

**Asset Recovery Branch**577 1st Floor,

Oppanakara Street,

Coimbatore – 641001

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**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES & E - AUCTION ON
07.09.2026**

E-Auction Sale Notice 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 following Borrower/s and Guarantor/s availed credit facilities from The Karur Vysya Bank Limited Branches mentioned below, the repayment of which are secured by Mortgage of below mentioned properties as per the details given below. As the under mentioned borrowers / guarantors failed to make payment despite the Demand Notice sent under SARFAESI Act-2002, the Authorized Officers of the Bank have taken Possession of the properties. As per Sec 13(4) of the Act, the Secured Creditor is entitled to sell the assets taken constructive possession of and realize the proceeds towards the outstanding balance. In accordance with the same, the Authorized Officers propose to sell the below mentioned securities by way of E-auction mode on 07.09.2026. The sale is made on “As is where is”, “As is what is” & “Whatever there is” condition.

SI No 1 : R S Puram Branch: 1) M/s Gomathi Traders (Borrower), Proprietorship concern, rep. by its Proprietor, No.609/B/3/A, Ranganathapuram, Podanur Post, Coimbatore – 641023, 2) Mr Vignesh Kandasamy Malaiyandi S/o Kandasamy Malaiyandi (Proprietor), No.4/16, Gowri Andavar Layout, Ponnaiyarajapuram, Coimbatore South, Coimbatore – 641001 and 3) Mrs Subbulakshmi Periyasamy W/o Periyasamy, No.1/148, Periyathottam Appliyalam, Ettiveerampalayam, Tiruppur – 641666.

Total Outstanding Rs.5,03,92,425.55 (Rupees Five Crores Three Lakhs Ninety Two Thousands Four Hundred and Twenty Five & Paise Fifty Five Only) as on 30.06.2026 for OCC and 05.07.2026 for Term Loan with interest and Costs, other charges and expenses thereon.

MORTGAGED ASSETS :

Item No.1: Property Covered Sale Deed No.3270/1985:

Tirupur Registration District, Tirupur Joint 1 Sub Registration District, Tirupur North Taluk, Tirupur Town, Ward No.4, Ward No.6, Perumanallur Road, Venkidappa Gounder layout in Thottipalayam Village, S.F.No.38/A1 (New T.S.No.69, Block No.9, Ward-D) Assessment No.5543 in one portion of land and extent of 3032 Sq.ft. Within the following boundaries:

East of Land belonged to Velusamy
West of Property belonged to A.K.Periyasamy
North of Property belonged to Chidambaram

South of Previously property belonged to Marappa Mudaliar

In this measurement:

Northern side East West 85 ½ ft
Southern side East West 93 ½ ft
Eastern side South North 35 ¾ ft
Western side South North 32 ft

Thus, making an extent of 3032 sqft corresponding 281.68 Sq. Mtr of land along with R.C.C building with relevant fittings and rights to use of roads and regular pathway rights thereon.

The above said land in western side south north 32 ft length compound wall and southern side east west 93 ½ ft length compound wall also thereon.

Item No.2: Property Covered Settlement Deed No.4110/1985 & No.4109/2023:

Tirupur Registration District, Tirupur Joint 1 sub Registration District, Tirupur North Taluk, Tirupur City Municipal Corporation limit, Thottipalayam village, Old Ward No.6, New Ward No.26, Perumanallur Road in Venkidappa Gounder layout in T.S. Ward-D, (Block No.19, T.S.No.7) Thottipalayam Village, S.F.No.38/A1, Old Block No.9, Old T.S.No.69 an extent of 6805 ¼ Sq.ft of land in this 1760 Sq.ft. Of land sold by Periysamy, remaining portion an extent of 5045 ¼ sq.ft. of land, Door No.104/727A(1), old Assessment No.032/026/04307, new assessment no.032/020/903731, Door No.106/727A, Old Assessment No.032/026/04306, new Assessment No.032/020/903730 and Door No.108/727, old Assessment No.032/026/04305, new Assessment No.032/020/903729 within the following boundaries: -

