

 KVB Karur Vysya Bank <i>Smart way to bank</i>	Asset Recovery Branch 1498-C, KVB Towers, 3 rd Floor, Avinashi Road, Peelamedu, Coimbatore – 641004 E-mail: kvbl1890@kvbmail.com Mobile : 81109 96655
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES & E-AUCTION ON 25.07.2025

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 9(1) 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 **25.07.2025**. The sale is made on “**As is where is**”, “**As is what is**” & “**Whatever there is**” condition.

Sl.No:1:- Tirupur Overseas Branch : Name of Borrower (s)/Guarantor(s): 1) **M/s Aadhith Food Marketing** (Borrower), a Proprietorship concern rep by its Proprietor, having office at 10 62 Kunnangalpalayam, Karaipudur, Veerapandi Post, Tirupur-641605, 2) Mr E Balasubramaniam (Proprietor), S/o Eswaramoorthy, No.10 62 Kunnangalpalayam, Karaipudur Veerapandi Post, Tirupur – 641605 and 3) Mrs Nivedha Somasundaram (Guarantor), W/o E Balasubramaniam, No.3/302A, Thandakaran Thottam, Vavipalayam, Kettanur, Palladam – 641671.

Total outstanding is Rs.31,24,780.05 (Rupees Thirty One Lakhs Twenty Four Thousands Seven Hundred & Eighty and Paise Five Only) as on 30.06.2025 with further interest, Costs, other charges and expenses thereon.

Mortgaged Asset : In Tirupur Registration District, Palladam Sub-Registration District, Palladam Taluk, within the limits of Palladam panchayat union and Karaipudur village panchayat board, Karaipudur village, in GS No.212/2 lands measuring 3.43 acres @ Rs.5.13 since subdivided as GS No.212/2B1 lands measuring 0.95 acres (or) 0.385 hectares @ Rs.1.63 in this lands measuring 0.27 acres (or) 0.110 hectares @ Rs.0.46 situated within the following boundaries:-

North to lands measuring 0.24 acre owned by Chinnasamy in the same survey field.
South to common use well land measuring 0.09½ acre in the same survey field.
West to South-North common pathway land measuring 0.03½ acre in the Eastern part of the same survey field (referred below)
East to Odai Purampoke
Amidst this the lands measuring 0.27 acres (or) 0.110 hectares @ Rs.0.46.

Further in the same survey field common use pathway lands measuring 0.03½ acre situated within the following boundaries:-

West to below mentioned common use land measuring 0.01¾ acre

East to Odai Purampoke
South to land in GS No.212/2A2
North to above mentioned lands measuring 0.27 acres in GS No.212/2B1
Amidst this the common use passage lands measuring 0.03½ acre @ Rs.0.03 in this common 1/3 share measuring 0.01¼ acre (or) 0.005 hectare @ Rs.0.01.

Further in the same survey field common use well land measuring 0.05½ acre situated within the following boundaries:-

North to above mentioned lands measuring 0.27 acres
South and West to land in GS No.212/2A2
East to Odai Purampoke
Amidst this the land measuring 0.05½ acre (or) 0.040 hectare in this common 1/3 share measuring 0.01¼ acre in this common 1/3 share measuring 0.00 ½ acre (or) 0.005 hectare @ Rs.0.01 along with common 1/3 share in the thurasthu well and common 1/3 share in the vaari vaikkal etc.,

Further in the same survey field 30 ft wide South-North pathway land measuring 0.13½ acre situated within the following boundaries:-

East to Eastern part lands owned by Chinnasamy, Rathinavel and above mentioned lands in the same survey field
West to share of land owned by Muthulakshmi and others in GS No.212/2B2
South to share of land owned by Thirunavukkarasu in GS No.212/2A2
North to East-West road in GS No.211
Amidst this 30 ft wide South-North pathway land measuring 0.13½ acre in this common 2/5 share measuring 0.05½ acre @ Rs.0.09 in this common 0.02 acre (or) 0.008 hectares of land.

