

यूनियन बैंक **Union Bank of India**
No.168, 2nd Floor, Linghi Chetty Street, Parry's Corner, Chennai - 600 001
Ph: 9137554740
Email: ubin554740@unionbankofindia.bank.in

ASSET RECOVERY BRANCH

Appendix IV [See Rule 8(1)] POSSESSION NOTICE (For Movable & Immovable property)

Whereas the Authorized Officer of Union Bank of India, Asset Recovery Branch, Chennai under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 30f the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 02-12-2025 calling upon the borrower, 1) Mr. Saranraj, S/o. Subramani (Borrower) 2. Mr. Jeevaksh Sundar, S/o. A. S. Jawahar (Guarantor), Estate of the deceased guarantor Mr. Lionel Rufus Prabakaran represented by 3a. Mrs. Roseline Prabakaran, W/o. Lionel Rufus Prabakaran, 3b. Amos Gamaleal David S/o. Mr. Lionel Rufus Prabakaran 3c. Mrs. Anna Jacqueline Sundar, D/o. Mr. Lionel Rufus Prabakaran and 4. Mr. M.S Suresh, S/o. M. Shanmugavel (Guarantor) to repay the amount mentioned in the notice being Rs.58,08,632.08 (Rupees Fifty Eight Lakhs Eight Thousand Six Hundred Thirty Two and paise Eight only) as on 30.11.2025 within 60 days from the date of receipt of the said notice.

The borrower having failed to pay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorized Officer of the said branch, has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of Act read with Rule 8 of the Security Interest Enforcement Act (Rule) 2002, on this 03rd day of September of the year 2026.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Union Bank of India for an amount of being Rs.58,08,632.08 (Rupees Fifty Eight Lakhs Eight Thousand Six Hundred Thirty Two and paise Eight only) as on 30.11.2025 along with interest thereon and other charges.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Scheduled Property:
As per Sale Deed No.3528/2008, dated 14.06.2008

Property in the name of Mr. Jeevaksh Sundar. All that piece and parcel of land and building bearing Door No. 534, Kompidipatti with 1971 Sq.ft. of land in Survey No. 533/2A Present Survey No. 533/2A1 in old Patta No.110, New Patta No.871, Ward No.9 of No.68, Arani Village, Ponneri Taluk, Thiruvallur District, bounded on the North by: Land in S.No.533/1B, South by: Land in S.No.533/2A belonging to A.P.Dhanasekaran, East by: Land in S.No. 529/1A, 529/1B, 529/1C, West by: S.No.564 and Carth Path Within the Sub Registration District of Arani and Registration District of Chennai - North

It can be noted that Possession Notice issued earlier stands withdrawn and this notice is being issued afresh.

Date: 03-09-2026, Place : Arani

Authorised Officer, Union Bank of India

Union Bank Bhavan 2nd Floor, 139, Prakasam Salai, Broadway, Chennai - 600108. Ph: +91 8780015850

Mail: crld.rochennainorth@unionbankofindia.bank.in

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 & 9 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 properties mortgaged / charged to the Secured Creditor, the 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:

S.No.1: MINJUR BRANCH: Name of the Borrower & Guarantor/s: 1. Mr. N. Nelson, (Borrower) S/o. E. Nilavazhagan, 2. Mr. E. Nilavazhagan, (Co-Borrower) S/o. C. Elumalai, 3. Mrs. N. Vallimurugan, (Co-Borrower) W/o. N. Nelson, 4. Mr. E. Arivazhagan, (Co-Borrower) S/o. C. Elumalai, 5. Mr. E. Anbuchozhian, (Co-Borrower), S/o. C. Elumalai, 6. Mrs. M. Anbuselvi, (Co-Borrower) W/o. P. Mohan, All are residing at: No. 91, School Street, Melur, Minjur Post - 601203.

Amount due: Rs. 12,87,149.00 as on 31-07-2026 and interest thereon

Description of immovable secured assets to be sold: North Chennai Registration District, Thiruvottiyur Sub-Registration District, Thiruvallur District, Ponneri Taluk, No. 144 Vallur Village Vacant Land.