East of Land belonged to P.Subbulakshmi
West of South North Perumanallur Road & Property belonged to Poongodi and Ganesan
North of Property belonged to Chithambaram Poongodi and Ganesan
South of Previously property belonged to P.M.Marappa Mudaliar

In this measurement:

Western side south north 35 ¾ ft, Southern Side east west 110 ½ ft in this from east towards northern side south north 22 ft, in this from towards eastern side east west 80 ft, in this from towards northern side south north 15 ½ ft, in this from towards western side east west 102ft, in this from towards northern side south north 3 ¼ ft, in this from towards western side east west 88 ½ ft, thus making an extent of 5045 ¼ sq.ft corresponding 468.72 sq., of land along with 15 years old eastern face R.C.C. Ground floor and first floor building with relevant fittings and rights to use of roads and regular pathway rights thereon. EB Service No.03-202-010388. Water Tap Connection No.032/026/03355 & 032/026/03114.

The above said land covered in eastern side south north 15 ½ ft length compound wall and southern side east west 102ft length compound wall.

As per Present T.S.L.R. the above both items of property situated in T.S.No.7/2, Block No.19, Ward D and comprised and extent of 697 Sq.mtrs corresponding 7502.44 Sq.ft. of land and along with buildings.



Reserve Price: 5,10,00,000/-; EMD: Rs.51,00,000/- ; Bid Multiplier :1,00,000/-;

Location : 11.12631,77.34058

Physical Possession : No

SI No 2 : R S Puram Branch: 1) M/s.Gomathi Metals and Alloys a Partnership firm, rep. by its Partners having office at No. 609/B/2/A, Ranganathapuram Podanur Post, Coimbatore – 641023, 2) Mr.Vignesh Kandhasamy Malaiyandi S/o. Kandasamy Malaiyandi No.4/16, Gowri Andavar Layout, Ponnaiyarajapuram, Coimbatore South, Coimbatore – 641001 and 3) Mr.S.Thirukumaran S/o A.Subramaniam Sri Vidhya Nagar, Tirupur -641602 (2 & 3 are Partners cum Guarantors)

Total Outstanding Rs.2,94,22,283.75 (Rupees Two Crores Ninety Four Lakhs Twenty Two Thousands Two Hundred and Eighty Three & Paise Seventy Five Only) as on 30.06.2026 for OCC & Term Loan and 05.07.2026 for GECL with interest and Costs, other charges and expenses thereon.

MORTGAGED ASSETS :

In Coimbatore Registration District, Annur Sub Registration District, Palladam Taluk, Kittampalayam Village, in S.F.No.80 an extent of Pu.Ac.3.05 kist Rs.3.44 in this,

North of	--	S.F.No. 81/1
East of	--	"A" schedule property
South of	--	S.F.No.71
West of	--	S.F.No. 70

In this middle an extent of Pu.Ac.1.52½ of land fully. And in S.F.No.81/1 an extent of Pu.Ac.1.95 kist Rs.2.19 in this,

North of	--	S.F.No. 81/2
East of	--	"A" schedule property
South of	--	The above said Pu.Ac.1.52½
West of	--	S.F.No. 70

In this middle an extent of Pu.Ac.0.97½ totally Pu.Ac.2.50 of land together with rights to use the mamool pathway thereto.



Reserve Price:Rs.4,75,00,000 /-; EMD: Rs.47,50,000/- ; Bid Multiplier : Rs.1,00,000/-;

Location : 11.136516,77.168572

Physical Possession : Vacant Land

SI No 3 : R S Puram Branch: 1) M/s M V K Steel Traders (Borrower), Partnership Firm Rep. By its Partners, Having Office at No.609/B/1/A, Ranganathapuram, Podanur, Coimbatore – 641023, 2) Mr Vignesh Kandhasamy Malaiyandi S/o Kandhasamy Malaiyandi, 4/16, Gowri Andavar Layout, Ponnaiyarajapuram, Coimbatore South, Coimbatore – 641001, 3) Mr Lokesh Malaiyandi S/o K Malaiyandi (No's 2 & 3 are Partners), 4/16, Gowri Andavar Layout, Ponnaiyarajapuram, Coimbatore -641001 and 4) Mr Elangovan Kanthasamy S/o Kanthasamy (Guarantor), No.448D, Vadakku Veethi, Anna Nagar, Palladam, Tirupur – 641664

Total Outstanding Rs.5,73,91,222.50 (Rupees Five Crores Seventy Three Lakhs Ninety One Thousands Two Hundred and Twenty Two & Paise Fifty Only) as on 30.06.2026 for SOD and 05.07.2026 for Term Loan with interest and Costs, other charges and expenses thereon.

