File No.2/2026

E-AUCTION SALE

of

ITEM NO.1: Land 1143 sq.ft. (106.18 sq.meter) or 2 cent 271 sq.ft. with building situated at Coimbatore Registration District, Coimbatore, Joint-1 Sub-Registration District, Coimbatore Taluk, Coimbatore Town, Old T.S. No.6/239, New T.S. No.6/266 and the Door No.78-80, Chellappan Lane

and

ITEM NO.2: Land 1107 sq.ft. (102.84 sq.meter) or 2 cents 235 sq.ft with building situated at Coimbatore Registration District, Coimbatore Sub-Registration District, Coimbatore Taluk, Coimbatore Town, Old T.S. No. 6/264, New T.S. No. 6/289 and Door No.6-8, Chellappan Lane

Sale of immovable property mortgaged to the secured creditor Under Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002.

MURRAY & CO

Will sell by online E-Auction on www.murrays.in

Auction Id: E908/26/B002

Start time of E-Auction : 8th December 2026 at 2.00 P.M.
End time of E-Auction : 8th December 2026 at 4.00 P.M. *
(* Subject to auto extension)

Secured Creditor	**M/s Shriram Finance Ltd**
Borrower	**M/s Sri Rajeswari Tex, Rep. by its Partners Mr. M. P. Pantiyaraj & Mr. D. Senthil Kumar** **Agreement No.TFHO1TF1903310002**
Guarantors	**Mr. M. P. Pantiyaraj,** **Mr. D. Senthil Kumar,** **Mr. S. Muthu Krishnan,**

Whereas under section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002, the Authorised Officer of M/s. Shriram City Union Finance Limited had issued demand notice dated **09.11.2021** to the Borrowers/Guarantors/Obligants and subsequently the Authorised Officer has taken possession of the under mentioned secured assets on **20.05.2022** under section 13(4) of the said Act, in respect of loan facilities granted to **M/s Sri Rajeswari Tex, Rep. by its Partners Mr. M. P. Pantiyaraj & Mr. D. Senthil Kumar**, (hereinafter referred to as the borrower).

Pursuant to the Scheme of Amalgamation approved by the Hon'ble NCLT, Chennai on 09.11.2022 in C.P. No: 69-76 of 2022, M/s. Shriram City Union Finance merged with M/s. Shriram Transport Finance Company Limited. Subsequently, the name of M/s. Shriram Transport Finance Company Limited stands changed to **M/s. Shriram Finance Limited** with effect from 30.11.2022 as per "Certificate of Incorporation Pursuant to change of Name" as certified by Registrar of Companies under Ministry of Corporate Affairs.

It has been decided to sell the secured asset mentioned hereunder through E-Auction for realization of the secured debts due to **M/s Shriram Finance Ltd**., amounting to **Rs. 1,67,60,817/-** (Rupees One Crore Sixty Seven Lakhs Sixty Thousand Eight Hundred and Seventeen only) as on 31.10.2026 plus future interest/charges/other costs incurred by the secured creditor thereon till final payment/realization.

Schedule of the Property

ITEM NO.1 – Sale No. _____

Owned by Mr.M.P. PANDIARAJ, acquired the same vide Document No.5609/2018 dated 13.08.2018 on the file of the Joint 1-SRO, Coimbatore.

All that piece and parcel of the land and building situated at Coimbatore Registration District, Coimbatore, Joint-1 Sub-Registration District, Coimbatore Taluk, Coimbatore Town, Old T.S. No.6/239, New T.S. No.6/266 and the Door No.78-80, Chellappan Lane inside,

Bounded & measurement:

North of : Paulraj Gnanaguru House
South of : Karuppayammal House
East of : Pappammal House
West of : South North Chellapillai Lane

Admeasuring:

East to West on the Northern Side 45 Feet, from there Eastern Side South to North 37 Feet, from there Southern Side East to West 45 feet, from there Southern Side East to West 17 Feet, from there Western Side South to North 31 Feet, from there Northern Side East to West 13 feet, from there Western Side South to North 6 feet,

