



भारत सरकार का उपक्रम A Government of India Undertaking



**APPENDIX- II-A**

[See proviso to rule 6 (2)]

**Erode Branch**

23,Chidambaram Colony, Periyar Nagar, Opp: Palaniappa complex, Erode, Tamilnadu - 638001.

Phones: 0421-2214745,2214765. Email: bm0127@unionbankofindia.com

Ref. No:ROS/CRLD/97/2020

Dt: 10.08.2020

**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 proviso to Rule 8 (6) of the 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 property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Union Bank of India, Erode Branch, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 15.09.2020 for recovery of an amount being mentioned in notices of Rs.21,09,094.50 (Rupees Twenty One Lakh Nine Thousand Ninety Four and Fifty Paise Only) plus contractual interest from 01-12-2019 in Housing loan account, legal expenses and other charges and costs till full realization of debts due to the Union Bank of India, Erode Periyar Nagar Branch Secured Creditor from Late Mr. C.Arun S/o Mr.K.Chitrambalam(Borrower) Represented by his legal heirs 1.Mrs.T.Shobana W/o C.Arun(Co-applicant), 2.Master.Aadhikeshaven S/o C.Arun, 3.Master.Akshayakuzhalii D/o C.Arun, 4.Mrs.C.Pongiyammal W/o K.Chitarambala . The Reserve Price will be Rs.62,50,000.00 (Rupees Sixty Two Lakh Fifty Thousand Only) and the Earnest Money Deposit will be Rs.6,25,000 (Rupees Six Lakh Twenty Five Thousand Only).

**(SHORT DESCRIPTION OF PROPERTY WITH KNOWN ENCUMBRANCES, IF ANY)**

Residential land and building in Erode Registration District, Kodumudi Sub Registration District, Erode Taluk, Punjai Kolanalli Village, Re.S.No.58/8, Punjai 0.12.0 Hectare, for this Kist Rs.0.24, for this Old G.S.No.39/A2, Patta No.140, in this, Punjai 0.14 acre=6104 square feet[567.06 Square meter] situated within the following boundaries:-

North of : East-West road;

South of : the property of Subramani, son of palaniappa Gounder

East of : the property of Duraisamy and the property common 0.02 acre in the said survey number belongs to C.Arun

West of : the property of Kanagaraj

With terraced building in 3000 square feet with rooms, with its doors, door frames, electric service connection, with compound wall rights, with having right of access to all roads around the aforesaid area with mamool pathway and rights sagitham. The property is situated at Door No.5 [Tax Asst No.199], ward No.2, Vellottamparappu School Street, within the limits of Vellottamparappu Town Panchayat. The property belongs to Mr. C.Arun.

Encumbrances Known to the Secured Creditor : Nil

For detailed terms and conditions of the sale, please refer to the link provided in Union Bank of India, the Secured Creditor's website i.e. [www.unionbankofindia.com](http://www.unionbankofindia.com)

Date : 10.08.2020

Place : Erode

AUTHORIZED OFFICER  
UNION BANK OF INDIA  
ERODE PERIYAR NAGAR BRANCH

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/Rule 9(1) OF STATUTORY INTEREST  
(ENFORCEMENT) RULES 2002**

This may also be treated as notice u/r 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.



**TERMS & CONDITIONS OF ONLINE E- AUCTION SALE**

<p>1. <b>Description of the immovable property to be auctioned</b></p>	<p>Residential land and building in Erode Registration District, Kodumudi Sub Registration District, Erode Taluk, Punjai Kolanalli Village, Re.S.No.58/8, Punjai 0.12.0 Hectare, for this Kist Rs.0.24, for this Old G.S.No.39/A2, Patta No.140, in this, Punjai 0.14 acre=6104 square feet[567.06 Square meter] situated within the following boundaries:-  <b>North of :</b> East-West road;  <b>South of :</b> the property of Subramani, son of palaniappa Gounder  <b>East of :</b> the property of Duraisamy and the property common 0.02 acre in the said survey number belongs to C.Arun  <b>West of :</b> the property of Kanagaraj                  With terraced building in 3000 square feet with rooms, with its doors, door frames, electric service connection, with compound wall rights, with having right of access to</p>
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		all roads around the aforesaid area with mamool pathway and rights sagitham. The property is situated at Door No.5[Tax Asst No.199], ward No.2, Vellottamparappu School Street, within the limits of Vellottamparappu Town Panchayat. The property belongs to Mr. C.Arun.
2.	<b>Name of Borrower/Mortgagor/Guarantor</b>	Late Mr.C.Arun S/o Mr.K.Chitrambalam(Borrower) Represented by his legal heirs 1.Mrs.T.Shobana W/o C.Arun(Co-applicant), 2.Master.Aadhikeshaven S/o C.Arun, 3.Master.Akshayakuzhalii D/o C.Arun, 4.Mrs.C.Pongiyammal W/o K.Chitarambalam
3.	<b>Debt Due With Interest And Costs</b>	As per demand notice dated 18-12-2019 Rs.21,09,094.50 (Rupees Twenty One Lakh Nine Thousand Ninety Four and Fifty Paise Only) plus contractual interest and other expenses from 01-12-2019 in Housing loan account
4.	<b>Date and Time of Auction</b>	15.09.2020 (Tuesday) from 11:00 am to 1:00pm with unlimited extension of "5" minutes i.e. the end time of e-auction will be extended by 5 minutes each time if bid is made 5 minutes before closure of auction.
5.	<b>Reserve Price</b>	Rs.62,50,000.00(Rupees Sixty Two Lakh Fifty Thousand Only)
6.	<b>Earnest Money Deposit (EMD)</b>	Rs.6,25,000.00(Rupees Six Lakh Twenty Five Thousand Only).
7.	<b>Last date of submission of bids</b>	14-09-2020(Monday) before 5:00pm
8.	<b>Bid Increment amount by</b>	Rs. 10,000.00 (Rupees Ten Thousand Only)
9.	<b>Date and time of inspection of property for intending purchasers</b>	08-09-2020(Tuesday) from 03:00 pm to 5:00 pm
10.	<b>Details of Encumbrances over the property, as known to the bank</b>	Nil