Thus the total lands admeasuring 0.30¾ acres (or) 0.128 hectares @ Rs.0.51 (as per latest revenue sub-division the above land forms part of GS No.212/2B1 lands measuring 0.3850 hectare in patta No.1179) and rights to use the 30 ft wide South-North common pathway land measuring 0.13½ acre and mamool pathway rights to reach the property.



Reserve Price: **Rs.99,00,000 /-;** EMD: **Rs.9,90,000/-** ; Bid Multiplier : **Rs.1,00,000/-;**
Location : 11.048131,77.326691 **Physaical Possessison : Vacant Land**

Sl.No.2:- Chinniapalayam Branch : Name of Borrower (s)/Guarantor(s): 1) M/s **Aishwarya Residency** Proprietorship firm by S Sreedharan, Having Office at No.5/1, Ramalakshmi Nagar, Veeriyampalayam Road, Goldwins,Coimbatore-641014. Proprietor 2) Mr S Sreedharan, S/o Subramanian, Guarantor 3) Mrs K Sujini, W/o S Sreedharan, Both residing at, No.5/1, Aishwarya Residency, Ramalakshmi Nagar, Veeriyampalayam Road, Goldwins, Kalapatti, Coimbatore- 641014.

Total outstanding is Rs.65,47,783.95 (Rupees Sixty Five Lakhs Forty Seven Thousand Seven Hundred & Eighty Three and Paise Ninety Five Only) as on 30.06.2025 with interest and expenses thereon.

Mortgaged Asset : Schedule-A In Coimbatore Registration District, Gandhipuram Sub-Registration District, Coimbatore Taluk, Kalapatti Village, in this SF No.730/1 an Extent of 1.57 acres both totaling with an Extent of 1.47 Acres and in SF No.730/2 an Extent of 1.47 Acres both tatalling with an extent pf 3.04 Acres of Land which has been converted into layout of house sites and named as “Ramalakshmi Nagar” and approved by Director of Town/Country Planning Authority in LP/R(CN) No.1000/90 and it this site Nos.4 & 5 extent of 6165 Sq.ft within the following boundaries and measurements:

West by : 50 feet north south Public road
East by : Site Nos.3 and 6
South by : Site Nos.8,9 and 10
North by : 30 feet east west Layout road

Measuring

East-West on the North - 55 feet
East-West on the South - 89 ½ feet
North-South on the West - 78 feet
North-South on the East - 82 ½ feet
North West Corner Cross - 07 feet

In this the Area admeasuring 6165 Sq.ft. (or) 14 cents 066 ½ Sq.ft. of land and the construction therein, doors, windows, fixtures and features therein, Electricity service connection and its deposit, water connection and its deposits, rights to use layout roads and with all the amenities and appurtenance thereto.

Schedule-B 510.84 Sq.ft Undivided share and interest out of 6165 Sq.ft.- the “A” Property along with 1871.20 Sq.ft. of Super built-up area bearing Flat/Door No.5/10 in third floor RCC in the Building known as “Aishwarya Residency” construction therein, doors and windows, electricity service connection and its deposits, mamool pathway to the said lands and with all amenities and appurtenance therein, Door No.5/10, Ramalashmi Nagar, Property Tax Assessment No.3515949, Electricity Service Connection No.03-054-01-2020, The Property Situated within the limits of Coimbatore Corporation.