MORTGAGED ASSETS :

Property 1:

In Tirupur Registration District and Palladam Sub-Registration District, Palladam Taluk, within Palladam Panchayath Union limits, Manikapuram Village, land measuring an extent of 2.67 acres in S.F. No.311/2 and presently subdivided as 311/2B in this P.hec. 0.87.5 or 2.16 acres and in this land having the following boundaries and measurements: -

East of - land measuring 0.59 acres belonged Jayanthi and 16 ½ ft width South North Common Lane

West of - S.F.No.302

South of - 0.50 acres in S.F. No.311/1c

North of - the property measuring an extent of 0.10acres belonged to Sivajothi through Gift Settlement

In this middle land admeasuring an extent of 0.53 acres.

In this land, Borewell 1, Tank 1 of 10*10 size, Southern Phase power loam Godown -1, including water connection-1 and E.B. SC. No. 03-226-006-835, 03-226-006-363, 03-226-007-1877, 03-226-007-1878, its Door No. 3/574.

In the above said land, Eastern phase power Loom Godown-1 with Water Connection - 1, E.B. SC. No-03-226-006-0836, its Door No. 3/839.

In the above said land, a Sothern phase RCC House-1, including Water connection -1 and E.B. SC No. 03-226-006-1158, its Door No.3/574B.

In the above said land, Eastern phase RCC House -1, Water connection- 1, E.B. SC No. 03-226-006-1157, its Door No. 3/574C.

And Eastern phase Cement sheet roofed House -1 with Water connection -1 and E.B. SC. No. 03-226-006-0636, its door No. 3/574A with all furniture fitting, lavatories, latrines and etc attached therewith and in front Yard and Back yard vacant site Etc along with all the wiring, fittings, deposits, meters and other appurtenances attached therewith together with right to walk, ply vehicles, cart track rights. The property situated in present sub-division in S.F. No. 311/2B1A (As per Patta No. 1619).

Further,

East of - property belonged to prabhu

West of - land in S.F. No. 302 and 0.10 acres belonged to sivajothi through Settlement and above said

land measuring 0.53

South of - 0.10 acres belonged to sivajothi through Settlement and above said land 0.53 and 0.59 acres

of land belonged to Jayanthi

North of - Property belonged to Jayanthi and the Well and Well land situated in S.F. No. 310, S.F. No.

311/2

Common 1/3 share in 0.04 ½ acres East- West and South- North, 16 ½ ft with Common passage 0.13 ½. Totally 2 items land 0.57 ½ acres. The property situated in present subdivision S.F. No. 311/2B1A (As per Patta No. 1619).



Reserve Price: Rs.3,60,00,000/-; EMD: Rs.36,00,000/- ; Bid Multiplier :Rs.1,00,000/-;

Property 2:

In Tirupur Registration District and Palladam Sub-Registration District, Palladam Taluk, within Palladam Panchayath Union limits, Manikapuram Village panchayat, Palladam Village, in G.S.No.311/1B, land measuring an extent of 2.59 acres and in this the land measuring 1.10 acres or 0.445 hectare situated within the following boundaries:

South of - East -West common pathway in G.S.No.311/1A
West of - Land in G.S.No.302
North of - Retained land measuring 0.50 acre in G.S.No.311/1C
East of - Land measuring 0.90 acre in G.S.No.311/1B owned by Jayanthi

Ad mids this, land measuring 1.10 acres or 0.445 hec developed into a layout of house sites in this a piece of land bearing site Nos. 1 & 2 forming one part of land measuring 2120 ¼ Sq.ft or 196.97 Sq.mtrs situated within the following boundaries and measurements:

