



577, II Floor, Oppanakara Street,  
Divisional Office,  
Coimbatore – 641 001.

**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.60,16,504.91 (Rupees Sixty Lakhs Sixteen Thousand Five Hundred and Four and Paise Ninety One only) as on 30.11.2014 (excluding incidental and other charges) with further interest thereon from the borrower M/s. ACE HOUSING PROJECTS, Site No.18, Rose Avenue, Velampalayam Main Road, Kaniyampundi, Avinashi Taluk, Tirupur – 641 663 also at 2C, First Floor, Hari Complex, Near Sangeetha Theatre, Union Mill Road, Tirupur – 641 601 represented by its Sole Proprietor Mr. A.R. Shivashanmugam, S/o. Mr. A. Radhakrishnan, No.28, Murugasamy Layout, NRK Puram, Tirupur – 641 607 and Guarantor Mr. N. Raja, S/o. N. Narayanasamy, No.7, Lakshmi Nagar, Tirupur – 641 602. 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:

**Description of property**

**(PROPERTY IN THE NAME OF MR. N. RAJA)**

IN TIRUPUR REGISTRATION DISTRICT, TIRUPUR JOINT I SUB-REGISTRATION DISTRICT, TIRUPUR TALUK, IN THOTTIPALAYAM VILLAGE, IN SF. NO. 681, TIRUPUR MUNICIPAL CORPORATION,

**Item No.1 :-**

PRESENT WARD NO. 18, LAKSHMI NAGAR NORTH, OLD T. S. NO. 102, BLOCK NO. 3, WARD NO. 2, NEW T. S. NO. 32, BLOCK NO. 13, WARD NO. 'J', IN THIS, NORTHERN PART OF LAND SITUATED WITHIN THE FOLLOWING BOUNDARIES:

NORTH OF "A" SCHEDULE OF PROPERTY AND ITEM NO. 2'S CART TRACK,

SOUTH OF 5 FEET ROAD AND T. S. NO. 31,

EAST OF 10 FEET SOUTH NORTH ROAD AND

WEST OF T. S. NO. 46,

WITHIN THIS, EAST WEST 23.2 METER ON THE NORTHERN SIDE, EAST WEST 26 METER ON THE SOUTHERN SIDE, SOUTH NORTH 36.3 METER ON THE EASTERN SIDE AND SOUTH NORTH 34.1 METER ON THE WESTERN SIDE, FROM THIS POINT 0.8 METERS TOWARDS EAST AND FROM THIS POINT 1.5 METERS TOWARDS NORTH, THUS MAKING THE ABOVE EXTENT **9484.16 SQ. FT.** OR 881.1 SQ. MTRS. OF VACANT LAND.

**Item No.2 :-**

PRESENT WARD NO. 18, LAKSHMI NAGAR NORTH, OLD T. S. NO. 102, BLOCK NO. 3, WARD NO. 2, NEW T. S. NO. 32, BLOCK NO. 13, WARD NO. 'J', IN THIS, EASTERN SIDE, COMMON CART TRACK SITUATED WITHIN THE FOLLOWING BOUNDARIES:

NORTH OF SOUTH NORTH ROAD,

SOUTH OF ABOVE SAID PROPERTY,

EAST OF "A" SHARE OF PROPERTY AND

WEST OF T. S. NO. 46,

WITHIN THIS, EAST WEST 4.2 METER ON THE NORTHERN SIDE, EAST WEST 4.8 METER ON THE SOUTHERN SIDE, SOUTH NORTH 13.4 METER ON THE EASTERN SIDE AND SOUTH NORTH 13.3 METER ON THE WESTERN SIDE, THUS MAKING THE ABOVE EXTENT 646.70 SQ. FT. OR 60.08 SQ. MTRS. OF COMMON CART TRACK, IN THIS, COMMON HALF SHARE MEASURING 30.04 SQ. MTRS. OR **323.35 SQ. FT.** OF COMMON CART TRACK LAND.

**Item No.3 :-**

PRESENT WARD NO. 18, LAKSHMI NAGAR NORTH, OLD T. S. NO. 102 & 110, BLOCK NO. 3, WARD NO. 2, NEW T. S. NO. 36 & 37, BLOCK NO. 13, WARD NO. 'J', IN THIS, LANDS MEASURING 3853.51 SQ. FT. SITUATED WITHIN THE FOLLOWING BOUNDARIES:

NORTH OF PROPERTY OWNED BY M. AVANASHIAPPA GOUNDER,

SOUTH OF PROPERTY OWNED BY P. BALASUBRAMANIAM,

WEST OF 10 FT. SOUTH NORTH COMMON CART TRACK AND

EAST OF LAKSHMI NAGAR SOUTH NORTH ROAD,

WITHIN THIS, EAST WEST 22.6 METER ON THE NORTHERN SIDE, SOUTH NORTH 17.1 METER ON THE EASTERN SIDE, FROM THIS WEST CROSS 7.4 METER, FROM THIS WEST 14 METER, FROM THIS NORTH 15 METER, THUS, MAKING THE ABOVE EXTENT OF **3853.51 SQ. FT.** OR 358 SQ. MTRS. OF LAND AND BUILDING CONSTRUCTED THEREON BEARING DOOR NO. 9/5, 19(1)/7 AND 9, HAVING ASST. NOS. 29774, 29775 AND ELECTRICITY SERVICE CONNECTION NO. 202-008-1829, 202-008-989, 202-008-108 AND ALL OTHER APPURTENANCES THERETO.

THUS TOTAL EXTENT OF THE PROPERTIES MENTIONED IN ITEM NOS. (1), (2) & (3) ARE **13,661.02 SQ. FT.** OR 1269.108 SQ. MTRS. OF LAND ALONG WITH BUILDING AND RIGHT TO USE OTHER MAMOO ROAD TO REACH THE PROPERTY.

Reserve Price for the entire lot is	Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs only)
Earnest Money Deposit (10% of Reserve Price)	Rs.18,00,000/- (Rupees Eighteen Lakhs only)
Inspection of the Asset	On all working days Between 11.00 am and 05.00 pm
Contact Number	Chief Manager-9843284839
Last date & time for submitting Online Tenders	21.04.2015. - 5.00 pm
Bid Multiplier Amount	Rs.50000/-
Date and time of Auction	23.04.2015 – 10.30 am to 11.30 am

E-Tender Applications can be submitted online through the portal [www.matexauctions.com](http://www.matexauctions.com) on or before the closing time of 05.00 pm (DT. 21.04.2015)

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](mailto: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 A/c - M/s.Ace Housing Projects - Tirupur Main 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 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 15<sup>th</sup> 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. The security properties mentioned in the schedule is also charged to the SOD facilities granted to their sister concerns – M/s. Shiva & Co., and M/s. Sai Ram Traders and we reserve our right to appropriate the sale proceeds from the said property to the said SOD facilities.

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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: 18.03.2015  
Place: Coimbatore

Authorized Officer.  
The Karur Vysya Bank Ltd.,