

[Rule-8(6)]  
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & Reconstruction of the Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) 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 UCO Bank (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on **30-01-2025**, for recovery of **Cash Credit Rs.51,51,514 /- and Term Loan Rs.37,49,998/- Total – Rs.89,01,512/-** as on inclusive of interest upto 30-11-2024 Plus further interest and other incidental charges thereafter due to UCO Bank, the Secured Creditor from M/s Mars Associates Partners Mr S Shanmugavel and Mrs. Sivasakthi & Mr S.Shanmugavel (Borrower) Mr A Chendur (Guarantor). The reserve price of the properties will be as detailed below:

Names of the Borrowers & guarantors with the address	Date of Demand Notice	Date of Possession	Recoverable Amount
<b>Borrower:</b> <b>M/s Mars Associates</b> 176/2, S N high Road, Tirunelveli District <b>Partners Mr S Shanmugavel S/o T Subbaiah</b> Door no 256, Ettayapuram Extension Road, Tuticorin Taluk, Tuticorin District <b>Mrs . S Sivasakthi W/o S.Shanmugavel</b> Door no 256, Ettayapuram Extension Road, Tuticorin Taluk, Tuticorin District <b>Borrower:</b> <b>Mr S Shanmugavel S/o T Subbaiah</b> Door no 256, Ettayapuram Extension Road, Tuticorin Taluk, Tuticorin District <b>Guarantor:</b> Mr. A Chendur Door No 1/23, Gavarnagiri Oddapiadaram, Tuticorin District.	30-09-2014	28-01-2015	<b>Cash Credit Rs.51,51,514/- and Term Loan Rs.37,49,998/- Total – Rs.89,01,512/-</b> , as on 30-11-2024 inclusive of interest up to 30-11-2024 plus further interest and other incidental charges thereafter.

Note: Notice under section 13(2) of SARFAESI Act, 2002 issued on 30-09-2014 for **Cash Credit Rs. 5151514 /- and Term Loan Rs. 3749998/- Total – Rs 8901512/-** as on 30-11-2024 inclusive of interest up to 30-11-2024.

Description of Properties	Reserve Price in Rs. Lakhs	Earnest Money in Rs. Lakhs
<b>Lot 1</b> Tirunelveli Registration District, Tirunelveli Joint No 2, Sub Registrar Office, Ramalinganery Village and Panchayat Ayan Punjai S.No 13/ 3C measuring 2.74 hectares equal to 6 acre 77 cents in which laid house site plots named Muthu Nagar in which <b>Plot</b>	3.25	0.32

यूको बैंक, अंचल कार्यालय, विजय टॉवर, पहला तल, 22 फादर रॉन्डी स्ट्रीट, आर एस पुरम, कोयंबटूर - 641 002

UCO BANK, ZONAL OFFICE, VIJAY TOWERS, 1ST FLOOR, 22 FATHER RANDY STREET, R S PURAM, COIMBATORE - 641 002

PHONE: 0422 – 4509966/4509908 FAX: (0422) 4509988 E-MAIL: ZO.COIMBATORE@UCOBANK.CO.IN

Follow UCO Bank on Twitter:UCOBankOfficial; Facebook:Official.UCOBank; Instagram:Official.ucobank; LinkedIn:UCO BANK; You Tube:UCO Bank Official