Reserve Price – **Rs.65,00,000/-** : EMD – **Rs.6,50,000/-** : Bid Multiplier - **Rs.50,000/-**
Location : 11.052958,77.046758 **Physical Possession : With the Bank**

Sl.No.3:- Coimbatore RS Puram Branch : Name of Borrower (s)/Guarantor(s): 1) **M/s Jayasuriya** (Borrower), a firm represented by its Partners, having office at No.121, 1st floor, Rangai Gowder Street, Near Devanga Kalyana Mandapam, Sukrawarpet, Coimbatore – 641001, 2) Mr J U Sathishkumar (Partner / Guarantor), S/o T J Udhaya Suriyan, 5, Vellammal Nagar, Navavoor Pirivu, Kalverampalayam, Bharathiyar University, Coimbatore – 641046, 3) Mr J U Saravanakumar (Partner / Guarantor) S/o T J Udhaya Suriyan and 4) Mr T J Udhayasuriyanan (Partner / Guarantor), S/o T M Jayabal Sl. Nos.3 & 4 are reported to be residing at 121, 1st floor, Rangai Gownder Street, Near Devanga Kalyana Mandapam, Sukrawarpet, Coimbatore – 641001.

Total outstanding is Rs.82,66,144.83 (Rupees Eighty Two Lakhs Sixty Six Thousands One Hundred & Forty Four and Paise Eighty Three Only) as on 30.06.2025 with further interest, costs, other charges and expenses thereon.

Mortgaged Asset : Item No:-1 - In Erode registration district, Anthiyur registration sub district, Anthiyur Taluk, in Anthiyur village, in SF No.1498/2 with an extent of 50 cents and in this with an extent of 3700 sft bounded on the:

East by - Lands belonged to Vinothini
 North by - Lands belonged to Palanisamy and others
 West by - Lands belonged to Kalamani
 South by - East West road

Measuring,
 East-West on the North - 50 feet
 East-West on the South - 50 feet
 North-South on the West - 74 feet
 North-South on the East - 74 feet
 In this the area admeasuring an extent of 3700 sft of land

Item No:-2 - In Erode registration district, Anthiyur registration sub district, Anthiyur Taluk, in Anthiyur village, in SF No.1498/2 with an extent of 50 cents (Old S.F.No.91B) and in this with an extent of 7420 ½ sft bounded on the:

East by - Lands belonged to Chikkanna Chettiar
North by - Other lands belonged to Udhayasuriyan and others
West by - House belonged to K Vinothini
South by - East West road

Measuring,

East-West on the North - 97 feet
East-West on the South - 97 feet
North-South on the West - 76 1/2 feet
North-South on the East - 76 1/2 feet

In this the area admeasuring an extent of 7420 ½ sft of land and in this an extent of 2142 sft has been sold as per sale deed 88/2003 and remaining extent of 5278 ½ Sq.fts.,

Both item Nos.1 and 2 totaling (3700 sft + 5278 ½ sft) 8978 ½ sft of land and the construction therein, doors, windows, fixtures and features therein, electricity service connection and its deposit, water connection and its deposits and all the amenities and appurtenances thereto. Door No.37A, DP Samraj Street, property tax assessment no.5258, electricity service connection no.04-340-004-735.



Reserve Price: **Rs.1,62,00,000 /-;** EMD: **Rs.16,20,000/-** ; Bid Multiplier : **Rs.1,00,000/-;**
Location : 11.572027, 77.580318 Physical Possession - No

Sl.No.4:- Coonoor Branch : Name of Borrower (s)/Guarantor(s): i) M/s Poly Q Enterprises, Partnership Firm, ii) Mr V Subramanian, S/o Venkatesan, Partner/Borrower/Guarantor and iii) Mrs Malathi Subramanian, W/o Subramanian V, Partner/Borrower/Guarantor all are residing at 10/324 G-6, Balaji Nagar, Jagathala Road, Aravankadu, Nilgiris-643202.

Total outstanding is Rs.1,80,35,983.56 (Rupees One Crore Eighty Lakhs Thirty Five Thousands Nine Hundred & Eighty Three and Paise Fifty Six Only) as on 30.06.2025 with further interest, costs, other charges and expenses thereon.