East of - land owned by Zahir Hussain
South of - Land belonged to Abdul Rahman
West of - 20 ft North- South Road
North of - East - West Road

In this middle:

East West on the North - 36
East- West on the South - 30
North South on the West - 64
North South on the East - 64 ½

Measuring an extent of 2120 ¼ Sq.ft or 196.97 Sq.mtrs of land together with 5 RCC houses in the ground floor and 3 houses on the first floor constructed over there with all furniture fitting, lavatories, latrines and etc attached therewith along with all the wiring, fittings, deposits, meters and other appurtenances attached therewith together with right to walk, ply vehicles, cart track rights. The property situated in present sub-division in S.F. No. 311/1B1 (As per Patta No. 346). The property is situated within the limits of Manickapuram Village Panchayath.



Reserve Price:Rs.1,00,00,000 /-; EMD: Rs.10,00,000/- ; Bid Multiplier :Rs.1,00,000/-;

Location : 11.002270,77.271639

Physical Possession : No

ITEM No.3:

In Tirupur Registration District and Palladam Sub-Registration District, Palladam Taluk, within Palladam Panchayath Union limits, Palladam Village, land measuring an extent of 0.50 acres out of 1.61 acres in S.F. No.311/1C and in this land having the following boundaries and measurements:

South of - Retained land in S.F. No. 311/1C

East of - 0.50 acres belonged to Jayanthi in S.F. No. 311/1C

West of - S.F. No. 302

North of - 0.53 acres in S.F. No. 311/2B belonged to Sivajothi

In this middle land admeasuring an extent of 0.39 ¼ acres together with all pathway rights, ply vehicles, cart track rights. The property situated in present sub-division in S.F.No.311/1C2 (As per Patta No. 3609).



Reserve Price:Rs.2,40,00,000 /-; EMD: Rs.24,00,000/- ; Bid Multiplier :Rs.1,00,000/-;

Location : 11.001773,77.271603

Physical Possession : Vacant Land

SI No 4 : Palladam Branch: 1) M/s. Starow Metals Industries (Borrower), Proprietorship concern, rep. by its Proprietor having office at No: 3/1481, Merkala Thottam, Aluthupalayam, P.Vadugapalayam, Palladam, Tiruppur – 641664, 2) Mr K Ganga Ganapathy S/o Mr Kumaravel (Proprietor), 3) Mr Sanjeevi Nagaraj S/o Mr A Nagaraj, 4) Mr A Selvaraj S/o Arusamy Gounder, 5) Mrs K Kamalathal W/o Mr Kumaravel 2/57/1, E.Vadugapalayam, Elavanthi, Palladam, Tiruppur Dt 641664 and 6) Mrs Priya W/o Ganga Ganapathy (No's 3 to 6 are Guarantors) The above No's: 2 & 6 are residing at D No.2/347, E Vadugapalayam, Elavanthi Village, Palladam, Tiruppur - 641664. No:3 & 4 is residing at 8/81, Kami Kaliapuram, Pollachi, Poravipalayam, Coimbatore District – 642110, No: 3 is also residing at D No.2/1074 14, Goundampalayam Road, Rayarpalayam, Naranapuram Village, Palladam, Tiruppur – 641664.

Total Outstanding Rs.1,12,27,267.65 (Rupees One Crore Twele Lakhs Twenty Seven Thousands Two Hundred and Sixty Seven & Paise Sixty Five Only) as on 30.06.2026 for SOD and 05.07.2026 for Term LoanS with interest and Costs, other charges and expenses thereon.

MORTGAGED ASSETS :

Property 1 :

Item No-1

Tiruppur Registration District, Pollachi Sub Registrar Office, Puravipalayam Village, Natham Patta No.401, in this an extent of 2175 sq ft in (old Natham S F No.238/1 part), New Natham S F No.767/3 land situated with in the following boundaries.

North of East West Road
South of East West Pathway
West of Kittan, Velliangiri, Nachi and others land in S F No.767/4,5,6,7
East of Common Pathway

Measurements as follows,

North side is – 34 feet south side from west to east is 9.6 feet, than 28 feet, west side is -58 feet, north south from 6 feet than east 3 feet to north 51 feet.

