

 KVB Karur Vysya Bank <i>Smart way to bank</i>	577, II Floor, Oppanakkara Street, Divisional Office, Coimbatore – 641 001.
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PUBLIC NOTICE FOR SALE OF SECURED ASSETS AND IMMOVABLE PROPERTY

E-AUCTION NOTICE

Pursuant to the possession taken by the Authorized Officer under SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 for recovery of the secured debts due to The Karur Vysya Bank Limited amounting to Rs 2,38,67,217.60 (Rupees Two Crore Thirty Eight Lakhs Sixty Seven Thousand Two Hundred and Seventeen & paise Sixty only) excluding the incidental and other charges as on 24.03.2015 with further interest thereon from the borrowers 1) M/s. Shivani Info Tech, Parthnership Firm having office at 39B, Vinayagar Kovil Street, Krishnaswamy Nagar, Ramanathapuram, Coimbatore-641045 its partners 2) Shri. V.Balachandran, and the 3) Smt. B.Sheji, W/o.V.Balachandran, both are residing at D.No. 51, 5th street, SNV Garden, Nanjundapuram road, Ramanathapuram, Coimbatore-36 (No 2 & 3 are guarantors of the said firm). Whereas the undersigned has decided to put up for E-auction of the mortgaged properties (under Rule 8 (6) & (9) of Security interest (Enforcement) Rules 2002 & SARFAESI Act 2002) on 'AS IS WHERE IS' & 'WHAT IS WHERE IS' BASIS, the details of the secured assets / immovable properties mortgaged to the bank for the recovery of secured debts are as under:

Details of properties
<p><u>Item No.1</u></p> <p>All that piece of land situated in Registration District of Coimbatore and Sub Registration District of Peelamedu, Coimbatore Taluk, Ramanathapuram Village, in S. F. No. 497/2 dry acre 1.60, in this acre 0.85 land converted into House Sites with formation of roads and the layout and in this layout Site No. 1 & 2 bounded with the following boundaries and measurements:</p> <p><u>Site No. 1 – 2489 sq.ft.</u> Boundaries</p> <p>North Of 30 Ft. East West Road South Of Venkatachala Thevar's Property East Of Site No. 2 (Item No. 2 property) West Of 50 Ft. South North Road</p> <p>Measuring East to West 43.0' On the North East to West 40.0' On the South South to North 55.0' On the East South North 60.0' On the West</p> <p>With a Splay 4.0' On the South East Corner Measuring 2489 sq.ft.as per document in favour of present title holder (2155.70 sq ft as per actual measurement)</p> <p><u>Site No. 2 – 2400 sq.ft.</u> Boundaries</p> <p>North Of 30 Ft. East West Road South Of Venkatachala Thevar's Property East Of Site No. 3 West Of Site No. 1 (Item No. 1 Property)</p> <p>Measuring East to West on both side 40.0' South to North on both side 60.0' Measuring 2400 sq.ft.</p> <p>In the above said both sites totally admeasuring with an extent of 4889 sq.ft as per document in favour of title holder (4555.70 sq ft as per actual measurement) of vacant site with usual pathway rights to use the layout roads, the above property is situated within the limits of Coimbatore Corporation.</p>

Item No.2

All the piece of land situated at Registration District of Coimbatore and Sub-Registration district of Singanallur, Coimbatore Taluk, Uppilipalayam Village, an extent in S.F.Nos 624 part, 623/1 & 2, 629 in the dry acre 6.76, and the same converted into House sites with formation of roads and the layout in the name of "S N V Garden" got approval in District Planning Authority vide no.:402/1995 by director of Town Planning Authority, Chennai.

In this layout, the site No.51 bound with the following Boundaries & Measurements.

Boundaries:

North Of Park Reserve Site
South Of 23 feet East West Layout Road
East Of Site No.50
West Of Site No.52

Measuring:

East to West on both side 33.0'
South to North on both side 70.0'

Admeasuring 2310 Sq.ft or 5 Cents 132 Sq.ft with residential building with usual pathway rights to use the layout roads, the above site No.51 situate in S.F. No 629, Situated within the limits of Coimbatore Corporation.

Reserve Price for the item wise lot are	Item No.1 – Rs.1,32,00,000/- (Rupees One Crore Thirty Two lakhs only) Item No.2 – Rs 85,00,000/- (Rupees Eighty five lakhs only)
Earnest Money Deposit (10% of Reserve Price)	Item No.1 – Rs.13,20,000/- (Rupees Thirteen lakhs Twenty Thousand only) Item No.2 – Rs.8,50,000/- (Rupees Eight lakhs fifty thousand only)
Inspection of the Asset	On all working days Between 11.00 am and 05.00 pm
Contact Number	Branch Manager - 9655006801
Last date & time for submitting Online Tenders	30.04.2015 - 05.00 pm
Bid Multiplier Amount	Rs.1,00,000/-
Date and time of Auction	02.05.2015 – 10.30 am to 11.30 am

E-Tender Applications can be submitted online through the portal www.matexauctions.com on or before the closing time of 05.00 pm (Dt.30.04.2015)

Our contact detail in the Term and condition, for buyer to get assistance for E auction process.
(R.Gopinath Mob: 9944171360 landline: 0422 3209003/ 3209004, Mail: gopinath@matexnet.com)

The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS / NEFT to Nodal Bank Account without time lag, failing which the tender becomes disqualified.