Mortgaged Asset : Property in the name of Mr Subramanian and Mrs Malathi Subramanian : Land Measuring 0.03 acre and Residential Building measuring 1440 sq.ft in Old Survey No: 146/5A1, New survey No.110/5, Patta No.981, Door No.10/324 G-6, Assessment No.4713, at Jagathala Village/ panchayath, Kothagiri Taluk, Nilgiris (Balaji Nagar, Jagathala Road) standing in the name of Mr V Subramanian and Mrs Malathi Subramanian.

North: Land belonging to H.Rangan
South: Property Owned by M/s Poly Q Enterprises
East: Jagathala – Karakorai road
West: Survey No: 146/5A1 part



Reserve Price– **Rs.38,00,000/-**; EMD: **Rs.3,80,000/-**; Bid Multiplier : **Rs.50,000/-**
Location : 11.375647,76.769189 Physical Possession : CJM Order Received

Sl.No.5:- Coimbatore Saravanampatti Main Branch : Name of Borrower (s)/Guarantor(s): **M/s Procraft Engineering**, Partnership firm, Registered address No.6&7, Amman Nagar, Saravanampatti, Coimbatore-641035 and the partners and guarantors 1) Mr M Gokulakrishnan, S/o Muthusamy, 2/53, Nanjiyampalayam, Palladam to Dharapuram Highways, (Erode to Dharapuram road pirivu signal) adjacent to KS Bakery, Dharapuram– 638656 2) Mr R Muthusamy, S/o Rangasamy, 2/53, Nanjiyampalayam, Palladam to Dharapuram Highways, (Erode to Dharapuram road pirivu signal) adjacent to KS Bakery, Dharapuram–638656.

Total outstanding is Rs.66,00,205.71 (Rupees Sixty Six Lakhs Two Hundred & Five and Paise Seventy One Only) as on 30.06.2025 with further interest, costs, other charges and expenses thereon.

Mortgaged Asset : In Tirupur Registration District, Dharapuram Sub-Registration District, Dharapuram Taluk & Town, Nanjiyampalayam Village, Old TS No.53, New TS No.5/1A1A1, Ward No.4, Block No.2 with total extent of 4392 sq.ft. bounded on the

EAST : TS No.50/1
WEST : MARIYAPPA AASARI'S LAND
NORTH : TS NO.51,52 AND STREAM

SOUTH : RAGAMATHULA'S LAND IN T.S.NO. 53
Within these boundaries 1.45 Acres of Vacant land, In this

EAST : SUBRAMANIAM'S LAND
WEST : INDIRANI'S LAND
NORTH : STREAM
SOUTH : 19 FEET COMMON PATHWAY

In the midst admeasured as
In the East, SOUTH-NORTH 83 Feet,
In the West, SOUTH-NORTH 76 Feet,
In the South, EAST-WEST 55 ¼ Feet,
In the North, EAST-WEST 38 ¼ Feet,
In all to the tune of 4392 Sq Ft with the right to use 19 Feet East-West pathway and 5 feet pathways and all mamool pathways an easementary rights thereon.



Reserve Price– **Rs.60,00,000/-**; EMD: **Rs.6,00,000/-** ; Bid Multiplier : **Rs.50,000/-**
Location : 10,752937,77.516803 Physical Possession – Vacant Land

Sl.No.6:- Punjai Puliampatti Branch : Name of Borrower (s)/Guarantor(s): 1) **M/s Sri Sathya Department Stores**, (Borrower), Proprietorship firm by Mr A Mohanasamy, having Office at No.273/5 Jawahar Main Road, Punjai Puliampatti-638459, Sathyamangalam Taluk, Erode District, 2) Mr A Mohanasamy (Proprietor), S/o K Arumugam, No.273/5 Jawahar Main Road, Punjai Puliampatti- 638459, Sathyamangalam Taluk, Erode District and 3) Mr B Surenderan (Guarantor), S/o Balasubramaniam, No.200 Pungampalli, Vallipalayam Post, Punjai Puliampatti- 638459, Sathyamangalam Taluk, Erode District.

