

THROUGH COURIER/EMAIL/ RPAD

Ref: S.N/1ST/ UNICOFEB03
Loan A/c: 801531136901

Date: 28-02-2026

To,

MR.BALASUBRAMANIYAM

Residence Address: No:2-119, Molapparai, Kottamettupatti, Omallur,
Kamalapuram, Salem -636309

Property Address: OLD SF NO 203 204 NEW SF NO 203 5 204 5 MANIYATHAHALLI SRI
AMMAN NAGAR NALLAMPALLI DHARMAPURI 636807

KALIAPPAN K

Residence Address: No:2-119, Molapparai, Kottamettupatti, Omallur,
Kamalapuram, Salem -636309

Property Address: OLD SF NO 203 204 NEW SF NO 203 5 204 5 MANIYATHAHALLI SRI
AMMAN NAGAR NALLAMPALLI DHARMAPURI 636807

Subject: SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

Ref.: Loan Account No. 801531136901

Dear Sir/ Madam,

The authorized officer of **UNICO Housing Finance Private Limited**. ("**Secured Creditor**") hereby informs you that despite service of the demand notice dated **15-09-2025** under section 13(2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 ("**SARFAESI Act**"), you the above named borrowers, co- borrowers/ guarantors have miserably failed to make the payment of the of the demanded amount within 60 days of the said notice, as such, the Constructive possession of the secured asset mentioned in schedule - A, had been taken by the authorized officer of the secured creditor.


The notice is hereby given to you that the secured creditor, shall now proceed to sell the secured asset by adopting any one of the methods mentioned in rule 8(5) of above rules. As such, you all are advised, in your own interest, to obtain sponsors/ valid offers in the prescribed manner for consideration, for the said property or pay the entire outstanding dues with charges levied therein of the secured creditor.

We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within **30 days** from the date of publication of this notice, the entire outstanding loan amount together with further interest, penal interest, costs and charges thereon till the date of payment, as per the agreed terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After **30 days**, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly.

UNICO HOUSING FINANCE PRIVATE LIMITED

Regd Office : The Oval, 8th Floor, No.10 & 12, Venkatanarayana Road, T.Nagar, Chennai - 600017

CIN : U64990TN2023PTC158736 © 044 61117111

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THE AUTHORIZED OFFICER OF THE SECURED CREDITOR HEREBY SERVES ON YOU THIS NOTICE OF SALE OF THE SCHEDULED PROPERTY WHICH WILL BE SOLD AFTER **30 DAYS** BY WAY OF ONLINE PUBLIC AUCTION/ E-AUCTION ON **31-03-2026 FROM 02.00 P.M. TO 04.00 P.M** STRICTLY ON "**AS IS WHERE IS**", "**AS IS WHAT IS**", "**WHATEVER THERE IS**" AND "**WITHOUT ANY RECOURSE**" BASIS" FOR RECOVERY OF THE SECURED DEBT OF **RS. 2422518.00/- (Rupees Twenty-Four Lakh Twenty-Two Thousand Five Hundred Eighteen Only) due as on 28-02-2026** ALONG WITH FURTHER INTEREST AND OTHER EXPENSES THEREON TILL DATE OF REALIZATION.

The Reserve Price for the Property is **Rs. 2500000/- (RUPEES TWENTY-FIVE LAKHS ONLY)**. We hereby inform you that you have absolute right for the redemption of property till the Sale confirmation is issued in favor of the Bidder. You may note that in case the sale proceeds of such sale of the Secured Asset are not sufficient to cover the entire outstanding dues of the secured creditor, then you are all jointly and severally liable to pay the amount of such shortfall to the Secured Creditor.

IN VIEW OF THE AFORESAID, THE AUTHORISED OFFICER OF THE SECURED CREDITOR IS ISSUING THIS NOTICE OF SALE IN COMPLIANCE OF RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

A COPY OF APPENDIX IV-A TO BE PUBLISHED IN TWO LEADING NEWSPAPERS IS ATTACHED HEREWITH FOR YOUR INFORMATION.