Admeasuring 2505sq.ft. land and the building and the above said land in the Northern side of the house to the schedule mentioned property:

North of : The balance land
South of : Karupayammal House
East of : Pappammal House
West of : South North Chellapillai Lane

Admeasuring:

Northern Side East to West : 45’0”
Southern Side East to West : 59’6”
Eastern Side South to North : 22’6”
Western Side South to North : 14’9”
In the direction of East : 14’33”
In the direction of North : 5’3”

Admeasuring 1143 sq.ft. (106.18 sq.meter) or 2 cent 271 sq.ft. land and the building in the above land, electricity connection and deposits, latrine bathroom and common pathway including. The above said land situated at Coimabatore Town, Chellapan Lane. Now exist and superstructure to be build up thereon.

Reserve Price

Rs.59,00,000/- (Rupees Fifty Nine Lakhs only)

Lot Bidding Deposit / Earnest Money Deposit

Rs.5,90,000/-(Rupees Five Lakhs and Ninety Thousand only)

ITEM NO.2 – Sale No. _____
Owned by Mr.M.P PANDIARAJ, ACQUIRED THE SAME VIDE Document No.5610/2018 dated 13.08.2018 on the file of the Joint1-SRO, Coimbatore.

All that piece and parcel of the land and building situated at Coimbatore Registration District, Coimbatore Sub-Registration District, Coimbatore Taluk, Coimbatore Town, Old T.S. No. 6/264, New T.S. No. 6/289 and Door No.6-8, Chellappan Lane inside,

Bounded & measurement:

North of : East West Chellappapillai Lane
South of : Lakshmi Ammal, Indriani House
East of : Lakshmi Ammal Family House
West of : Alagammal Family House

Admeasuring:

Northern Side East to West	: 24 Feet
East Side East to West Northern Side	: 4 Feet
East side east to west cross	: 6 Feet
East side South to North	: 12 Feet
Towards South North to South on the Eastern Side	: 12 ½ Feet
Southern Side East to West	: 24 Feet
From there West Side South to North	: 6 ½ Feet
From there toward North South to North West side	: 7 ¾ Feet
From there toward North South to North West side	: 18 Feet

admeasuring 1107 sq.ft. (102.84 sq.meter) or 2 cents 235 sq.ft land the building in the above land, electricity connection and deposits, latrine bathroom and common pathway including. The above said land situated at Coimbatore Town, Chellappan Lane. Now exist and superstructure to be build up thereon. And Situated within the Registration District of Coimbatore and Sub-Registration District of Joint 1 – Coimbatore.

Reserve Price
Rs. 57,15,000/- (Rupees Fifty Seven Lakhs and Fifteen Thousand only)

Lot Bidding Deposit / Earnest Money Deposit
Rs.5,71,500/-(Rupees Five Lakhs Seventy One Thousand and Five Hundred only

The title deeds of the property can be inspected at the office of the Auctioneers or the Secured Creditor during working hours with prior appointment. For appointments, contact the Authorised Officer **Ms. T.Meenakshi** (Contact No.: 9942990802) or email **meenakshi.t@shriramfinance.in**.

TERMS AND CONDITIONS OF SALE

1. The online auction sale is conducted under instructions from the Authorised Officer of **M/s Shriram Finance Ltd**., **Legal Department, No. 145 (3rd Floor), Santhome High Road, Mylapore, Chennai 600 004**, the Secured Creditor, in exercise of the powers conferred on them under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, at the risk and expense of the defaulting borrower. The Authorised Officer of the Secured Creditor shall henceforth be referred to as the Authorised Officer. The highest bids are subject to confirmation by the said Authorised Officer.

2. The title deeds of the properties can be inspected at the office of the Auctioneers or the Authorised Officer during working hours with prior appointment. For appointments, contact

the **Authorised Officer Ms. T.Meenakshi (Contact No.9942990802)** or email **property@murrays.in.** All persons desirous of bidding in the auction are to satisfy themselves, prior to the sale, as to the title to the properties as well as to the identity and correctness of the description of the property and the measurement and boundaries of the same, as by having the property knocked down to him or her, the purchaser shall be held to have waived all objections to the title and no mistake that may afterwards appear to have been made in the description of the property or any error in the particulars of the same shall be held to affect the sale or entitle the purchaser to any compensation in respect thereof. The properties are sold in 'as is where is and whatever there is' basis and the principle of Caveat Emptor will apply.