Item No-II

Than an extent of 101 ½ sq ft in (Old Natham S F No.238/1), New Natham S F No.767/3 land situated within the following boundaries:

North of East West Road
South of East West Pathway
West of said land
East of Maragatham land

Measurements as follows,

South side and North side both are - 3.6 feet
East side and West side both are - 58 feet

Total an extent of 2276 ½ sq ft. With right to use mamlool roads to reach the property and all other appurtenances thereon.



Reserve Price:Rs.16,60,000/-; EMD: Rs.1,66,000/- ; Bid Multiplier :Rs.50,000/-;

Location : 10.764495,76.925065

Physical Possession : No

Property 2 :

Item No-1: DOC No.14830/2015

Tiruppur Registration District, Palladam Sub Registrar Office, Elavanthi Village, Natham Patta No.486, in this an extent of 8715 sq ft out of 14976 sq ft in (old Natham S F No.101/1), New Natham S F No.494/26 land situated with in the following boundaries.

North of Remaining land of sellers

South of East West road and remaining land of sellers in natham S F No.494/25

West of Ramalingam house in Natha S F No.494/23 and natham S F No.494/30

East of Duraisamy house in Natham S F No.496

Measurements as follows,

North side is 103 1/2 feet

South side is 106 feet

East side is 83 feet

West side is 83 feet

With right to use mamool roads to reach the property and all other appurtenances thereon.

Item No-II: DOC No.4135/2019

Than an extent of 6261 sq ft out of 14976 sq ft in (Old Natham S F No.101/1), New Natham S F No.494/26, land situated within the following boundaries:

North of North South road in S F No.493

South of land an extent of 8715 sq ft belongs to K Ganga Ganapathy in Natham

West of Ramalingam house in Natham S F No.494/23 and Natham S F

No.494/30
East of Duraisamy house in natham S F NO.496

Measurements as follows:

North side is -32.5 Meter
South side is -33.6 Meter
East side is -4.3 Meter
West side is -17.5 Meter
From South corner to south side 3.4 Meter.

With right to use mamool roads to reach the property and all other appurtenances thereon. Promulgated deed No.40/2020 dt 08.07.2020, wherein the actual measurements mentioned (i.e) 6261 sq ft instead of 7969 sq ft. Hence total seft is 14976 only (instead of 16684 sq ft).



Reserve Price:Rs.37,70,000/-; EMD: Rs.3,77,000/- ; Bid Multiplier :Rs.50,000/-;

Location : 10.922864,77.313438

Physical Possession : Vacant Land

Property 3 :

Item NO.1 (Doc 5007/2021)

Coimbatore Registration District, Suler Sub Registration office, Suler Taluk, Karumathampatty Village, an extent of 1905 sq ft in S F No.192/2B land situated within the following boundaries:

South of 2 feet width east west gap
North of 18 feet width East west common way
West of Remaining part an extent of 1900 sq ft
East of Subramaniam land.

Measurements as follows,

North side is - 26.0 feet
South side is - 25.6 feet
East side is - 74 feet

West side is - 74 feet

As per new sub-division No.192/2B1. With right to use mamool roads to reach the property and all other appurtenances thereon.

Item NO.II (Doc 5009/2021)

In Coimbatore Registration District, Suler Sub-Registration office, Suler Taluk, Karumathampatty Village, an extent of 1900 sq ft in S F No.192/2B land situated within the following boundaries:

South of	2 feet width east west gap
North of	18 feet width East west common way.
West of	Domenic Peter Babu land
East of	Remaining part an extent of 1905 sq.ft.