SCHEDULE-A

[Description of the Secured Asset]

In Dharmapuri District. Dharmapuri Registration District, Dharmapuri West Sub Registration District, Nallampalli Taluk, Maniyathahalli Village,

1. Sy.No.203, Dry Ext. Ac.4.49 Cents of land, Asst Rs. 5.03np., in this New Sub Division Patta No.7109, Sy.No.203/5, Dry. Ext. Hec.0.15.50 (or) Ac.0.38 Cents of land, Asst Rs.0.43np.,

2. Sy.No. 204/5, Dry Ext.Ac.5.80 Cents of land, Asst Rs.6.50np., in this Sub Division Sy. No.204/5, Dry.Ext.Hec. 1.13.50 (or) Ac.2.80 Cents of land, Asst Rs.3.14np. in this New Sub Division Sy No.204/5A. Dry Ext. Hec.0.79.76 (or) Ac. 1.97 Cents of land, Asst Rs.2.21np.

Totally two survey numbers measuring an extent of Ac.2.35 Cents of land has been divided into house Plots and the layout has been formed in the name and style of "SREE AMMAN NAGAR" and the same was approved by the Deputy Director of Town and Country Planning, Dharmapuri vide its Na Ka.No.1345/2021/Tha. Ma dated 16.12.2021, Approval No. Ma.Va/Ma.Na.UuA (Tha. Ma) No.52/2021 and also approved by the Panchayat President of Maniyathahalli Village Panchayat and Tamil Nadu Real Estate Regulatory Authority File No. TNRERA/11420/2022, approved No. TN/09/Layout/6863/2022 dated 18.08.2022 in which Plot No.18, measuring an extent of 1200 Sq. Feet of land bounded as follows

To the South of ; Plot No. 19

To the North of ; Plot No. 17

To the West of ;30 feet wide Layout Road

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To the East of ; Plot No.3

In the midst measuring:

East to West on North Side 50 Feet
East to West on South Side 50 Feet
South to North on East Side 24 Feet
South to North on West Side 24 Feet

Totally measuring extent of 1200 Sq. Feet of land along with common way and all easement rights.

The above said Plot Comes Under Sy.No.204/5A, in this New Sub Division Sy.No.204/5A1A1A. The Property Comes Under the Village Panchayut limits of Maniyathahalli and Union Council of Nallampalli

For UNICO Housing Finance Private Limited


Authorised Officer
Encl: Appendix IV-A

Appendix IV-A

[See proviso to Rule 8(6)]

E-Auction Sale Notice for sale of Immovable Properties

E-Auction sale notice of **30 days** 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 **UNICO Housing Finance Private Limited** [CIN:U64990TN2023PTC158736], the Secured Creditor, will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” basis on **31-03-2026** from **02.00 P.M. to 04.00 P.M.** (with automated extensions of 5 minutes each in terms of the Tender Document), for **RS. 2422518.00/- (Rupees Twenty-Four Lakh Twenty-Two Thousand Five Hundred Eighteen Only)** due as on **28-02-2026** against Loan Account No. **801531136901** by way of outstanding principal, arrears (including accrued late charges) and interest till the date of actual payment along with applicable future interest in terms of the loan agreement, due to the Secured Creditor from **MR. BALA SUBRAMANIYAM and KALIAPPAN K.**

The Reserve Price for the auction is **Rs. 2500000/- (RUPEES TWENTY-FIVE LAKHS ONLY)**, and the Earnest Money Deposit **Rs.250000/- (Rupees Two Lakhs Fifty Thousand only)** i.e. 10% of the Reserve Price, which shall be deposited through **Demand Draft drawn in favour of UNICO Housing Finance Private Limited**, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document to participate in the E-auction) immediately i.e. either on the same day or not later than the next

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working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of confirmation of sale of the immovable property.

SCHEDULE A
[DESCRIPTION OF THE PROPERTY]

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*** Last date of submission of Bid/ EMD/ Request letter for participation is 28.03.2026 till 5 PM.**

**** Bid Increment Amount is allowed in multiples of Rs.10,000/-.**


***** Date of Inspection of Property :- 18.03.2026 and 25.03.2026.**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://www.unicohfc.com> and <https://www.auctionfocus.in>

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The intending bidders can also contact Mr. Rajesh on his Mobile No. 9994310763.

For any assistance towards e-auction contact Help Line No : 9016641848; Email Id:
support@auctionfocus.in

Date:- 28-02-2026

Place: Dharmapuri.



AUTHORISED OFFICER

UNICO Housing Finance Private Limited