Bounded on: North By : Sitharasan Canal, South By : Natarajan Land, East By: Jayaraman's Land, West By: E. Nilavazhagan & Other's Land. The above said properties situated within the Panchayat limits of vallur Village and Union limits of Minjur

RESERVE PRICE ₹ 53,55,000/- EARNEST MONEY DEPOSIT ₹ 5,35,500/- BID INCREMENT ₹ 55,000/-

S.No.2: VILLIVAKKAM RAJAMANGALAM BRANCH (Sol ID: 13231): Name of the Borrower & Guarantor/s: 1. Mr. Kumar D (Applicant), 2. Mrs. Lalitha (Co-Applicant), Both are Residing at: New No.3 Old No.57 Nethaji Street Ponniannamangadu Tiruvallur Chennai-600110 Tamil Nadu

Amount due: Rs. 30,47,681.34 as on 31-07-2026 and interest thereon

Description of immovable secured assets to be sold: All the piece and parcel of land of an extent 922 Sq.ft, situated at bearing Old Door No. 57, New Door No.31 (Eastern Portion), Nethaji Main Road, Ponniannamangadu, Chennai-600110, together building comprised in Survey No. 1195/2, T.No.65/2, Ward-D, Block No.94, situated at Madhavaram village, Madhavaram Taluk, Chennai District and bounded on the North by: Plot No.6/24 Property belonging to Mr.Selvam, South by: 10 Feet Wide Narayanasamy Street, East by: 24 Feet Wide Nethaji Main Road, West by: Portion of Land Settled to Mrs.V.Rajeshwari, Measuring: On the Northern side: 26 Feet, On the Southern side: 26.1 Feet, On the Eastern side: 35.9 Feet, On the Western side: 33 Feet, Situated within the Registration District of Chennai North and Sub-Registration District of Madhavaram.

RESERVE PRICE ₹ 85,00,000/- EARNEST MONEY DEPOSIT ₹ 8,50,000/- BID INCREMENT ₹ 85,000/-

DATE & TIME OF E-AUCTION: 13.10.2026 between 12 Noon to 05.00 PM (with unlimited auto extensions)

Encumbrances known to the Secured Creditor : Nil (However indenting bidders are advised to verify the EC and satisfy themselves before submitting bid)

Interested bidders for Registration and Login and Bidding Rules visit: https://baanknet.com/ & For queries contact Number: 8291220220 & Email ID: support.baanknet@psballiance.com. For detailed terms and condition of the sale, please refer to the link provided in https://baanknet.com and https://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx. For auction related queries e-mail to sarfaesi@unionbankofindia.bank.in (or) SI.No.1: Minjur Branch, address at Tyson Complex, Opp: Police Station, Minjur Thiruvallur, Tamil Nadu-601203. Ph: 9597856837, Email : ubin0912131@unionbankofindia.bank.in, SI.No.2: Villivakkam Rajamangalam Branch (Sol ID: 13231), No.93 Villivakkam, North Red Hills Road, Chennai-600049. Ph: 8610855027, 9108731414, Email : ubin0813231@unionbankofindia.bank.in

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

This may also be treated as notice u/r 8 & 9 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.

Date: 03.09.2026, Place: CHENNAI

Authorised Officer, Union Bank of India

Union Bank Bhavan 2nd Floor, 139, Prakasam Salai, Broadway, Chennai - 600108. Ph: +91 8780015850

Mail: crld.rochennainorth@unionbankofindia.bank.in

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 & 9 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 properties mortgaged / charged to the Secured Creditor, the 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:

S.No.1: Villivakkam Rajamangalam Branch (Sol ID: 13231): Name of the Borrower & Guarantor/s: 1) Mr. Murugan N (Borrower) S/o Natarajan, 2) Mrs. Malathi (Co-Obligate) S/o Murugan.N, 3) Mr. N.Dhanpal (Co-Obligate) S/o Natarajan, All are resident at: No.7/7, Padmanabapillai Street Kodambakkam Chennai, Tamilnadu 605602

Amount due: Rs. 17,26,996.51 as on 30-06-2026 and interest thereon

Description of immovable secured assets to be sold: All that piece and parcel of Flat No. B108 situated at first floor admeasuring an extent of 906 sq.ft. of super built-up area (inclusive of common area) in the project "TOWNSVILLE" 454.54 Sq.ft of UDS land together with Residential building thereon comprised in Old Survey No. 1290/2 Part Survey No. 1290/202 Part at Sripurambudur Village, Sripurambudur Taluk, Kancheepuram District, registered at Sub Registrar Office, Sripurambudur, bounded by the: On the North : Land in S.No1290/2C1, On the South : Land left for OSR & S.No. 1291/1A1, 1A2, 1B1 & 1C, On the East: Vacant Land in S.No1289/2A and 3, On the West: Land left for OSR and Ramapuram Road.

RESERVE PRICE ₹ 15,93,000/- EARNEST MONEY DEPOSIT ₹ 1,59,300/- BID INCREMENT ₹ 200,000/-

S.No.2: Kathivakkam Ennore Branch (Sol ID: 33280): Name of the Borrower & Guarantor/s: M/s. A. Thangavel Contractor No. 4/56, Chinnammam Kol Street, Sappasikuppam Village, Light House Kuppam, Pulicat Post, Ponneri Taluk, Thiruvallur-601205. Mr. A. THANGAVEL (Proprietor) No. 4/2, Draupadi Amman Kovil Street, Pulicat Post, Ponneri Taluk, Thiruvallur-601205.