Measurements as follows,

North side is - 26.11 feet

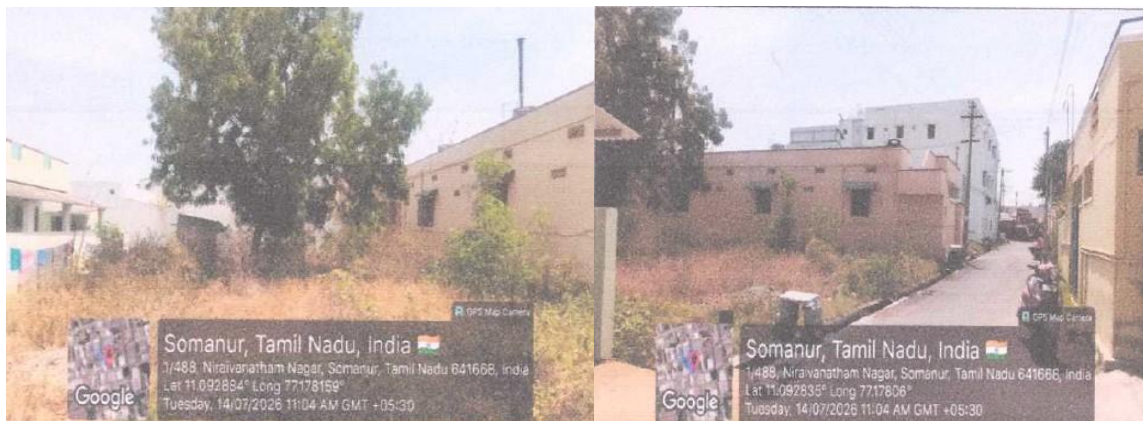
South side is - 24.5 feet

East side is - 74 feet

West side is - 74 feet

As per new sub-division No.192/2B1. With right to use mamool roads to reach the property and all other appurtenances thereon.

Both Items put together with 3805 Sq Ft



Reserve Price:Rs.65,00,000/-; EMD: Rs.6,50,000/- ; Bid Multiplier :Rs.50,000/-;

Location : 11.092846,77.178211

Physical Possession : Vacant Land

Property 4 :

In Coimbatore Registration District, Suler Sub Registration office, Suler Taluk, Karumathampatty Village, an extent of 3766 sq.ft in S F No. 323/4G land situated within the following boundaries:

Fast of S F NO 323/3

West of 16 ft width north south road

North of 16 ft width north south road and east west road and another land in S F No: 323/4A1A1A

South of Nachimuthu land

Measurements as follows,

North side is 83 feet

West side is 51.6 feet

From towards SouthWest corner is 44.3 ft

From towards North side is 2.3 ft

From towards East side is 33.7

From towards Southeast cross is 7.00 ft

From towards North side is 37.6 ft

With right to use mamool roads to reach the property and all other appurtenances thereon.



Reserve Price:Rs.34,00,000/-; EMD: Rs.3,40,000/- ; Bid Multiplier :Rs.50,000/-;

Location : 11.098417,77.189909

Physical Possession : Vacant Land

Date & Time of e-auction	The E-Auction will take place through portal https://assets.matexauctions.com on 07.09.2026 between 10.30 hours to 11.30 hours with unlimited extensions of 05 minutes each till sale is concluded.
Inspection of property	On any Bank working day between 31.08.2026 to 05.09.2026 with prior appointment
Last date for submitting Tenders	05.09.2026 by 5.00 PM
EMD by RTGS	A/c No :- 1101351000000973 Name of A/c :- BID COLLECTION A/C OF SARFAESI E-auction Proceeds of "Borrowers Name" IFSC code :- KVBL0001101

Prior Encumbrance – NIL (Brought to the knowledge of Bank)

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 or The EMD of 10% of the Reserve Price can also be paid by of a Demand Draft/Pay Order drawn in favor of The Karur Vysya Bank Ltd, Payable at Coimbatore along with Bid Form.

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**” & “**WHATEVER THERE IS**” basis.
2. The E-auction will take place through portal <https://assets.matexauctions.com> **07.09.2026 between 10.30 hours to 11.30 hours** with unlimited extensions of 05 minutes each till sale is concluded.
3. For detailed procedure and terms and conditions of E-Auction, interested bidders may visit <https://assets.matexauctions.com> 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://www.matexauctions.com> to the above mentioned account and get user ID and Password free of cost and get training on **E-Auction from Mr Vijay Kumar solutions@matexnet.com** 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 Authorized 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 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.
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 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 30 days' Notice under Rule 8(6) 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.

For The Karur Vysya Bank Ltd

Place: Coimbatore

Date: 28.07.2026

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Authorized Officer