



PUBLIC NOTICE FOR E- AUCTION SALE

Whereas, The Undersigned is the Authorized Officer of Standard Chartered Bank, having one of its places of business at Standard chartered Bank, Grindlays centre ,No.509, D B Road, R.S.Puram , Coimbatore 641002 [Hereinafter called "the Bank"].

The undersigned being the Authorized Officer of Standard Chartered Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the Act) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (the Rules) issued demand notice dated 22nd May 2023 calling upon the borrowers, (1). R.Krishnamurthy (Late) Rep by its Legal heir's, (2). K Kumari, Flat No 323, 3rd Floor, 4th Wing, Vijaydeepas Ktvr Greenfield, Thavasi Nagar, Velandipalayam, Coimbatore – 641025, (the Borrowers) calling upon them to repay the outstanding amount being Rs. 87,44,628.63/- (Rupees Eighty Seven Lakh Forty Four Thousand Six Hundred Twenty Eight and paise Sixty Three Only) along with further interest w. e. f. 19.05.2023 till actual date of payment within 60 days from the date of receipt of the said notice.

The Borrower/s having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property mortgaged with the bank, described hereinbelow, to recover the said outstanding amount, in exercise of powers conferred on me under Section 13(4) of the Act read with Rule 8 of the Rules on 24th July 2024.

Now, the public in general is hereby informed that the said property would be sold by e-auction on 7th day of August 2025 through e-auction platform provided at web-portal www.matexauctions.com and bidding shall take place through online electronic bidding on the said website, as per the procedure and the terms and conditions stated below:

DETAILS OF SALE	
Date & Time of e-Auction	7 th August 2025 ; Time 11.00 am to 1.00 pm with auto time extension of five minutes each till the sale is completed.
Reserve Price	Rs. 74,25,000/- (Rupees Seventy four lakh twenty five thousand Only)
Earnest Money Deposit (EMD)	Rs.7,42,500/- (Rupees Seven Lakh fourty two thousand five hundred only).
EMD Remittance	Deposit through EFT/NEFT/RTGS transfer in favour of Mortgage Suspense Account No. 42705095742; IFSC : SCBL0036078.
Bid Multiplier	Rs. 50,000/-
Property Inspection	21st July 2025 between 11:00 a.m. and 1:00 p.m.
Submission of online bid application with EMD	6 th August 2025 onwards
Last date of submission of online bid application along with EMD	06.08.2025 up to 5 pm.

PROCEDURE AND TERMS & CONDITIONS OF PUBLIC EAUTION BY INVITING BIDS:

1. The property can be inspected on 21st July 2025 between 11:00 a.m. and 1:00 p. m.
2. The Tender / bid form with the terms and conditions can be obtained online from the website <http://www.matexauctions.com>. The tender form and the terms and conditions would be available in the website from 7th July 2025 to 7th August 2025 up to to 11:00A.M. The bid/ tender form complying with all necessary terms shall be submitted along with a Deposit through EFT/NEFT/RTGS transfer as mentioned in details of eauction Sale. The bidders can participate in eauction for any one of the property or all the properties mentioned above by submitting EMD amounts by way of Deposit through EFT/NEFT/RTGS transfer in favour of Mortgage Suspense Account No. 42705095742; IFSC : SCBL0036078 to the Authorized Officer. The earnest money deposits shall not carry any interest.
3. Last date to submit the bid along with Earnest Money Deposit is on or before 5.00 pm on 6th August 2025.
4. Along with the bid form the proposed bidder shall also attach his/her identity proof and the proof of residence such as copy of the passport, election commission card, ration card driving license etc and a copy of the PAN card issued by the Income Tax Department of India.
5. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID {e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID & password by M/s Matex Net Pvt Ltd may be conveyed through e- mail}.
6. On the auction date all the bids so received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the bank. In no eventuality would the properties be sold below the reserve price. However, the bidders personally present for the auction shall have the right to further enhance their bid price by a minimum sum of Rs 50,000/-, and in the event of higher bid price being offered, the Bank shall have the right to accept the same. After each bid, the window for the next bid shall be open for 5 mins within which the next bid can be placed. The Auction time shall be 120 Minutes from 11:00 A.M. to 1:00 P.M. with unlimited extensions of 5 minutes each. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes.
7. Thereafter, when the Bank confirms the sale, the purchaser will be required to pay deposit of 25% (twenty-five percent) of the sale price, after adjusting the earnest money deposit, immediately with the undersigned. The balance amount of the purchase price shall be paid by the purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property/Properties or such extended period as may be agreed upon in writing by the parties. In default of payment & within the time as mentioned above, the bank shall be at liberty to forfeit the earnest money deposit and proceed with re-auction of the property. The defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
8. All the payments shall be made by the purchaser by means of Deposit through EFT/NEFT/RTGS transfer in favour of Mortgage Suspense Account No. 42705095742; IFSC : SCBL0036078
9. On receipt of the sale price in full, the bank shall be issuing a sale certificate in favour of the purchaser and would hand over the possession of the property to the purchaser.
10. The said immovable property described in the schedule herein below shall remain and be at the sole risk of the purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any grounds whatsoever.
11. The amount deposited towards the earnest money shall be returned to the unsuccessful bidders
12. For all purposes, sale of the said property is strictly on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". To the best of the knowledge and information of the Authorised Officer of the bank, no other encumbrances exist on the property. Please note that the bidders can participate in auction for either 1 property or multiple properties by paying the required EMD amount as per item wise given.
13. All expenses relating to stamp duty, registration charges, transfer charges and any other charges in respect of the above referred property shall be borne by the purchaser.
14. The Authorised officer is not bound to accept the highest offer or any or all offers and the bank reserves its right to reject any or all bid(s) without assigning any reasons thereof.
15. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the auction sale proceedings.

