2023 with further interest to be charged plus costs and expenses

Description of immovable secured assets to be Sold Plot no/Door no 212D admeasuring 6484 sqft of Land together with Residential Building thereon situated in Survey no 157/14, 157/16 & 166/1 new survey

no 166/8, Madharpakkam Madura Village, Gummidipoondi Taluk, Thiruvallur District, held in the name of Mr T R Vijay Aadithan covered by settlement deed no 87/2000 dated 27-01-2000, Registered at Sub Register office Gummidipoondi. (Boundaries as per MODT) On the North: Kaluram and Eswari's property, On the South: Prabhakar Vagara's property, On the East: Road, On the West: Eswari's property. Reserve Price: Rs.56,50,000/-EMD: Rs.5,65,000/-Bid increment: Rs.50,000/-Possession : Symbolic

SI.No.8 : Name and address of the Borrower, Co-Applicant and Guarantor : 1. M/s. C COY (PROPRIETOR - Mr. PARTHASARATHY CHAKRABORTY), New Door No. 37, Old Door No. 36, Plot No's 38 and 39 at ICL Home Town, Numbal, Chennai - 600 077, TAMIL NADU 2. Mr. PARTHASARATHY CHAKRABORTY, New Door No. 37, Old Door No. 36, Plot No's 38 and 39 at ICL Home Town, Numbal, Chennai - 600 077 TAMIL NADU. 3. Mrs. PAPRI CHAKRABORTY, New Door No. 37, Old Door No. 36, Plot No's 38 and 39 at ICL Home Town, Numbal, Chennai - 600 077 TAMIL NADU.

Amount due: Rs. 52,83,141.95/- as on 31.03.2024 with further interest to be charged from 01.04.2024 plus costs and expenses.

Description of immovable secured assets to be Sold: 1. Residential Land and Building - All that piece and parcel of the Land measuring Undivided 1/16th Share of land in Total area of 2 Grounds and 363 Sq. ft., Built up area of the Plot No. 30, Door No. 11 Flat No. 15, T. M. S. Flats, 3rd Floor, 21st Avenue, Ashok Nagar, Chennai - 600 083. T. S. No. 25, Block No. 10, Kodambakkam Village, Mambalam Guindy Taluk, Chennai District, held in the name of Mr. Parthasarathy Chakraborty and bounded on: NORTH by: Plot No. 29; SOUTH by: Plot No. 31; EAST by: Private Land; WEST by: 50 Feet Road. Reserve Price: Rs.29,25,000/-EMD: Rs.2,92,500/-Bid increment : Rs.30,000/-Possession : Symbolic

SI.No.9: Name and address of the Borrower, Co-Applicant and Guarantor: Mrs R Gayathri, No 1, Perumal Koil Street, 154, Ayimichery Village Sriperumbudur 631 604. Mr S Anand, No 1, Perumal Koil Street, 154, Ayimichery Village, Sriperumbudur 631 604.

Amount due: Rs. 1,25,74,074.70 as on 30-11-2023 with further interest to be charged from 01-12-2023 plus costs and expenses

Description of immovable secured assets to be Sold

All that piece and parcel of land and proposed building, bearing Plot No.5, 6 and 7 comprised in Survey No.78/2A3, Plot No.5 measuring an extent of 1680 Sq.ft, Plot No.6 measuring an extent of 1672 Sq.ft, Plot No.7 measuring an extent of 1666 Sq.ft, in all totally measuring an extent of 5018 Sq.ft, situated at "SREEVAARI AVENUE", No. 154 Aymicheri Village, Kanchipuram Taluk, Kanchipuram District and Plot No.5 - BOUNDED BY:- North By: Survey No.77, South By: 20 Feet Road, East By Plot No.4, West By Plot No.6. Admeasuring, North By: 22 Feet

South By 22 Feet, East By 76 3/4 Feet, West By 76 Feet. Plot No.6 - BOUNDED BY: - North By: Survey No 77, South By: 20 feet Road, East By: Plot no:5, West By: Plot no 7, Admeasuring, North By 22 Feet

South By 22 Feet, East By 76 Feet, West By 76 Feet, Plot No.7 - BOUNDED BY:- North By Survey No.77, South By 20 Feet Road, East By Plot No.6, West By Plot No.8, Admeasuring, North By 22 Feet

South By 22 Feet, East By 76 3/4 Feet, West By 75 1/2 Feet, situated within the Registration District of Kanchipuram, Sub Registration District of

Walajabad. Possession: Symbolic Reserve Price: Rs.61,20,000/-EMD: Rs.6,12,000/-Bid increment : Rs.60,000/-

SI.No.10: Name and address of the Borrower, Co-Applicant and Guarantor: 1. Mrs.V.Kasthuri (Borrower), W/o. V. Velu, No.2/3, Karunanithi Street, Annai Anjugam Nagar, G K M Colony, Chennai - 600 082. 2. Mr.V.Velu (Borrower), No.2/3, Karunanithi Street, Annai Anjugam Nagar, G K M Colony, Chennal - 600 082.