Amount due: Rs. 13,37,957.71 as on 30-06-2026 and interest thereon

Description of immovable secured assets to be sold: Immovable property bearing S.No.4/56 old no. 4/38 Part measuring an extent of 0.00.87 Ares and residential building thereon as per patta No.172 issued by special tehseidar, Natham Land Taxation Scheme, ponneri dated 29.07.1994 in village 7 Pazhavarkadu Taluk Ponneri District Chengalpatt MGR, presently Thiruvallur District and bounded as follows Ownership details: Possession of property in the name of Mr. A. Thangavel s/o Angalyan Chettiar East by : S. No. 4/55, West by : S. No. 4/59, North by: S.No.4/2, South by: S. No. 4/57.

RESERVE PRICE ₹ 12,79,000/- EARNEST MONEY DEPOSIT ₹ 1,27,900/- BID INCREMENT ₹ 200,000/-

S.No.3: Shenoy Nagar Branch : Name of the Borrower & Guarantor/s: Yazhi Mobiles Spares No.13, Balaji Nagar, Melanambadu, Vellavedu, Tiruvallur, Tamil Nadu-600124. Mrs. Pavithra W/o Senthil Kumar (Proprietor) No.13, Balaji Nagar, Melanambadu, Vellavedu, Tiruvallur, Tamil Nadu-600124. Mr. Senthil Kumar S/o Subramanian No.13 Balaji Nagar Melanambadu, Poonamallee Chennai ST John School, Tamil Nadu.

Amount due: Rs.7,40,19,294.97 as on 30-06-2026 and interest thereon

Description of Immovable Property: All that piece and parcel of land measuring an extent of 16149 Sq.ft out of 17199 sq.ft, situated Bajani Kol street, Sathirram, Pattabhiram, Chennai-600072 comprised in Grama Natham Survey No. 400, T.S.No.23, Block No.28, Ward-1 of Madura Kavapalayam Thandurai Village, Avadi Taluk, Thiruvallur District being bounded on the: North by: Property belongs to Mohan & others, South by: Remaining portion of land sold to Mrs.M.Pavithra & Leelanand & others house, East by: Bajani Kol Street, West by: Land belongs to Bashyam Naidu's wife Mrs. Kannammal, Item-1 (Road facing) Measuring on the, North by: 35 feet, South by: 35 feet, East by: 33 feet, West by: 33 feet, Measuring 1155 Sq.ft land and, Item-2 Measuring on the, North by: 238 feet, South by: 238 feet, East by: 63 feet, West by: 63 feet, Measuring 14994 Sq.ft, Item 1(front portion) & Item-2 (rear side) together measuring 16149 Sq.ft and situated within the Sub-Registration District of Avadi and Registration District of Thiruvallur.,

RESERVE PRICE ₹ 5,07,38,000/- EARNEST MONEY DEPOSIT ₹ 50,73,800/- BID INCREMENT ₹ 2,00,000/-

DATE & TIME OF E-AUCTION: 29.09.2026 between 12 Noon to 05.00 PM (with unlimited auto extensions)

Encumbrances known to the Secured Creditor : Nil (However indenting bidders are advised to verify the EC and satisfy themselves before submitting bid)

Interested bidders for Registration and Login and Bidding Rules visit: https://baanknet.com/ & For queries contact Number: 8291220220 & Email ID: support.baanknet@psballiance.com. For detailed terms and condition of the sale, please refer to the link provided in https://baanknet.com and https://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx. For auction related queries e-mail to sarfaesi@unionbankofindia.bank.in (or) SI.No.1: Minjur Branch, address at Tyson Complex, Opp: Police Station, Minjur Thiruvallur, Tamil Nadu-601203. Ph: 9597856837, Email : ubin0912131@unionbankofindia.bank.in, SI.No.2: Villivakkam Rajamangalam Branch (Sol ID: 13231), No.93 Villivakkam, North Red Hills Road, Chennai-600049. Ph: 8610855027, 9108731414, Email : ubin0813231@unionbankofindia.bank.in

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

This may also be treated as notice u/r 8 & 9 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.

