

Asset Recovery Branch Coimbatore
PB No. 8, 235, 1st Floor Oppanakara Street Coimbatore- 641001
ubin0578746@unionbankofindia.bank.in

REF: ARB CBE/15 D SN/ /2026-27

19-08-2026

By Regd Post & Courier

To:

(1).Mr.K Marimuthu
S/o P Kaliappan
Waterfall East Division
Valparai Taluk
Tamilnadu 642105

2). Mr. Marimuthu K
S/o Kaliappan, No.10/444 Pudukalani,
Valparai Main Road, Angalakuruchi
Pollachi 642007

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Asset Recovery Branch, P.B No.8, 235, Oppanakara Street, Coimbatore Pin 641001, the secured creditor, caused a demand notice dated 30.12.2023 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken Symbolic possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 25.03.2026.
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 10.09.2026 from 12.00 PM to 5.00 PM by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be ₹. 17,85,000 (Rupees Seventeen Lakh Eighty-Five Thousand Only)
4. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> and the same is also enclosed herewith.

Yours faithfully



AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Place : Coimbatore
Date : 19.08.2026

Encl: Sale Notice

Sale notice for sale of immovable properties

1. 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 Symbolic possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on 10.09.2026, for recovery of Rs. 39,21,761.93/- (Rupees Thirty Nine Lakh Twenty One Thousand Seven Hundred Sixty One and Ninety Three Paise Only) as on 31.07.2026 and further interest at contractual rate & cost / expenses thereon due to Secured Creditor, Union Bank of India from Mr. Marimuthu K. The reserve price will be Rs. 17,85,000 (Rupees Seventeen Lakh Eighty-Five Thousand Only) and the earnest money deposit will be Rs. 1,78,500.00 (Rupees One Lakh Seventy Eight Thousand Five Hundred Only).

Description of Immovable Property

MORTGAGE OF IMMOVABLE PROPERTY AS PER SALE DEED NO 1887/04 DT 02.09.2004 AND MOD NO 1327/16 DT 21.03.2016 DESCRIBED HEREIN BELOW

Coimbatore registration district Anaimalai sub registration district, Pollachi Taluk, in Angalakurichi village SF No;137/B1A, with an extent of 3500sq.links (1524 ½ Sq. Ft) within the following boundaries:

East of -Properties belonging to Kaliappan teacher and others.

North of-East West 20 links street

West of-Properties belonging to Rathinasamy Gounder and other

South of -Properties in SF No.137/A1

With the measurements;

East West on the both sides-35

North South on the both side -100

Along with building, Service connection No.246 Water connection No.608, Door No.10/444, Tax assessment No.1269 and all other appurtenances attached there to.

This Property is situated within the limit of Angalakurichi Village

List of Encumbrances: Nil. However interested bidders are requested to Verify the EC at their end. For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> . The same is also enclosed herewith.

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Encl: Terms of sale


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10. 1. Registration

The Online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

10. 2. KYC Verification

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

10. 5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com.
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>

For auction related queries e-mail ubin0578746@unionbankofindia.bank.in

- or contact 8056280884.

10.6 Steps Involved

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://baanknet.com> and <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail by PSB Alliance Pvt. Ltd after the closing of the e-Bidding Process.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12 (a) In case of bidding, the bid increment shall not be less than Rs.25,000/- (Rupees Twenty Five Thousand Only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs.25,000/- (Rupees Twenty Five Thousand Only)
(b) Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

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