<p><b>bearing No.17</b>, measuring east west on north and south 31.25 feet, north south on east and west 42.50 feet, totally measuring to 1328.125 sq fts equal to 123.38 sq meter equal to 3 cent bounded on</p> <p>North : S. No 13/38 land East : Plot No 16 South : East West 20 feet wide road West : Plot No 18</p> <p>Tirunelveli Registration District, Tirunelveli Joint No 2, Sub Registrar Office, Ramalinganery Village and Panchayat Ayan Punjai S.No 13/ 3C measuring 2.74 hectares equal to 6 acre 77 cents in which laid house site plots named Muthu Nagar in which <b>Plot bearing No.18</b>, measuring east west on north and south 31.25 feet, north south on east and west 42.50 feet, totally measuring to 1328.125 sq fts equal to 123.38 sq meter equal to 3 cent bounded on</p> <p>North : S. no 13/38 land East : Plot No 17 South : East West 20 feet wide road West : Plot No 19</p>		
<p><b>Lot 2</b></p> <p>Tirunelveli Registration District, Tirunelveli Joint No 2, Sub Registrar Office, Ramalinganery Village and Panchayat Ayan Punjai S.No 13/ 3C measuring 2.74 hectares equal to 6 acre 77 cents in which laid house site plots named Muthu Nagar in which <b>Plot bearing No.69</b>, measuring east west on north and south 31.25 feet, north south on east and west 42.50 feet, totally measuring to 1328.125 sq fts equal to 123.38 sq meter equal to 3 cent bounded on</p> <p>North : East West 20 feet wide road East : Plot No 70 South : Plot no 101 West : Plot No 68</p> <p>Tirunelveli Registration District, Tirunelveli Joint No 2, Sub Registrar Office, Ramalinganery Village and Panchayat Ayan Punjai S.No 13/ 3C measuring 2.74 hectares equal to 6 acre 77 cents in which laid house site plots named Muthu Nagar in which <b>Plot bearing No.70</b>, measuring east west on north and south 31.25 feet, north south on east and west 42.50 feet, totally measuring to 1328.125 sq fts equal to 123.38 sq meter equal to 3 cent bounded on</p> <p>North : East West 20 feet wide road East : Plot No 71 South : Plot no 100 West : Plot No 69</p>	3.25	0.32
<p><b>Lot 3</b></p> <p>Tirunelveli Registration District, Tirunelveli Joint No 2, Sub Registrar Office, Ramalinganery Village and Panchayat Ayan Punjai S.No 13/</p>	3.25	0.32

यूको बैंक, अंचल कार्यालय, विजय टॉवर, पहला तल, 22 फादर रॉन्डी स्ट्रीट, आर एस पुरम, कोयम्बतूर - 641 002

UCO BANK, ZONAL OFFICE, VIJAY TOWERS, 1ST FLOOR, 22 FATHER RANDY STREET, R S PURAM, COIMBATORE - 641 002

PHONE: 0422 - 4509966/4509908 FAX: (0422) 4509988 E-MAIL: ZO.COIMBATORE@UCOBANK.CO.IN

Follow UCO Bank on Twitter:UCOBANKOfficial; Facebook:Official.UCOBank; Instagram:Official.ucobank; LinkedIn:UCO BANK; YouTube:UCO Bank Official



<p>3C measuring 2.74 hectares equal to 6 acre 77 cents in which laid house site plots named Muthu Nagar in which <b>Plot bearing No.77</b>, measuring east west on north and south 31.25 feet, north south on east and west 42.50 feet, totally measuring to 1328.125 sq fts equal to 123.38 sq meter equal to 3 cent bounded on</p> <p>North : East West 20 feet wide road East : Plot No 78 South : Plot no 93 West : Plot No 76</p> <p>Tirunelveli Registration District, Tirunelveli Joint No 2, Sub Registrar Office, Ramalinganery Village and Panchayat Ayan Punjai S.No 13/ 3C measuring 2.74 hectares equal to 6 acre 77 cents in which laid house site plots named Muthu Nagar in which <b>Plot bearing No.78</b>, measuring east west on north and south 31.25 feet, north south on east and west 42.50 feet, totally measuring to 1328.125 sq fts equal to 123.38 sq meter equal to 3 cent bounded on</p> <p>North : East West 20 feet wide road East : Plot No 79 South : Plot no 92 West : Plot No 77</p>		
<p><b>Lot 4</b> Tirunelveli Registration District, Tirunelveli Joint No 2, Sub Registrar Office, Ramalinganery Village and Panchayat Ayan Punjai S.No 13/ 3C measuring 2.74 hectares equal to 6 acre 77 cent in which laid house site plots named Muthu Nagar in which <b>Plot bearing No. 92</b>, measuring east west on north and south 31.25 feet, north south on east and west 42.50 feet, totally measuring to 1328.125 sq fts equal to 123.38 sq meter equal to 3 cent bounded on</p> <p>North : Plot No 78 East : Plot No 91 South : East West 20 feet wide road West : Plot No 93</p> <p>Tirunelveli Registration District, Tirunelveli Joint No 2, Sub Registrar Office, Ramalinganery Village and Panchayat Ayan Punjai S.No 13/ 3C measuring 2.74 hectares equal to 6 acre 77 cent in which laid house site plots named Muthu Nagar in which <b>Plot bearing No. 93</b>, measuring east west on north and south 31.25 feet, north south on east and west 42.50 feet, totally measuring to 1328.125 sq fts equal to 123.38 sq meter equal to 3 cent bounded on</p> <p>North : Plot No 77 East : Plot No 92 South : East West 20 feet wide road West : Plot No 94</p>	<p>4.90</p>	<p>0.49</p>