Date: 31.08.2026; SI.No.2: 01.09.2026; SI.No.1: 05.09.2026

Place: CHENNAI

Authorised Officer, Union Bank of India

Union Bank Bhavan 2nd Floor, 139, Prakasam Salai, Broadway, Chennai - 600108. Ph: +91 8780015850

Mail: crld.rochennainorth@unionbankofindia.bank.in

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 & 9 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 properties mortgaged / charged to the Secured Creditor, the 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:

S.No.1: Villivakkam Rajamangalam Branch (Sol ID: 13231): Name of the Borrower & Guarantor/s: 1) Mr. Murugan N (Borrower) S/o Natarajan, 2) Mrs. Malathi (Co-Obligate) S/o Murugan.N, 3) Mr. N.Dhanpal (Co-Obligate) S/o Natarajan, All are resident at: No.7/7, Padmanabapillai Street Kodambakkam Chennai, Tamilnadu 605602

Amount due: Rs. 17,26,996.51 as on 30-06-2026 and interest thereon

Description of immovable secured assets to be sold: All that piece and parcel of Flat No. B108 situated at first floor admeasuring an extent of 906 sq.ft. of super built-up area (inclusive of common area) in the project "TOWNSVILLE" 454.54 Sq.ft of UDS land together with Residential building thereon comprised in Old Survey No. 1290/2 Part Survey No. 1290/202 Part at Sripurambudur Village, Sripurambudur Taluk, Kancheepuram District, registered at Sub Registrar Office, Sripurambudur, bounded by the: On the North : Land in S.No1290/2C1, On the South : Land left for OSR & S.No. 1291/1A1, 1A2, 1B1 & 1C, On the East: Vacant Land in S.No1289/2A and 3, On the West: Land left for OSR and Ramapuram Road.

RESERVE PRICE ₹ 15,93,000/- EARNEST MONEY DEPOSIT ₹ 1,59,300/- BID INCREMENT ₹ 200,000/-

S.No.2: Kathivakkam Ennore Branch (Sol ID: 33280): Name of the Borrower & Guarantor/s: M/s. A. Thangavel Contractor No. 4/56, Chinnammam Kol Street, Sappasikuppam Village, Light House Kuppam, Pulicat Post, Ponneri Taluk, Thiruvallur-601205. Mr. A. THANGAVEL (Proprietor) No. 4/2, Draupadi Amman Kovil Street, Pulicat Post, Ponneri Taluk, Thiruvallur-601205.

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RESERVE PRICE ₹ 12,79,000/- EARNEST MONEY DEPOSIT ₹ 1,27,900/- BID INCREMENT ₹ 200,000/-

S.No.3: Shenoy Nagar Branch : Name of the Borrower & Guarantor/s: Yazhi Mobiles Spares No.13, Balaji Nagar, Melanambadu, Vellavedu, Tiruvallur, Tamil Nadu-600124. Mrs. Pavithra W/o Senthil Kumar (Proprietor) No.13, Balaji Nagar, Melanambadu, Vellavedu, Tiruvallur, Tamil Nadu-600124. Mr. Senthil Kumar S/o Subramanian No.13 Balaji Nagar Melanambadu, Poonamallee Chennai ST John School, Tamil Nadu.

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Date: 31.08.2026; SI.No.2: 01.09.2026; SI.No.1: 05.09.2026

Place: CHENNAI

Authorised Officer, Union Bank of India

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S.No.3: Shenoy Nagar Branch : Name of the Borrower & Guarantor/s: Yazhi Mobiles Spares No.13, Balaji Nagar, Melanambadu, Vellavedu, Tiruvallur, Tamil Nadu-600124. Mrs. Pavithra W/o Senthil Kumar (Proprietor) No.13, Balaji Nagar, Melanambadu, Vellavedu, Tiruvallur, Tamil Nadu-600124. Mr. Senthil Kumar S/o Subramanian No.13 Balaji Nagar Melanambadu, Poonamallee Chennai ST John School, Tamil Nadu.

Amount due: Rs.7,40,19,294.97 as on 30-06-2026 and interest thereon

Description of Immovable Property: All that piece and parcel of land measuring an extent of 16149 Sq.ft out of 17199 sq.ft, situated Bajani Kol street, Sathirram, Pattabhiram, Chennai-600072 comprised in Grama Natham Survey No. 400, T.S.No.23, Block No.28, Ward-1 of Madura Kavapalayam Thandurai Village, Avadi Taluk, Thiruvallur District being bounded on the: North by: Property belongs to Mohan & others, South by: Remaining portion of land sold to Mrs.M.Pavithra & Leelanand & others house, East by: Bajani Kol Street, West by: Land belongs to Bashyam Naidu's wife Mrs. Kannammal, Item-1 (Road facing) Measuring on the, North by: 35 feet, South by: 35 feet, East by: 33 feet, West by: 33 feet, Measuring 1155 Sq.ft land and, Item-2 Measuring on the, North by: 238 feet, South by: 238 feet, East by: 63 feet, West by: 63 feet, Measuring 14994 Sq.ft, Item 1(front portion) & Item-2 (rear side) together measuring 16149 Sq.ft and situated within the Sub-Registration District of Avadi and Registration District of Thiruvallur.,

RESERVE PRICE ₹ 5,07,38,000/- EARNEST MONEY DEPOSIT ₹ 50,73,800/- BID INCREMENT ₹ 2,00,000/-