The Nodal Bank Account No. / IFSC Code etc for online money transfer is as under:

S.No	Nodal Bank A/c No	IFSC Code
1	The Karur Vysya Bank Ltd., Central Office – in favour of M/s.Shivani Info Tech, Coimbatore - Ramanathapuram branch - A/c.No.1101351000000973	KVBL0001101

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER:

1. For detailed procedure and terms and conditions of E-Auction, interested bidders may visit <http://www.matexauctions.com> and download relevant documents. Interested bidders may also get in touch with service provider on below mentioned contact numbers.
2. Bidders are required for participating in the E-auction to hold Digital Signature Certificate and also to furnish the details in the Auction Application Form available on the site.
3. The said EMD shall be adjusted in the case of highest bid, otherwise it will be refunded. The earnest money deposit will not carry any interest. Brokers / Middlemen shall not be entertained.
4. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid to the Authorised Officer and shall be subject to confirmation by the Bank.
5. The purchaser shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit within 24 hours (Banking Days) of acceptance of highest bid by the Authorized Officer in respect of sale, failing which the Earnest Money Deposit shall be forfeited. The highest bidder shall be declared to be the purchaser of the property mentioned herein provided he should be legally qualified to bid at all stage.
6. The balance 75% of the sale price shall be paid by the purchaser on or before 15th day (during banking hours) of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.
7. In default of payment of sale price or any part thereof within the period(s) mentioned hereinabove, the deposit(s)/ Part payment shall be forfeited and the property shall be resold and the defaulting purchase shall forfeit all claims to the property or any of the sum for which it may be subsequently sold.
8. On confirmation of the sale by the Bank and or compliance of the terms of payment the Authorized Officer shall issue a certificate of sale of the said property in favour of the purchaser in the form given in Appendix V to Enforcement of Security Interest Rules.
9. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof and his decision will be final binding on all the parties attending the auction.
10. Participation by any person in the sale shall be treated as conclusive evidence of the fact that the party has inspected the property/ies offered for sale and satisfied himself about the title of the property. It shall also imply and be taken for granted that the party has carefully gone through and understood the terms and conditions of auction including the amendments if any, prevailing at the time of auction bid. No objection shall be entertained by the Bank and or the Authority after the bid is accepted.
11. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, all taxes etc, as applicable as per law of Government of India and other Authorities.

12. Delivery / possession should be taken by the purchaser or his authorized representative against proper authorization letter only and it should be completed within the time schedule at their own risk, cost and arrangement and they will not be entitled to claim any facility or assistance or cost on this account from the Bank.
13. Any other conditions / changes / amendments to the auction terms and conditions, if made, and which are not incorporated in these terms and conditions will be announced at the time of auction which will be binding on the bidders.
14. The Bank reserves its right to accept / reject any bid, withdraw any property at any stage from auction sale after acceptance of the deposit amount for full value by the buyer, without assigning any reason thereof and value of such properties if paid for, shall be refunded.
15. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.
16. The property/ies will be put for auction as per the convenience of Bank and it is not obligatory to go serially if the properties are more in number.
17. The properties shall remain in every respect at the risk of the purchaser from the date of acceptance of their offer and the Bank shall have no liability for the safe custody or preservation thereof till the date of delivery / taking possession by the purchaser.
18. All persons participating the E-Auction should upload and submit his / their sufficient and acceptable proof of his / their identity, residence and authority and also PAN / TAN cards etc.
19. In the Schedule mentioned property in item No. 2 is also charged to the Housing Loan facility granted to Mr. V. Balachandran (Ac. No.1620753000000171) and we reserve our right to appropriate the sale proceeds from the said property to the said housing loan.

30 days sale notice to the borrowers / guarantors / mortgagors / legal heirs of the deceased (read Rule 8 (6) of Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the above mentioned borrowers/Guarantors/mortgagors/legal heirs of the deceased to pay a sum as mentioned in Section 13(2) notice before the date of Auction failing which the property will be auctioned and balance due, if any will be recovered with interest and cost from you.

Date: 27.03.2015

Place: Coimbatore

Authorized Officer.
The Karur Vysya Bank Ltd.,