Amount due: Rs.2,48,77,000/- as on 30-06-2023 with further interest to be charged plus costs and expenses

Description of immovable secured assets to be Sold

Property 1: All that piece and parcel of Flat No.S-1, Second Floor, 'Mahi Nivas', Plot No.101 & 102, Leelavathi Nagar Extension, Chikkarayapuram, Sriperumbudur Taluk, Chennai-600069, belonging to Mr. V. Velu & V. Kasthuri. Situated in S.No.76/4, as per patta S.Nos.76/20 & 76/21, in Kundrathur Sub-Registration District and Chennai-South Registration district. The undivided share of the land is 451 sq.ft out of 2400 sq.ft. As per the site the super plinth area of the Flat is 902 sq.ft. (as per valuation report only 95% of the construction work is completed) Boundaries: North by : Plot No. 118 & 117; South by: 20 feet road; East by: Plot No. 103 and West by: Plot No. 100. Dimensions: Northern Side: 60'0", Southern Side: 60'0", Eastern Side: 40'0" & Western Side: 40'0".

Property 2: All that piece and parcel of Flat No.S-2, Second Floor, 'Mahi Nivas', Plot No.101 & 102, Leelavathi Nagar Extension, Chikkarayapuram, Sriperumbudur Taluk, Chennai – 600 069, belonging to Mr. V. Velu & V. Kasthuri. Situated in S.No. 76/4, as per patta S.Nos. 76/20 & 76/21, in Kundrathur Sub-Registration District and Chennai-South Registration district. The undivided share of the land is 451 sq.ft out of 2400 sq.ft. As per the site the super plinth area of the Flat is 902 sq.ft. (as per valuation report only 95% of the construction work is completed) Boundaries: North by : Plot No.118 & 117; South by: 20 feet road; East by: Plot No.103 and West by: Plot No.100. Dimensions: Northern Side: 60'0", Southern Side: 60'0", Eastern Side: 40'0" & Western Side: 40'0".

Property 3: All that piece and parcel of Flat No.F-1, First Floor, 'Mahi Nivas', Plot No.101 & 102, Leelavathi Nagar Extension, Chikkarayapuram, Sriperumbudur Taluk, Chennai - 600 069, belonging to Mr. V. Velu & V. Kasthuri. Situated in S.No.76/4, as per patta S.Nos.76/20 & 76/21, in Kundrathur Sub-Registration District and Chennai-South Registration district. Along with the undivided share of the land is 454 sq.ft out of 2400 sq.ft. As per the site the super plinth area of the Flat is 908 sq.ft., including common area. (as per valuation report only 95% of the construction work is completed) Boundaries: North by : Plot No.118 & 117; South by : 20 feet road; East by : Plot No.103 and West by : Plot No.100. Dimensions: Northern Side : 60'0", Southern Side 60'0", Eastern Side: 40'0" & Western Side: 40'0".

Reserve Price Property 1 - Rs.23,85,000/-, Property 2 - Rs.23,50,000/-, Property 3 - Rs 24,50,000/-

EMD: Property 1 - Rs 2,38,500/-, Property 2 - Rs 2,35,000/-, Property 3 - Rs 2,45,000/-Possession : Symbolic

Reserve Price: Rs.32,00,000/-

Bid increment: Rs.30,000/-

Possession : Symbolic

SI.No.11: Name and address of the Borrower, Co-Applicant and Guarantor: Raghavi Kalaiselvan, Door No. 30/83, Muthupettai Road, Nadimthunagar Pattukottai, Thanjavur, Pin: 614602 Tamil Nadu, Balabarani Kalaiselvan, Door No. 30/83, Muthupettai Road, Nadimthunagar Pattukottai, Thanjavur, Pin: 614602 Tamil Nadu,

Amount due: Rs. 44,34,350.20/-as on 29-02-2024 with further interest to be charged plus costs and expenses.