3. The properties can be inspected by the prospective bidders with prior appointment with the Authorised Officer **Ms. T.Meenakshi**.

4. The properties being sold is the right, title and interest the secured creditor has over the property. **The secured creditor is holding physical possession of the property.**

5. The Authorised Officer is not aware of any outstanding liabilities on the properties or any statutory dues to the authorities. It is the responsibility of the bidders to ascertain the same. No sale shall be invalidated for the reason of the bidder not being aware of any or all outstanding liabilities, statutory or otherwise, on the property. **All Statutory Dues/Liabilities/Electricity Bills, etc. due and payable to the Government/Local Body or Other Authorities, if any, shall be borne by the Purchaser(s).**

6. All intending bidders shall pay into the hands of the Auctioneers the Lot deposit/Earnest Money Deposit of **Rs.5,90,000/- (Rupees Five Lakhs and Ninety Thousand only) for Item No. 1 and Rs.5,71,500/- (Rupees Five Lakhs Seventy One Thousand and Five Hundred only) for Item No. 2,** by means of Demand Draft or Pay Order drawn in favour of **MURRAY & CO**. or by way of online transfer (**NEFT/ RTGS**) to **MURRAY & CO**. (email admin@murrays.in for account details), prior to commencement of auction. Cash or cheque payments will not be accepted. In case of online remittance, credit will be given to the party only on receipt of moneys into the designated bank account. The party should provide the UTR/ Bank Reference number to enable the AUCTIONEER to verify the same.

7. Bids should be submitted only through the Online E-auction Portal www.murrays.in. All parties desirous of submitting their online bids should register themselves on the said portal by going through the two stage registration process, providing the necessary KYC documents and charges. No party would be able to take part in the sale without prior registration on the said portal. While registering, parties should make sure their name, address, PAN, GSTIN are correctly entered. Parties should note that under no circumstances will requests for raising sale documents on a different name be considered. If any bidder is taking part in the online auction on behalf of another individual or entity, proper authorisation letters from the principal must be submitted at the time of registration and the registration must be done in the name of the principal. Prospective bidders must note that typically the registration process could take up to 2 working days to complete and are advised to register well in advance.

8. Registered parties can take part in the sale and submit e-bids for any of the lots, subject to remitting the necessary Lot Deposit/ Earnest Money Deposit (EMD) detailed in clauses above.

9. Parties should shortlist lots, assign deposits and place their bids from the Bidding Room. Parties will have three options of bidding namely, Flexi-Bid, Next-Bid and Auto-Bid and can

utilise any of the three bidding options to record their progressive bids. All bids shall be exclusive of GST & other levies if any.

10. Parties can submit their bids from **8th December 2026 at 2.00 P.M..** The online auction will be subject to unlimited auto-extensions i.e. if any bid is made in the **last 3 minutes** of the auction, the end time will automatically be extended by **another 3 minutes**, allowing all bidders equal opportunity to submit bids. The auction will be closed when there are no further competing bids at the end time, scheduled or extended. All bids must be placed before the end time indicated against the lot. Parties are advised not to wait till the last seconds to submit their bids.

11. The Reserve price will be the starting bid and bidders will not be allowed to bid below the starting bid. All competing bids must be higher than the prevailing high bid by at least one bid increment. The minimum bid increment is **Rs.50,000/- (Rupees Fifty Thousand only).**

12. All times indicated are only as per the server clock on the portal and no party shall be entitled to raise objections that they were not able to place their bids based on any other clock. It is suggested that all parties place their bids well before the end time. The AUCTIONEER or Authorised Officer shall not be liable for poor internet connection at the bidder's end and the bidder shall not be entitled to claim or demand extension of time for bidding on any account.

