



### E-AUCTION NOTICE

#### PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT, 2002

In exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of secured assets of the borrower taken by Authorised Officer for recovery of the secured debts dues to The Karur Vysya Bank Ltd, **Perambalur Branch**, amounting to **Rs. 1,76,24,563.62/- (Rupees One Crore Seventy Six Lakhs Twenty Four Thousand Five Hundred and Sixty Three and Paise Sixty Two only)** with interest and expenses thereon from the Borrower/Guarantor as detailed below **I) M/s SRI VINAYAGA MOTORS**, (Partnership Firm Represented by its Partners: I) Mr.V.Balusamy ii) Mrs.S.Sathiya) No.2/283, Ariyalur Main Road, Kunnam Post & Taluk,Perambalur -621708 **2) Mr.V.Balusamy**, S/o Mr.K.Velusamy, No.2/98 East Street, Anthur Village, Varagoor Post, Kunnam Tk, Perambalur -Dist -621708 **3) Mrs.S.Sathiya**, W/o Mr.S.Selvaraj, No.231/4, West Street, Anthur Village, Varagoor Post, Kunnam Tk, Perambalur-Dist-621708 and Guarantors **4) Mr.P.Selvaraj**, S/o Mr.A.Periyasamy, Mangalamedu Village, Ranjankudi Post, Veppanthattai Tk, Perambalur-Dist-621115. **5) Mr.K. Velusamy**, S/o Mr.Krishnasamy Udayar, No.2-9B, Anthoor Village, Kunnam Tk, Perambalur-621708. **II) M/s SATHIYA MOTORS**, (Represented by its Sole Proprietor:Mr.P.Selvaraj) No.1/369 Ariyalur Main Road, Kunnam Post, Perambalur -621708.

#### Details of Loan outstanding

Name of Borrower	Name of Guarantor	Account Number	Balance outstanding (Rs.)
M/s SRI VINAYAGA MOTORS (Partnership Firm Represented by its Partners: I) Mr.V. Balusamy ii) Mrs.S. Sathiya)	1.Mr.V. Balusamy	1625.280.63	<b>Rs.10,804,071.51</b> Plus interest runs from <b>01.05.2025</b>
	2.Mrs.S. Sathiya	1625.808.99	<b>Rs. 16,99,555.29</b> Plus, interest runs from <b>06.05.2025</b>
	3.Mr.K. Velusamy		
	4.Mr.P. Selvaraj		
M/s SATHIYA MOTORS (Represented by its Sole Proprietor:Mr.P.Selvaraj)		1625.280.274	<b>Rs. 44,05,337.51</b> Plus interest runs from <b>01.05.2025</b>
		1625.808.68	<b>Rs. 7,15,599.31</b> Plus interest runs from <b>06.05.2025</b>
		<b>TOTAL</b>	<b>Rs. 1,76,24,563.62</b>

Whereas the undersigned has decided to put up for E-auction of the immovable properties offers are invited by way of E-Tender for purchase of the following assets on "**AS IS WHERE IS**", "**AS IS WHAT IS**", AND "**WHATEVER THERE IS**" basis.

#### DESCRIPTION OF THE IMMOVABLE PROPERTY

##### Property No:1

In Perambalur District, in Ariyalur registration District, previously No 2 joint Sub-Registrar Ariyalur, presently veppur sub-registration District, kunnam taluk, in kunnam village iyan punja:



1. SF. 191/1 Ac.0.12C (Hec.0.05.0 Ares)
2. SF.191/2 Ac.0.27C (Hec.0.11.0 Ares)

Item 1 and 2 totalling Ac.0.39C, clubbed together as one unit with a RCC terraced building bearing Door No.1/369 with service connection thereon and now situate within the following four boundaries:

To North of the remaining extent in the same survey number belongs to chinnathambi.

To East of Ariyalur to Perambalur Road,

To West of Thangarasu Vahayara's land,

To South of Odai.

Item 1 and 2 are now comprised in patta Nos.394 and 722 at kunnam village.