EMD: Rs.3,20,000/-

Description of immovable secured assets to be Sold: Residential apartment bearing No. F1 in the first floor in B block, having a super built up area of 1000 Sq. ft., (inclusive of proportionate share in all common areas) in "Sadaiyappan Enclave" situated at Plot No. A, B, C, D, Old door No. 53, New No.22, Bajanai Koil Street, Chithalapakkam, Chennai-600126, together with 500 Sq. ft., undivided equal share of land out of the total extent of 4875 sq. ft. comprised in old survey no. 119/10 part, as per patta no 179, New Survey no. 247/19 together with building fixtures & fittings, T.N.E.B electrical connection & Well and other amenities situated at Chithalapakkam village, Tambaram Taluk, Kancheepuram District, Bounded on the: North by: Remaining land belonging to Mrs. Rukmani Vahayara, South by: Bajanai Koil Street, East by: Property belonging to Mr. Dhanasekaran and 20 feet passage, West by: Property belonging to Bangaru Ammal and Soundararajan, Measuring: East to West on the Northern side: 60 feet, East to West on the southern side: 60 feet, North to South on the Eastern side: 82 1/2 feet, North to South on the Western side: 80 feet. In all admeasuring 4875 sq. ft., together with building fixtures & fittings, T.N.E.B electrical connection & Well and other amenities lying with in registration district of Chennai south and sub registrar-Selaiyur.

SI.No.12: Name and address of the Borrower, Co-Applicant and Guarantor: 1. M/s Balaji Builders, Prop Mr.Santhosh U, Plot No 72 VRD Nagar,

Madhavaram, Chennai - 600 060. 2. Mr Santhosh U (Proprietor), Plot No 72 VRD Nagar, Madhavaram, Chennai - 600 060. 3. Mr Giridharan U (Coobligant), Plot No 72 VRD Nagar, Madhavaram, Chennai - 600 060.

Bid increment : Rs.30,000/-

Amount due: Rs. 61,22,842.34/- as on 31.03.2024 with further interest to be charged from 01.04.2024 plus costs and expenses

Description of immovable secured assets to be Sold; All that piece and parcel of Residential flat belonging to Mr U Giridharan, situated at Flat No F2 with a super Built up area of 760 sq.ft., together with undivided extent of land measuring 373 sq.ft, out of 3200 sq.ft., in Plot No 212 (Subdivided in to plot no 212A and 212B), in the layout known as "Sivaprakasam Nagar" Comprised in New S.NO. 190/B/778 as per Patta and Old S.Nos. 190/B/1A1, 190/B/1A2, 190/B/1A4, 190/B/1A5, 190/B/1A6, 190/B/1A7, 190/B/1B, Soorapattu Village, Previously AMBATTUR Taluk now Madhavaram Taluk, Thiruvallur District 600066 and bounded On the East by : PLOT NO 211, On the West by : PLOT NO 213, On the North by : PLOT NO 183, On the South by : 100 Ft Wide

Reserve Price: Rs.24,10,000/-EMD: Rs.2,41,000/-Bid increment : Rs.30,000/-Possession: Symbolic

SI.No.13: Name and address of the Borrower, Co-Applicant and Guarantor: 1. Sivakumar Govindaraj, 15/1, Shree Muthu Murugan Nagar, Varadharajapuram, Mudichur Road, Tambaram Chennai 600048. 2. S Shanthi, 15/1, Shree Muthu Murugan Nagar, Varadharajapuram, Mudichur Road, Tambaram Chennai 600048.

Amount due: Rs. 57,37,315.69/- as on 31.03.2024 with further interest to be charged from 01.04.2024 plus costs and expenses Description of immovable secured assets to be Sold: Land and Building - Residential Flat belonging to Mr Sivakumar G, Situated at Flat no F-3, 1st

Floor, Plot no 8, Shanmuga Nagar, Mannivakkam Village, Chengalpet Taluk, Kancheepuram Dist Pin 600048, measuring the plinth Area of the flat is 855 sqft with 431 sft UDS and bounded on the East By 40 feet wide Road, West by 20 feet wide Road, North by Plot no 7, South by Plot no 11. Reserve Price: Rs.25,50,000/-EMD: Rs.2,55,000/-Bid increment : Rs.30,000/-Possession: Symbolic

SI.No.14: Name and address of the Borrower, Co-Applicant and Guarantor: 1. M/S SRI RAGHAVENDRA CONSTRUCTION, Mr.A SIVANESAN PROPRIETOR), No. 9/5, Dr Subbarayan Nagar, 6th, 1st Cross street, Kodambakkam, Chennai-600024. Guarantor 2. Mr S SINGARAVADIVELU, M3 K4 Police quarters, Anna nagar, Chennai-600040.