16. This notice is also notice to the above said (1). R.Krishnamurthy (Late) Rep by its Legal heir's, (2). K Kumari, Flat No 323, 3rd Floor, 4th Wing, Vijaydeepas Ktvr Greenfield, Thavasi Nagar, Velandipalayam, Coimbatore – 641025, under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

SCHDULE OF THE PROPERTY

All the piece of parcel of land and building measuring an extent of 653.30 sq. Ft of UDS out of 57534 sq. Ft with a super build up area measuring 1425 sq. Ft bearing flat no. 323 inclusive of proportionate share in common area on the north west corner in third Floor of 4th wing in Vijayadeepa's KTVR Greenfield Thavasi Nagar, Green City, Sastri Road, velandipalayam, Coimbatore with a car parking space right (Car Park No.75) in Ground floor within the Coimbatore Registration District, Coimbatore Joint II sub- Registration District, Coimbatore Taluk in S.F. No.483/1A & 1B of Telungupalayam Village.

Item-1 : Coimbatore Registration District, Coimbatore Joint II sub- Registration District, Coimbatore Telungupalayam Village, Patta Nos.152, 258, G.S no. 483/1A & 1B Dry Ac. 9.31. In this within the following boundaries.

North of – G.S.No.480/1F and the remaining land in G.S. No.483/1A&B,

South of – Remaining land in G.S.No.483/1A & 1B,

West of – Remaining land in G.S. No,483/1A & 1B and

East of – Remaining land in G.S No. 483/1A & 1B.

In this Middle in G.S. No. 483/1A & 1B Dry Ac.1.14.194 Sqft.

Item-II :

Above mentioned village, Patta No. 329, G.S.No.480/1F. Dry Ac.1.70, assessment Rs.2.33, In this within the following boundaries.

North of - Remaining Land in G.S.No. 480/1F,

East of – 30 Feet wide layout road,

South of – G.S. 483/1A&1B and

West of – Remaining land in G.S.No. 480/1F.

In this Middle in G.S. No. 480/1F, measuring north – south 39 feet and east – west 30 feet admeasuring 2 cents and 297 Sqft.

Item- III : Above mentioned village, patta Nos.152, 258, G.S.No.483/1A & 1B Dry Ac. 9.31. In this within the following boundaries

North of – Thavasi Nagar Reserved site in G.S.No.480/1F,

South of – Land in G.S No.483/1A & 1B owned by vijaydeepa construction Ltd.,

West of – Land in G.S.No.483/1A & 1B owned by Vijaydeepa Constructions Ltd., and

East of – Thavasi Nagar Shop Site Nos.11 &12 and remaining Layout Land.

In this Middle in G.s No. 483/1A & 1B Dry Ac.0.37.35 Sqft.

Further details please contact:

The Authorised Officer, at Red Rose Plaza, No 509, D.B Road, R S Puram, Coimbatore - 641002 .

Dated :05.07.2025.

Bank

Place: Coimbatore

Standard Chartered

Authorised officer