Total outstanding is Rs.49,11,115.64 (Rupees Forty Nine Lakhs Eleven Thousands One Hundred & Fifteen and Paise Sixty Four Only) as on 30.06.2025 with further interest, cost, incidental charges thereon.

Mortgaged Asset : Residential Vacant land at RSF No 293/1, Old S F No 227, T S No:2/8, Site No.8, T S Ward D, Block 6, Ward 9, Anna Nagar, Ottakuttai Road, Sathyamangalam Taluk, Erode District, Extent admeasuring 2400 Sq.fts..

Boundaries
East by North south road
West by Site No: 7
North by Krishnasamy Vagayara land
South by East west road
With all mamool pathway and easementary rights



Reserve Price: **Rs.15,00,000 /-;** EMD: **1,50,000/-** ; Bid Multiplier : **Rs.50,000/-;**
Location : 11.518321,77.246552 Physical Possession – Vacant Land

Sl.No.7:- Punjai Puliampatti Branch : Name of Borrower (s)/Guarantor(s): 1) M/s Sri Mahavishnu Traders, No.211/90, Sulthan Road, Punjai Puliampatti, Sathyamangalam, Erode-638459; 2) Mr P Sakthivel Murugan, Sole-Proprietor of M/s Sri Mahavishnu Traders / Joint borrower in Happy home loan S/o Palanisamy and 3) Mrs S Saranya W/o P Sakthivelmurugan, Guarantor of M/s Sri Mahavishnu Traders / Joint borrower in Happy home loan, both are residing at 70, Annamalaiyar Kovil Street, Punjai Puliampatti, Sathyamangalam, Erode-638459.

Total outstanding is Rs.98,45,051.71 (Rupees Ninety Eight Lakhs Forty Five Thousands Fifty One and Paise Seventy One Only) as on 30.06.2025 with further interest, costs, other charges and expenses thereon.

Mortgaged Asset :

Property No:1 In Gobichettipalayam Registration district, Punjaipuliampatti sub registration district, Sathyamangalam Taluk Punjaipuliampatti Village in RS No:142/2B to an extent of 2294.00 Sq ft with boundaries as follows:

Item No: I

East of the house of K Padmanaban
West of the below Mentioned property
South of the land of Balasundaram
North of 14 feet wide cart – track

In the Middle:

North – South on the Eastern Side – 38(1/2) feet
North – South on the Western Side – 49 feet
East – West on the Northern Side – 31 feet
East – West on the southern Side – 31 feet
Total extent of 1356(1/4) sq.feet vacant house site

Item No: II

East of the above mentioned property

West of the land of Balasundaram

South of the land of Balasundaram

North of 14 feet wide cart track

In the Middle

North – South on the Eastern side – 22 feet

North – South on the Western side – 38(1/2) feet

East – West on the Northern Side – 26 feet

East – West on the Southern Side – 36 feet

Total extent of 937(3/4) feet vacant house site

Therefore in the above said two items the total extent of 2294.00 sq feet Land with the rights of mamool way and all other appurtenances attached thereon.



Reserve Price – Rs.18,00,000/-; EMD: Rs.1,80,000/- ; Bid Multiplier : Rs.50,000/-

Location : 11.352066,77.174247

Physical Possession – With the Bank

Property No:2 In Gobichettipalayam Registration district, Punjaipuliampatti sub registration district, Nallur village, RSF No 405/1C & 405/1B2, Site no 33-500Sq ft(Western Part), site no 32- 1500 sq ft, site no 27-100 sq ft (North west part), site no 28-300 sq ft (north part), Brindavan circle boundaries is as follows:

West of Thenmozi's Portion of site no 33 and site no 27

East of site no 31 & 29

South of 30 ft east west layout road

North of site no 27 & 28

In it Site no 33-500 sq ft (Western part), site no 32- 500 sq ft, site no 27- 100 sq ft (North

West Part), Site no 28- 300 sq ft (Northern Part)

East west length on both sides 40 ft

North south length on both sides 60 ft

Total extent of 2400 sq ft land with residential building and with the rights of all other appurtenances attached thereon.