### **Property No:2**

In Perambalur District, in Ariyalur registration District, Veppur Sub-Registration District, Kunnam Taluk and in Varagur Majura, Andoor Village limit natham S.F.No.198/1 Hec.5.20.5 ares, land equivalent to Ac.12.86 Cents, out of this land, East of West 70'feet on both side, North to South 14' feet on both side total extent of 980 Sq.fts equivalent to 91 Sq.Mts vacant site.

Now this property comes under the Natham New UDR S.F.370/26B, 00603 Sq.Mts including all the mamool pathway rights situated in the Andoor Village limit.

### **Boundaries:**

North : Rasu and Subramanian House

South : C.Murugan House

East : Kunnam to veppur north south main road

West : C.Murugan House

### **Property No:3**

In Perambalur District, in Ariyalur registration District, in Valikandapuram Sub Registration District, In Thevaiyur South Ayan Punjai UDR Survey No. 74/4 out of Hec.0.62.5 Ares (Old No.445/4A Acre 1.54 Cents ) which was sub divided as S.F.No.74/4A1 Plot Nos 7,8,9 in this out of Hec.0.59.5 Ares an extent of East West 122 Square feet on Northern side 107 Square feet on Southern side, North South 40 feet admeasuring total extent of 4580 Square feet vacant site, its mamool pathway right to it and a thatch in it and a bore well, electric connection in it, situate within the following four boundaries:-

To North of East West common Pathway

To West of Plot No.10 of Radhika,

To South of Plot No.21, North South common pathway and Plot No 22 & 25

To East of Ramar and Pitchaipillai Land

### **Property No:4**

Perambalur District, Ariyalur Registration District, Veppur Sub Registration District, Kunnam Taluk, and Varagur Majura, Andoor village limit Ayam Punja S.F.No.266/1B6, Hec.0.06.0 ares, As per Old S.F.No.266/1B, Ac.0.15 Cents, Ayan Punja S.F.266/2, Hec.0.53.0 ares, As per Old S.F.No.266/2, Ac 1.31 Cents, Total Ac.1.46 cents.



Four boundaries for both items:

South of Land belongs to Mr.Krishnasamy, Mr.Thangavel and road,

North of Land belongs to Mr.Periyasamy,

East of Mr.Thangavel, and Mr.krishnasamy Land

West of Mr.Krishnasamy Land

Within these four boundaries, total Ac.1.46 cents, and Patta Number bearing 207, including all the mamool rights, situated in the varagur Revenue village limit.

### **Property No:5**

Perambalur District,Ariyalur Registration District, Veppur Sub-Registration District, Kunnam Taluk, and in Varagur Majra, Andoor village limit Natham S.F.178/20A Now Sub Divided as SF No.178/20A1 Hec.0.03.0 ares, out of Hec.0.06.0 Ares Land equivalent to Ac.0.07 Cents,

North of : Land belongs to Mr.Ramalingam Share,

South of : Land belongs to Mr.Natchathiram Share,

West of : North to South Road,

East of : Mr.Sellamuthu Sepperumal Plot

Within these four boundaries, Hec.0.03.0 ares, land, and tile roof house constructed thereon, door no.2/9B, and patta number bearing 2058 including all the mamool pathway rights, situated in the Andoor village limit.

**Known Encumbrance: To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and 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. The Properties are 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 claims/rights/dues.**

Properties	Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Property No:1	Rs.60,00,000.00	Rs.6,00,000.00	Rs.50,000.00
Property No:2	Rs.8,00,000.00	Rs.80,000.00	Rs.25,000.00
Property No:3	Rs.24,00,000.00	Rs.2,40,000.00	Rs.25,000.00
Property No:4	Rs.27,00,000.00	Rs.2,70,000.00	Rs.25,000.00
Property No:5	Rs.16,00,000.00	Rs.1,60,000.00	Rs.25,000.00

