



**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY & E-AUCTION ON 24.06.2026**

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.

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 Authorized officer for recovery of the secured debts dues to The Karur Vysya Bank Ltd, **Tiruchengode Branch**, amounting to the accounts total outstanding is of **Rs.26,76,65,848.95 (Rupees Twenty six crores seventy six lakhs sixty five thousands eight hundred and forty eight & paise ninety five only)** as on **30.04.2026** for **OCC** and as on **05.05.2026** for **GECL facility** with interest and expenses thereon in the account of M/s.Ran India Steels Pvt Ltd (under CIRP) from the following Guarantors

1) Mr.R.Nagarajan 5, Shri Ramperu Illam, CHB Colony West, Paramathi Velur Road, Tiruchengode, Namakkal District, Tamil Nadu 637211	2) Mrs.N.Tamilselvi 5, Shri Ramperu Illam, CHB Colony West, Paramathi Velur Road, Tiruchengode, Namakkal District, Tamil Nadu 637211
3) Mr.Radha Ramalingam OA/13, Sri Raja Rajeshwari Bhavan, Kumaresapuram 7th Street, Rajiv Nagar,Tiruchengode, Namakkal District Tamil Nadu 637211	4) Mrs.Savithri Radha OA/13, Sri Raja Rajeshwari Bhavan, Kumaresapuram 7th Street, Rajiv Nagar,Tiruchengode, Namakkal District Tamil Nadu 637211
5) Mr.Ramalingam Radha Prasad 13, Kumaresapuram 7th Street, Rajiv Nagar,Tiruchengode, Namakkal District Tamil Nadu 637211	6) M/s.Hotel Radhaprasad Private Limited Represented by its Managing Director Having its Registered Office at Plot No.26A, 4th Main Road, SIPCOT IT Park, Siruseri, Chennai, Tamil Nadu 603103 Administrative Office at 29 E Block, Ward No 9, Theppakulam Street, Near Anna Statue, Tiruchengode, Namakkal District, Tamil Nadu 637211

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 **24.06.2026** “**AS IS WHERE IS**”, “**AS IS WHAT IS**” & “**WHATEVER THERE IS**” basis.

## **DETAILS OF MORTGAGE ASSETS**

### **Property standing in the name of M/s.Hotel Radhaprasad Private Limited**

#### **(Details of the mortgaged properties First Charge to KVB & 2nd Charge to CUB)**

##### **Part 1**

DESCRIPTION OF THE PROPERTY	
Registration District& Sub Registration District	Namakkal & Tiruchengode
Taluk	Tiruchengode
Village	Tiruchengode
Item No.1	1174-1/2 sq.ft
Item No.2	6592 sq.ft
Item No.3	410 sq.ft
Total	8176-1/2 sq.ft
Ward No And Street	12 Theppakulam Street
Door No	29
Town Survey Particulars	Ward E, Block 24, T.S.L.R.No.18

##### **Boundaries**

Item No.1 - 1174-1/2 sq.ft	
South to	The property belongs to Mathiarasu
North to	The property relating to Dr.Ravi
West to	Theppakulam Road
East to	The property detailed in item no.2

##### **EXTENT:**

East to west (on the Northern Side) 26-1/4"  
East to west (on the Southern Side) 31-3/4"  
South to North (on the Eastern Side) 41"

Item No.2 - 6592 sq.ft	
South to	The property belongs T.A.Periyasamy family
North to	The property relating to Dr.Ravi and others
West to	The property detailed in item no.1 & the property relating to Mathiarasu
East to	The property detailed in item no.3 & the property relating to Dr.Ravi

##### **EXTENT:**

East to west (on the Northern Side) 115-1/2"  
(on the Southern Side) 108-1/2"  
South to North (on the Eastern Side) 55"  
(on the western Side) 63"

Extent: 6592.00 Sq.ft of Land with a building bearing door no.29

Item No.3 - 410 sq.ft	
South to	The property belongs T.A.Periyasamy family

North to	The property belongs to Dr.Ravi
West to	The property detailed in item no.2
East to	The property belongs to Ganapathi gounder and others

**EXTENT:**

East to west (on the Northern Side) 20-1/4"  
(on the Southern Side) 25-1/2"  
South to North (on the Eastern Side) 19"  
(on the western Side) 17-1/4"

Total Extent of 8176-1/2 Sq.ft of land with all appurtenances and accessories and all passage and Easementary rights attached therein.