Reserve Price – Rs.53,00,000/-; EMD: Rs.5,30,000/- ; Bid Multiplier : Rs1,00,000/-
Location : 11.362253,77.180391 Physical Possession : With the bank

Sl.No.8:- Punjai Puliampatti Branch : Name of Borrower (s)/Guarantor(s): 1) M/s S S Traders, Partnership Firm, 70, Annamalaiyar Kovil Street, Punjai Puliampatti, Sathyamangalam, Erode-638459, 2) Mrs S Saranya, Partner, W/o P Sakthivelmurugan, 70, Annamalaiyar Kovil Street, Punjai Puliampatti, Sathyamangalam, Erode-638459 and 3) Mr P Sakthivelmurugan, Partner, S/o Palanisamy, 70, Annamalaiyar Kovil Street, Punjai Puliampatti, Sathyamangalam, Erode-638459.

Total outstanding is Rs.57,85,791.55 (Rupees Fifty Seven Lakhs Eighty Five Thousands Seven Hundred & Ninety One and Paise Fifty Five Only) as on 30.06.2025 with further interest, costs, other charges and expenses thereon.

Mortgaged Asset : Gobichettipalayam Registration District, Punjaipuliampatti Sub Registration District, Sathyamangalam Taluk, Punjaipuliampatti Village, in RSF No.142/2A (Old SF No.142/2) with an extent of Punjai Hectares 1.00.5(Punjai Acres 0.60) and same is situate with in the following boundaries;

To the South of the pallavari in R S F No 144;
 To the East of the lands of Sri Ram Javuli Stores;
 To the West of the lands of Chithra,Rajamani,Palani and Arukkani and Others
 To the North of 16 feet breath south north road other lands of third party;
 In this an extent of 1782 Sq feet of house and site and same is situate within the following boundaries;

To the West of the 16 feet breadth south north road;
 To the East of the the lands of the Sri Ram Javuli Store and others;
 To the South of the site sold by A Muralikrishnan;
 To the North of site of Chithra
 Within this boundary the site with its north south length on the both sides of 36 feet and its east west length on the North of 50 feet and on the south of 49 feet, in all of total extent of 1782 Sq feet or 165.55 Sq meter of house site, with the mamool path and cart track rights etc. and the terraced building in an extent of 10*11=110 sq ft of 2 rooms that is totally 220 Sq feet or 20.44 Sq meter and adjoining the terraced building the cement sheeted building in an extent of 220 sq ft 20.44 sq meter. The electric service connection in SC No.04-358-012-

1270 and the water tap service connection in SC No 4047. With all its doors, windows front and back doors, windows etc., and its door No 4/2 and the property tax assessment no 7453.



Reserve Price – Rs.18,00,000/-; EMD: Rs.1,80,000/- ; Bid Multiplier : Rs.50,000/-
Location : 11.352495,77.174229 Physical Possession : CJM Order Received

Sl.No.9:- Vadasithur Branch : Name of Borrower (s)/Guarantor(s): 1) Mr **A Shanmugam** (Borrower), S/o Angappan, No.4/381, Rangasamy Street, Ashokapuram, NGGO Colony, Coimbatore – 641022 and also residing at No.C-58, Cheran Colony, Adjacent to Sri Chithi Vinayagar Temple and Opp to Water Tank, Thudiyalur, Coimbatore-641022.

Total outstanding is Rs.17,71,747.61 (Rupees Seventeen Lakhs Seventy One Thousands Seven Hundred & Forty Seven and Paise Sixty One Only) as 05.06.2025 with further interest, cost, incidental charges thereon.