<p>Tirunelveli Registration District, Tirunelveli Joint No 2, Sub Registrar Office, Ramalinganery Village and Panchayat Ayan Punjai S.No 13/ 3C measuring 2.74 hectares equal to 6 acre 77 cent in which laid house site plots named Muthu Nagar in which <b>Plot bearing No. 94</b>, measuring east west on north and south 31.25 feet, north south on east and west 42.50 feet, totally measuring to 1328.125 sq fts equal to 123.38 sq meter equal to 3 cent bounded on</p> <p>North : Plot No 76 East : Plot No 93 South : East West 20 feet wide road West : Plot No 95</p>		
<p><b>Lot 5</b> Tirunelveli Registration District, Tirunelveli Joint No 2, Sub Registrar Office, Ramalinganery Village and Panchayat Ayan Punjai S.No 13/ 3C measuring 2.74 hectares equal to 6 acre 77 cent in which laid house site plots named Muthu Nagar in which <b>Plot bearing No. 153</b>, measuring east west on north and south 31.25 feet, north south on east and west 42.50 feet, totally measuring to 1328.125 sq fts equal to 123.38 sq meter equal to 3 cent bounded on</p> <p>North : East West 20 feet wide road East : Plot No 154 South : S.No 14/1A West : Plot No 152</p> <p>Tirunelveli Registration District, Tirunelveli Joint No 2, Sub Registrar Office, Ramalinganery Village and Panchayat Ayan Punjai S.No 13/ 3C measuring 2.74 hectares equal to 6 acre 77 cent in which laid house site plots named Muthu Nagar in which <b>Plot bearing No. 154</b>, measuring east west on north and south 31.25 feet, north south on east and west 42.50 feet, totally measuring to 1328.125 sq fts equal to 123.38 sq meter equal to 3 cent bounded on</p> <p>North : East West 20 feet wide road East : Plot No 155 South : S.No 14/1A West : Plot No 153</p>	<p><b>3.25</b></p>	<p><b>0.32</b></p>

**DATE & TIME OF e-AUCTION SALE**

**30<sup>th</sup> day of January 2025 between 11:00 AM to 05:00 PM**

(with unlimited auto extension of 10 minutes each and bids shall be in multiples of Rs.0.50 Lakh)

**Last date & time of Submission of Bid along with EMD: 30<sup>th</sup> day of January, 2025 at 05:00 PM**

**Terms and Conditions:**

1. The sale shall be subject to the Terms & Conditions as prescribed in the Security Interest (Enforcement) Rules 2002. Detailed terms and conditions of the sale is available/published in the following websites/web portal:

I) <https://baanknet.com>

II) <https://www.ucobank.com>

यूको बैंक, अंचल कार्यालय, विजय टॉवर, पहला तल, 22 फादर रॉन्डी स्ट्रीट, आर एस पुरम, कोयंबटूर - 641 002

UCO BANK, ZONAL OFFICE, VIJAY TOWERS, 1ST FLOOR, 22 FATHER RANDY STREET, R S PURAM, COIMBATORE - 641 002

PHONE: 0422 - 4509966/4509908 FAX: (0422) 4509988 E-MAIL: [ZO.COIMBATORE@UCOBANK.CO.IN](mailto:ZO.COIMBATORE@UCOBANK.CO.IN)

Follow UCO Bank on Twitter: [UCOBANKOfficial](https://twitter.com/UCOBANKOfficial); Facebook: [Official.UCOBank](https://facebook.com/UCOBANK); Instagram: [Official.ucobank](https://instagram.com/Official.ucobank); LinkedIn: [UCO BANK](https://linkedin.com/company/UCO BANK); You Tube: [UCO Bank Official](https://youtube.com/UCO Bank Official)



2. The property(ies) is/are being sold on "As is Where is" & "As is What is" & "Whatever There is" basis.

3. The particulars of Secured Assets specified in the "Description of the Property(ies)" hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

4. The Sale will be done by the undersigned through e-auction platform provided at the Website with the URL: <https://baanknet.com> and start at 11:00 AM on 30-01-2025.