Amount due: Rs. 1,23,32,473/- as on 29-02-2024 plus future interest and legal expenses and other charges and costs till full realizations of Description of immovable secured assets to be Sold : All that piece and parcel of the Flat No. S-2, Block-B, (as per approval Plan Plot No. A) in the

Second Floor, measuring a total built-up area of 1152 Sq.ft (inclusive of plinth area and share in common area) with one covered car parking together with 726 Sq.ft. of undivided share of land out of 11 cents of dry lands bearing Door No. 10/1, New No. 7/1, Ponniamman Koil Street, Rajakilpakkam, Chennai 600.073, comprised in Old S.No. 23/2, New S.No. 23/2B3 and S.No. 23/2C2 as per Patta No. 3397 dated 27.03.2013 of Rajakilpakkam Village, Tambaram Taluk, Kancheepuram District (Previously Saidapet Taluk, Chengalpattu District) and being bounded on the : North by : Dry Land belonging to Thiruvenkata Achari, South by : Block A, East by : Land and Building, West by : 12 feet Common Passage.

In all 11 Cents of land be it more or less with a right to use 6 feet width of land as pathway in the western side of this Plot and situated within the Registration District of Chennai South and Sub-Registration District of Seliyur.

Reserve Price: Rs.51,00,000/-EMD: Rs.5,10,000/-Bid increment : Rs.50,000/-

SI.No.15: Name and address of the Borrower, Co-Applicant and Guarantor: 1. M/s ARUL FABRICATORS, Partner 1- Mr. ArulRaj Gopalakrishnan, Partner 2 - Mrs. Mary Arul Raj, No. 295/2, Jagadathambal Street, Vanagaram, Chennai 600095 Ph: 984130040. 2. Mr. ArulRaj Gopalakrishnan (Borrower), 3. Mrs. Mary Arul Raj (Borrower), both are residing at No. 41, Kapila Street, MGR Nagar, KK Nagar-600078. 4. Mr. Ganeshraj (Mortgagor), 5. Mrs Shaileka (Mortgagor), both are residing at 1/413, Saraswathi Flats, Ratnam Enclave, Kamakshi Nagar, Mugalivakkam, Chennai 600116.

Amount due: Rs. 67,47,993.22/- as on 31.12.2023 with further interest to be charged from 01.01.2024 plus costs and expenses

Description of immovable secured assets to be Sold : SCHEDULE A : All that piece and parcel of land bearing No 1/1403, Kamakshi Nagar, Mugalivakkm, Chennai, situated in No 54, Mugalivakkam Village, Sriperumpudur Taluk, Chengai MGR District, comprised in Survey No 50/1C2 and 50/3A measuring to a total extent of 7800 sqft (as per Sub Division sanctioned plan measuring to an extent of 7839 sq.ft.) bounded as follows: North by: 24 feet road, South by: Remaining property of S. Nagammal and others, East By: Properties situated in the Kamakshi Nagar Layout, West by: Door No. 1 to Lying with the Sub Registrar District of Kunrathur and Registration district of Chennai South.

SCHEDULE B: (Sub divided from the above Schedule A-property vide sanctioned sub division plan no.0002391/2002, CMDA, Kunrathur Panchayat Union). All that piece and parcel of Land being a part of the No 1/403, now bearing Plot no C, as per the sanctioned sub division plan (situated in southern side) and situated in Kamakshi Nagar, Mugalivakkam, Chennai, situated in No 54, Mugalivakkam Village, Sriperumpudur Taluk, Chengai M G R District, comprised in SYY No 50/1 C 2 and 50/3A, measuring to an extent of 2808 sq.ft. + 430 sq.ft. common undivided right over the common passage, totaling the land measuring to an extent of 3238 sq.ft. and bounded as follows: North by: Plot No B sub divided in and over the schedule A property, 10 feet wide common passage and 24 ft wide road, South by: Remaining property of S. Nagammal and others, East by: Properties situated in Kamakshi Nagar Layout, West by: Door No 1 to 5. Lying with the sub registration district of Kundrathur and registration district of Chennai South.

SCHEDULE C: 447 sq.ft. UDS, including right of common passage in and out of the extent of 3238 sq.ft. of the above property. Residential Flat no ST-1.

in the Ground Floor bearing door no 1/413, having built up area of 1001 sqft in Saraswathi Apartment of Ratnam Enclave. Reserve Price: Rs.36,50,000/-EMD: Rs.3.65.000/-Bid increment : Rs.30,000/-Possession : Symbolic

SI.No.16: Name and address of the Borrower, Co-Applicant and Guarantor: 1. Mrs.Anjana, Wife of Late Mr.Udhaya Sankar U, No.8 Sankarapuram 3rd Street, Choolaimedu, Chennai-600094. 2. Mrs. Andal, Mother of Mr. Udhaya Sankar U, No.8, Sankarapuram 3rd Street Choolaimedu, Chennai-600094