Mortgaged Asset : In Kinathukadavu sub registration, Senthil nagar, Mettubavi village, Kinathukadavu Tk, Coimbatore district, SF Nos. 126/1A, 126/1B1, 126/1B2, 126/2A, 126/2B and 127/1A. Boundaries for the properties in site No.543 measuring an extent of 600 sq.ft (or) 1 cent 164 sq.ft (or) 55.74 sq.mt.

North of properties in site No.500
South of 23 ft width East West layout road
East of properties in site No.544
West of properties in site No.542

Measuring as,
East West on the North side 20 ft
East West on the South side 20 ft
North South on the East side 30 ft
North South on the West side 30 ft

Boundaries for the properties in site No.544 measuring an extent of 600 sq.ft (or) 1 cent 164 sq.ft (or) 55.74 sq.mt.

North of properties in site No.499
South of 23 ft width East West layout road
East of properties in site No.545
West of properties in site No.543

Measuring as,
East West on the North side 20 ft

East West on the South side 20 ft
North South on the East side 30 ft
North South on the West side 30 ft

Thus the total measuring an extent of 1200 sq.ft or 2 cents 329 sq.ft or 111.482 sq.mtr of residential land and building is situated at S.F.Nos.126/1A & 126/1B1. Along with mamool cart track rights and all other appurtenances attached thereto.



Reserve Price– **Rs.18,00,000/-**; EMD: **Rs.1,80,000/-** ; Bid Multiplier : **Rs.50,000/-**
Location : 10.864650,77.112800 Physical Possession – With the bank

Sl.No.10:- Coimbatore Ramanathapuram Branch : Name of Borrower (s)/Guarantor(s):

1) M/s.Able Care Enterprises Partnership Firm, rep. by its Partners Having office at No: 1639/2, Hope College, Avinashi Road, Peelamedu, Coimbatore – 641004, 2) K.Radhakrishnan S/o.Kanagarathinam No. 19D/65, Main Veethi, Thirumuruganpoondi, Tirupur – 641652 and 3) N.Navaneethakrishnan S/o Narayanasami No.4/19, 20 RVE Layout 1st cross street, Thennampalayam Extension, Tirupur – 641604.

Total outstanding is Rs.2,65,53,919.34 (Rupees Two Crore Sixty Five Lakhs Fifty Three Thousands Nine Hundred & Nineteen and Paise Thirty Four Only) as on 30.06.2025 with further interest, cost, incidental charges thereon.

Mortgaged Asset : In Tirupur Registration District, Avinashi Sub Registration District, Tirupur District, Avinashi Taluk, Thirumuruganpoondi Town Panchayat, Rakkyapalayam Village, S.F.No.482/2, an extent of P.Ac.3.51 in this Northern side portion an extent of P.Ac.1.04, an extent of 32 cent corresponding 13952 sq.ft or 1296.65 sq.mtrs of land along with above said pathway thereon.

Reserve Price– **Rs.2,90,00,000/-**; EMD: **Rs.29,00,000/-** ; Bid Multiplier : **Rs.1,00,000/-**
Location : 11.165104,77.303693 Physical Possession : Order Received

GENERAL :

Date & Time of e-auction	The E-Auction will take place through portal https://www.assets.matexauctions.com on 25.07.2025 between 16.00 hours to 17.00 hours with unlimited extensions of 10 minutes each till sale is concluded.
Inspection of property	On any Bank working day between 07.07.2025 to 24.07.2025 with prior appointment
Last date for submitting Tenders	25.07.2025 by 11.00 hours
EMD by RTGS	A/c No :- 1101351000000973 Name of A/c :- Bid Collection A/C of SARFAESI e-Auction Proceeds (Name of the Account) IFSC code :- KVB0001101

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 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://www.assets.matexauctions.com> on **25.07.2025 between 16.00 hours to 17.00 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://www.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.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 J 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 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 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 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 Rule 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.

For THE KARUR VYSYA BANK Ltd.

Place: Coimbatore

Date : **02.07.2025**

Sd/-

Authorised Officer