5. It is open to the Bank to appoint a representative for placing self-bid in order to participate in the auction.

कृते यूको बैंक For UCO BANK

अधिकृत अधिकारी  
(Mr CHANKEY RAJ SINGH)

Chief Manager and Authorized Officer  
UCO Bank (Secured Creditor)

Date : 10-01-2025  
Place : COIMBATORE

**OTHER TERMS AND CONDITIONS OF E-AUCTION SALE**

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be "online e-auction" bidding through website <https://baanknet.com> on 30/01/2025 between 11:00 A.M. to 05:00 P.M. with unlimited extensions of ten minutes each.
2. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration, Terms & Conditions on Online Inter-se Bidding etc., may visit the website <https://baanknet.com>
3. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>
4. E-auction platform will be provided by e-Auction service provider, M/s PSB Alliance having its registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (Contact Number: +91 82912 20220 and e-mail: [psba@psballiance.com](mailto:psba@psballiance.com)). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-auction service provider's website, URL: <https://baanknet.com> Complete Buyer Guide for Login & Registration and bidding process & methodology are also available on the service provider's website.
5. The property shall not be sold below the Reserve Price and Bidders shall improve their further offers in multiple of Rs.50,000/- (Rupees Fifty Thousand only).
6. The e-Auction of above property(s) would be conducted exactly on the Scheduled Date & Time as mentioned against the property (ies) by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid".

यूको बैंक, अंचल कार्यालय, विजय टॉवर, पहला तल, 22 फादर रॉन्डी स्ट्रीट, आर एस पुरम, कोयम्बतूर - 641 002

UCO BANK, ZONAL OFFICE, VIJAY TOWERS, 1ST FLOOR, 22 FATHER RANDY STREET, R S PURAM, COIMBATORE - 641 002

PHONE: 0422 - 4509966/4509908 FAX: (0422) 4509988 E-MAIL: [ZO.COIMBATORE@UCOBANK.CO.IN](mailto:ZO.COIMBATORE@UCOBANK.CO.IN)

Follow UCO Bank on Twitter: [UCOBANKOfficial](https://twitter.com/UCOBANKOfficial); Facebook: [Official.UCOBank](https://facebook.com/UCOBANKOfficial); Instagram: [Official.ucobank](https://instagram.com/Official.ucobank); LinkedIn: [UCO BANK](https://linkedin.com/company/UCO BANK); YouTube: [UCO Bank Official](https://youtube.com/UCO Bank Official)



**Increase Amount". Ten(10) minutes** time will be allowed to bidders to quote successive higher bid .The closing time will automatically get extended (subject to maximum of **unlimited extensions of 10 minutes each**) from the time a bid to the last highest bid is received before the closing time. In case of extension of closing time, if no higher bid is offered by any bidder within ten minutes to the last highest bid, the e-auction shall be closed. In other words, **the e-auction shall be closed on closing time specified in this sale notice if no higher bid is offered by any bidder within ten minutes of the last highest bid where the last highest bid was received ten minutes prior to closing time.**

7. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. In case of any difficulty or need of assistance before or during e-Auction process bidder may contact authorized representative of our e-Auction Service Provider (URL: <https://baanknet.com>). Details of which are available on the e-Auction portal.
8. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email to the mobile no/ email address given by them/ registered with the service provider.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded to their wallet automatically by system, once the decision of the Authorized Officer on accepting the successful bid is recorded in system. **The Earnest Money Deposit shall not bear any interest.** The successful bidder shall have to deposit 25% of the auction price less the EMD already paid, within 24 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price to the credit of **Account No: 05090210001547, Name of The Account: UCO BANK NEFT ACCOUNT, IFSC – UCBA0000509**, on or before 15th day of confirmation of sale or within such extended period as agreed upon in writing by the purchaser and Authorized Officer (depending upon the sole discretion of the Authorized Officer), in any case not exceeding three months. **If any such extension is allowed, the amount deposited by the successful bidder shall not carry any interest.** In case of default in payment by the highest and successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property/amount.
10. **Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194- IA of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount/full deposit of BID amount and this will be above the sale consideration amount.**
11. **The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or vary the terms of the auction or postpone/cancel/adjourn/discontinue the auction at any time without assigning any reason and without any cost or compensation whatsoever therefor and the decision of the Authorized Officer in this regard shall be final and conclusive.**
12. The sale certificate shall be issued in favor of successful bidder only, not in favour of his/her nominee(s) or representative(s), on deposit of full bid amount in compliance with the provisions of the SARAESI Act,2002 and the Rules made there under.
13. The purchasers shall bear the stamp duties charges including those of sale certificate registration charges, all statutory dues payable to Government, Society, Builder and other authorities, taxes and rates and outgoing both existing and future relating to the property. The sale certificate will be issued only in the name of successful bidders.