13. At the end of the auction, the high bids at that time would be declared the highest bids and the bidders making the highest bids would be the highest bidders. All other bidders shall be entitled to refund of their lot deposit, without interest.

14. No bidder shall withdraw his or her bid once placed. In the event of any bidder withdrawing the bid, their lot deposit will stand forfeited.

15. The highest bidders at the end of the auction shall be declared the Provisional Purchasers. The highest bidders shall immediately i.e., on the same day or not later than next working day of being declared the provisional purchasers, remit 25% of the value (including the Lot Deposit) to the AUCTIONEER. Non-payment of aforesaid 25% of the Bid Amount could result in cancellation of the provisional allotment and forfeiture of the Lot Deposit.

16. On receipt of 25% of the Bid Amount, the AUCTIONEER will place the highest bids before the Authorised Officer for acceptance. The highest bidders shall not withdraw his or her bid for a period of 1 week, till the Authorised Officer decides on the offer. If any highest bidder withdraws his or her bid prior to confirmation by the Authorised Officer, the lot deposit paid shall be forfeited and the property resold at the risk and expense of the defaulting bidder.

17. If the Authorised Officer accepts the highest bids, the highest bidders would be the purchasers. If the Authorised Officer rejects the highest bids, the highest bidders shall be entitled to refund of the lot deposit without interest.

18. In order to claim refund of the deposit, unsuccessful bidders should submit Request for Refund on the portal, which will be processed by the AUCTIONEER within 2-3 working days. Bidders desiring to have the refund made through online transfer may send their bank details by email from their registered email address to admin@murrays.in once their request has been successfully processed.

19. Acceptance of the highest bids by the Authorised Officer will be communicated by the Auctioneer to the highest bidders to the address on record and to the registered email.

20. The purchasers shall pay the balance sale consideration to the Auctioneers **within 15 days** from the date of confirmation of sale by means of Demand Draft/Pay Order/RTGS drawn in favour of **MURRAY & CO.,** when the purchase shall be deemed to have been completed. **Cash/Cheque payment will not be accepted.**

21. **In the event of the final Bid amount i.e. Sale Proceeds being Rs.50 lakhs and above, while making final payment of the sale proceeds, the successful bid should ensure to deduct 'Tax Deducted at Source' (TDS) at the applicable rate under Section 393(1) of the Income Tax Act, 2025 (corresponding provisions of Sec.194-IA of Income Tax Act 1961), currently at 1% of the amount as 'Income Tax', for which PAN number to be collected from us. The amount should be remitted to the Income Tax Department and Receipt to be produced as evidence.**

22. If the purchasers neglect or refuse to comply with the above conditions or any of them, the monies paid upto the default shall be forfeited and shall not be refundable and the Auctioneers shall thereupon and without any notice to the purchaser be at liberty to re-sell the property as directed by the Authorised Officer and the deficiency if any arising from such re-sale together with all the expenses attending the re-sale shall be made good by the defaulting purchaser and in case of any advantage shall forfeit the same.

23. On payment by the purchasers of the residue of the purchase money as per Clauses above, the property will be conveyed to the purchasers in the manner decided by the Secured Creditor. The Secured Creditor would not be required to undertake to any covenants other than those that a creditor who doesn't hold physical possession of the property would be able to make. The cost of execution of conveyance shall be borne by the purchaser.

24. Provided always that if the defaulting borrower settles the entire amounts due to the Secured Creditor before execution of the conveyance, the sale would stand cancelled and the entire amounts paid by the successful bidders would be returned forthwith, without interest.

25. The Authorised Officer reserves the right to reject any or all the bids and of postponing the auction at any time, without assigning any reason therefor.

26. The decision of the Authorised Officer shall be final and binding on all parties.

27. By taking part in the online auction, the bidders expressly indicate their acceptance to all the terms and conditions hereinabove mentioned.

M/s MURRAY & CO.
3B, 'Jeyamkondar', 40 Murrays Gate Road,
Alwarpet,Chennai – 600 018.
Phone: 24995208 , 24995219
E-mail: property@murrays.in
Website: www.murrays.in