**Part - 2**

DESCRIPTION OF THE PROPERTY	
Registration District& Sub Registration District	Namakkal & Tiruchengode
Taluk	Tiruchengode
Village	Tiruchengode
Item No.1 S.F.No.83/4C,T.S.L.R.No.19 & 20	Extent 1219 sq.ft
Item No.2 S.F.No.83/3,T.S.L.R.No.35/3	438 ½ sq.ft
Total	1657 ½ sq.ft
Ward No And Street Item:1	Ward No.9 Theppakulam Street
Ward No And Street Item:2	Ward No.11 West Muniyappan koil Street
Town Survey Particulars	Ward E, Block – 24 & 23

**Boundaries**

Item No.1 S.F.No.83/4C,T.S.L.R.No.19 & 20 - Extent 1219 sq.ft	
South to	The property relating to R.Radha
North to	Road running on East West Direction
West to	The property relating to R.Radha
East to	The property relating to Jeyapal

**EXTENT:**

East to west ( on the Northern Side) 21-1/2"  
East to West ( on the Southern Side) 32-1/2"  
South to North (on the Eastern Side) 44-1/2"  
South to North (on the Western Side) 46-1/2"

Item No.2 S.F.No.83/3,T.S.L.R.No.35/3 - 438 ½ sq.ft	
South to	The property to Savithri identified as T.S.L.R No.35/3
North to	
West to	The property identified in T.S.L.R No.20 &18
East to	The property relating to Jeyapal

**EXTENT:**

East to west ( on the Northern Side) 14-1/2"  
( on the Southern Side) 0"  
South to North (on the Eastern Side) 62"  
(on the Western Side) 60-1/2"

Total Extent of 1657-1/2 Sq.ft of land and building with all appurtenances and accessories and all passage and Easementary rights attached therein.



Latitude & Longitude: 11.380390,77.894690 Possession with Bank : No  
 Reserve Price – **Rs.22,00,00,000/-**; EMD:**Rs.,2,20,00,000/-**; Bid Multiplier:**Rs.1,00,000/-**

Date & Time of e-auction	The E-Auction will take place through portal <a href="https://assets.matexauctions.com">https://assets.matexauctions.com</a> on <b>24.06.2026</b> between <b>10.30 hours to 11.30 hours</b> with unlimited extensions of 05 minutes each till sale is concluded.
Inspection of property	On any Bank working day between 15.05.2026 to 23.06.2026 with prior appointment
Last date for submitting Tenders	23.06.2026 by 05.00 PM
EMD by RTGS	A/c No :- 110135100000973 Name of A/c :- Bid collection A/C of Sarfaesi E-auction proceeds of <b>M/s Ran India Steels Private Ltd</b> IFSC :- KVBL0001101

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 favour 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> on **24.06.2026 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://assets.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 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 pending taxes etc, as applicable as per law of Government of India and state of **Tamilnadu** 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 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 : 13.05.2026

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**AUTHORIZED OFFICER**

**Copy to :**

M/s.Ran India Steels Private Limited (under CIRP)  
Represented by Resolution Professional  
Having its

1.Registered Office at  
1st Floor, New No.510, Old No.164, T.T.K.Road, Alwarpet,  
Chennai, Tamil Nadu 600018.

2.Administrative Office at  
Ayyappa Tower 1st Floor, C.H.B Colony, Velur Road,  
Tiruchengode, Namakkal District, Tamil Nadu 637211.

3.Mr.P.Balasubramanian, Resolution Professional,  
No.85/3 Sukkaliyur, Karupampalayam Village, Karur – 639003.