यूको बैंक,अंचल कार्यालय, विजय टॉवर,पहला तल , 22 फादर रांडी स्ट्रीट ,आर एस पुरम ,कोयम्बतूर -641 002

UCO BANK, ZONAL OFFICE, VIJAY TOWERS, 1ST FLOOR, 22 FATHER RANDY STREET, R S PURAM, COIMBATORE - 641 002

PHONE: 0422 – 4509966/4509908 FAX: (0422) 4509988 E-MAIL: [ZO.COIMBATORE@UCOBANK.CO.IN](mailto:ZO.COIMBATORE@UCOBANK.CO.IN)

Follow UCO Bank on Twitter: [UCOBANKOfficial](#); Facebook: [Official.UCOBank](#); Instagram: [Official.ucobank](#); LinkedIn: [UCO BANK](#); You Tube: [UCO Bank Official](#)

14. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes, fees, cost & expenses specified under known encumbrances etc. shall have to be borne by the purchaser himself/herself. **Such amounts will be above the sale consideration amount.**
15. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The intending purchaser can inspect the property on or before **29-01-2025 between 11:00 A.M. to 04:00 P.M. with prior appointment. Please contact Mr./Mrs. SUBHA NS, Mobile No: +91 - 97913 75642, E-mail - tirune@ucobank.co.in, zocoimbatore.rec@ucobank.co.in**
16. To the best of knowledge and information of the Authorized Officer, **there is no encumbrances on property affecting the security interest\*\*\*.** However, the intending bidders should make their own independent inquiries/inspection and satisfy themselves regarding the title of property, claims /rights/dues/encumbrances etc. affecting the property, prior to submitting their bid. **The e-Auction advertisement does not constitute and will not be deemed to construe any commitment or any representation on the part of the Bank or the Authorized Officer. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party rights/claims /charges/liens/dues/encumbrances in any manner whatsoever.**
17. The bidder should ensure proper internet connectivity, power back-up etc. before bidding for the property put in e-auction. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reason(s)/contingencies affecting the e-auctions.
18. In case date and time of e-auction is changed due to any administrative exigencies or any event necessitating such change, Bank will endeavor to intimate the bidders through the service provider at the registered email addresses or through SMS on the mobile number/email address given by them/registered with the service provider.
19. **It is open to the Bank to appoint a representative for placing self-bid in order to participate in the E-Auction.**
20. The Notice is also to the Borrower(s), Guarantor(s) in particular and the public in general.

कृते यूको बैंक For UCO BANK

अधिकृत अधिकारी Authorised Officer  
(Mr CHANKEY RAJ SINGH)  
Chief Manager and Authorized Officer  
UCO Bank (Secured Creditor)

Date : 10-01-2025  
Place : COIMBATORE



यूको बैंक, अंचल कार्यालय, विजय टॉवर, पहला तल, 22 फादर रांडी स्ट्रीट, आर एस पुरम, कोयंबटूर - 641 002

UCO BANK, ZONAL OFFICE, VIJAY TOWERS, 1ST FLOOR, 22 FATHER RANDY STREET, R S PURAM, COIMBATORE - 641 002

PHONE: 0422 - 4509966/4509908 FAX: (0422) 4509988 E-MAIL: ZO.COIMBATORE@UCOBANK.CO.IN

Follow UCO Bank on Twitter:UCOBANKOfficial; Facebook:Official.UCOBank; Instagram:Official.ucobank; LinkedIn:UCO BANK; You Tube:UCO Bank Official