11. The Property is being sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS".

As such, sale is without any kind of warranties & indemnities.

12. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Bank and Bank shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.

13. E-Auction Sale Notice issued by the Bank is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Bank. Interested bidders are advised to peruse the copies of title deeds with the bank and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s.

14. Auction/bidding shall only be through "online electronic mode" through the website <https://bankauctions.in> provided by the service provider M/s 4 Closure who shall arrange & coordinate the entire process of auction through the e-auction platform.

15. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.

16. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/s 4 Closure, bankauctions.in, Flat No.102, Amrutha Apartments, Plot No.20, Moti Nagar, Hyderabad - 500 018 Phone: 040-23836405 / 08142000061/ 08142000062/ 08142000063 and having Salem number as: 9515160063 and E mail id:

[subbarao@bankauctions.in](mailto:subbarao@bankauctions.in) or may contact Chief Manager & Authorised Officer in this account Mr. R Rajavel, Union Bank of India Regional Office Salem contact number - **8870059980**. For ascertaining the details of auction and inspection of property: Contact Nos. **0421-2214745,2214765,8489375554** E-mail ID:- [bm0127@unionbankofindia.com](mailto:bm0127@unionbankofindia.com)

17. For participating in the e-auction sale the intending bidders (having valid address and identity proof and PAN Card) after submitting the Earnest Money Deposit, should register their details with the service provider M/s 4 Closure well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
18. For participating in e-auction, intending bidders have refundable EMD (to unsuccessful bidder) 10 % of Reserve Price shall be payable by interested bidders through NEFT/RTGS/Funds Transfer on or before **14-09-2020** in Account no. **01271029380121 UNION BANK OF INDIA Erode Branch** through IFSC Code: **ANDB0000127** or by DD/Pay order favoring **Union Bank Of India, Erode Periyar Nagar Branch** payable at **Erode**.
19. The intending bidders should submit the duly filled in Bid Form (format available in the above website) along with the DD / PO / quoting the UTR No. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorized Officer, Union bank of India, **Regional Office, New 313-1, Annapuram, Junction Road, Salem-636004** latest by **05.00 PM on 14.09.2020**. The sealed cover should be super scribed with ***"Bid for participating in E-Auction Sale - in the A/c of Late Mr.C. Arun -Erode Branch Periyar Nagar"*** along with valid copy of PAN/Aadhar.
20. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Bank) to the service provider M/s.4 Closure to enable them to allow only those bidders to participate in the online *interse* bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
21. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interese bidding, there will be unlimited extension of "5" minutes each, i.e the end time of e- auction shall be automatically extended by 5 Minutes each time if bid is made within 5 minutes from the last extension.
22. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
23. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him **BY FAX/EMAIL** both to the Authorised Officer, Union Bank of India, **Erode Periyar Nagar Branch** and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
24. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by RTGS/NEFT/Funds Transfer to the credit of A/c: **01271029380121 UNION BANK OF INDIA Erode Branch** through IFSC Code: **ANDB0000127** or by DD/Pay order favoring **Union Bank Of India, Erode Periyar Nagar Branch** payable at **Erode**.
25. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
26. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
27. Municipal / Panchayat Taxes, Electricity dues (if any) has to be paid by the successful bidder only.

28. Sale Certificate will be issued by the Authorised Officer in favor of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
29. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
30. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
31. The decision of the Authorised Officer is final, binding and unquestionable.
32. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

Place : ERODE  
Date : 10.08.2020

**AUTHORIZED OFFICER  
UNION BANK OF INDIA  
ERODE PERIYAR NAGAR BRANCH**