Amount due: Rs. 85,72,431.92/- as on 31-01-2024 with further interest to be charged from 01.02.2024 plus costs and expenses Description of immovable secured assets to be Sold: Residential Land and Building property at Door No. 1032A, Flat bearing No. S1, Second Floor,

B Block, "Anna Homes", Plot Nos 11,12 & 13, Vel Nagar Admeasuring 1395 Sq.ft of flat together 546 Sq.ft of UDS one covered car parking comprised in S.No.66/1 and 65 as per patta No.5540 comprised in S.No.66/1D situated in Kundrathur Village; Sriperumbudur Taluk, Sub Registration District of Kundrathur and Registration District of South Chennai and bounded on the North by: 20 feet Road, East by: Plot No.14, South by: Plot No.15 and vacant land, West by : 25 Feet Road. Reserve Price: Rs.29,30,000/-Bid increment: Rs.50,000/-EMD: Rs.2,93,000/-Possession : Physical

SI.No.17: Name and address of the Borrower, Co-Applicant and Guarantor: Borrower: M/s Ultimate fitness Zone, No.2, 143, N M Road, Bazar

Nagar, Avadi, Chennai-600054. Proprietor Mr. G Santosh - Borrower, No.6, Baja Nagar, 3rd Street, Avadi, Chennai-600054. Guarantors: Mr K. Gajababu, No.6, Baja Nagar, 3rd Street, Avadi, Chennai-600054. Mrs. Ponnulakshmi, No.6, Baja Nagar, 3rd Street, Avadi, Chennai-600054. Ms. G Shanthi, No.6, Baja Nagar, 3rd Street, Avadi, Chennai-600054. Amount due: Rs. 70,72,524.34 plus interest and expenses from 31-01-2024.

Description of immovable secured assets to be Sold: Item No 1: Immovable property consisting: All that piece and parcel of land including residential building constructed thereon measuring an extend of 864 sq ft forms part of 2044.5 sq ft on the western portion together with ½ share in common passage measuring 302.5 sq ft both totaling 1015.25 sq ft comprised in gram natham survey no 46/1A2, as town survey no 40, block no 13, ward no 1, situated at Baja nagar 3rd street, Paruthipattu village, Avadi taluka, Thiruvallur district known as Sri Lakshmi Illam, Door No. 11, New Door No. 6 and land bounded on the North: land and house belongs to Mrs Chitra wife of Mr Muruganatham, South: Common passage measuring 302.5 sq ft belongs to mr narendran and Mrs Ponnulakshmi alias Lakshmi, West: Baja Nagar 3rd Street, East: Land retained by Mrs Sulochana.

Item no 2: Immovable property consisting: All that piece and parcel of land including residential building constructed thereon measuring an extend of 864 sq ft forms part of 2044.5 sq ft on the Eastern portion together with 1/2 share in common passage measuring 302.5 sq ft both totaling 1015.25 sq ft comprised in gram natham survey no 46/1A2, as town survey no 40, block no 13, ward no 1, situated at Baja nagar 3rd street, Paruthipattu village, Avadi taluka, Thiruvallur district known as Sri Lakshmi Illam, Door No. 11, New Door No. 6 and land bounded on the North: Land and House belongs to Mr Ethiraj, South: Common passage 5*6=302.5 sq ft., West: Land Already settled to Mrs ponnulakshmi and common passage 5*6=302.5 sq ft., East: Land belongs to Mr Harachand. Reserve Price: Rs.66,60,000/-EMD: Rs.6,66,000/-Bid increment : Rs.1,00,000/-Possession: Symbolic

Date & Time of E-Auction: 29.05.2024 between 11.00 AM to 5.00 PM (with 10 min. unlimited auto extensions) E-auction website-www.mstcecommerce.com

Intending bidders may download at free of cost, copies of sale notice. Terms and Conditions of e-auction Help Manual on operational part of e-auction from e-Bkray - IBAPI portal (https://www.ibapi.in).

For auction related gueries e-mail to sarfaesi@unionbankofindia.com or contact Union Bank of India, Chennai - Asset Recovery Branch, "Elconso Building" No.9, Casa Major Road, Egmore, Chennai - 600008, Contact : Mr. Vetri Selvan J, Mob. No. 9137554740, Email: ubin0554740@unionbankofindia.bank.

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Click "Buyer Guide for Login and Registration". Notice of 15 days for sale of immovable secured assets under Rule 8 of the

Security Interest (Enforcement) Rules, 2002. Date: 10.05.2024 Authorised Officer

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