 <b>Karur Vysya Bank</b> <i>Smart way to bank</i>	The Karur Vysya Bank Ltd Asset Recovery Branch R.S.No.170/9,Uthankudi Village Near Mattuthavani Bus Stand Madurai-625107. Ph:0452-2587113,2587112 Email:kvbl1859@kvbmail.com
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<b>Inspection of the Asset</b>	<b>All working Days – From 09.05.2025 to 29.05.2025 between 11.00 am to 5.00 pm</b>
<b>Last date and time for submitting online Tender &amp; Application Forms</b>	<b>Date: 29.05.2025 Time: 5.00 pm</b>
<b>Date and Time of E-Auction</b>	The E-Auction will take place through portal <a href="http://www.bankauctions.in">www.bankauctions.in</a> (Web address of e-auction provider) on <b>30.05.2025</b> between <b>3.00 PM to 4.00 PM with unlimited extensions of 5 minutes each till sale is concluded.</b>
<b>Nodal Bank account Name</b>	The Karur Vysya Bank Ltd, Central office-Bid Collection Account No: 1101351000000973, IFSC Code: KVBL0001101. - For the auction in the Loan A/c of. <b>M/s SRI VINAYAGA MOTORS &amp; M/s SATHIYA MOTORS</b>
<b>Contact Person &amp; Phone No</b>	ARB Chief Manager - 95855 95881 Recovery Officer – 99421 48790 Branch Manager – 9626522929 E Mail : arbmadurai@kvbmail.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.

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

1. E – Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS”.
2. The E-auction will take place through portal <https://bankauctions.in/> (Web address of e-auction provider) on **30.05.2025** from **3.00 pm to 4.00 pm** with unlimited extensions of **5** minutes each, till the sale is completed.
3. For detailed procedure and terms and conditions of E-Auction, interested bidders may visit <https://bankauctions.in/> and download relevant documents. Interested bidders may also get in touch with service provider on below mentioned contact numbers.
4. It shall be in the discretion of the Authorized Officer to cancel the auction proceeding for any reason and return the EMD submitted and Bank would not entertain any claim or representation in that regard from the bidders.
5. Particulars specified in respect of the said property/ies in the above schedule have been stated to the best of the information of the Authorized Officer / Bank.
6. The intending purchaser / bidder is required to submit amount of EMD and register their name at <https://bankauctions.in/> (Web address of e-auction provider) to the above mentioned account and get user ID and Password free of cost and get assistance on E-Auction from (Contact Name: **Mr. M. Dinesh**, Assistant Manager – Operations, Mobile no: **8142000735** and **8142000066** / Landline: **040-23736405** Email Id: [dinesh@bankauctions.in](mailto:dinesh@bankauctions.in) and [info@bankauctions.in](mailto:info@bankauctions.in). Cheques will not be accepted for EMD.



7.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.

8.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.

9.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 properties mentioned herein provided he should be legally qualified to bid at all stage.

10.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.

11.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.

12. 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.

13. 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.

14. 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, measurement, extent, boundaries and location of the property/ies. 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.

15. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc, as applicable as per law of Government of India and state of Tamilnadu (mention State) and other Authorities.

16. 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.

17. 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.



18. 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.

19. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.

20. 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.

21. 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.

22. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties.

23. 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.

24. Participation by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the assets offered for sale and satisfied himself/herself in all respects and the principle "Caveat Emptor" (let the buyer beware) will apply.

25. As per the Section 194 -1A of the Income Tax Act 1961, TDS @1% will be applicable on the sale proceeds where the sale transaction is Rs.50,00,000/-(Rupees Fifty Lakhs) and above. The successful bidder /purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the income tax department in Form No.16B, containing the Title Holder/s Name or their legal Heirs as the case may be and submit the original receipt of the TDS Certificate to the Bank.

26. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

### **Special Instructions**

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither The Karur Vysya Bank Ltd nor Service Provider will not be held responsible for any lapses / failure (Internet Failure, Power Failure etc.,) on the part of the vendor, in such cases, in order to ward-off such contingent situation bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

### **Statutory 15 days' Notice under 9(1) of the SARFAESI Act, 2002**

The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

**Date : 08.05.2025**

**Place : Madurai**

**For The Karur Vysya Bank Ltd.,  
(SD/-)**

**Authorized Officer**