

 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 24.04.2024

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 **24.04.2024**. The sale is made on “**As is where is**”, “**As is what is**” & “**Whatever there is**” condition.

Sl.No:1:- Chinnampalayam Branch : Name of Borrower (s)/Guarantor(s): 1) **M/s Aaruthra Traders**, Partnership firm, No.340/2B, Opp Karur Vysya Bank Ltd., Somanur Main Road, Karumathampatti, Coimbatore – 641659, 2) **Mrs S Sumathi**, Partner, W/o V Selvakumar, No.1/70, Kallimedu Tottam, Veppangottai Palayam, Palldam – 641658, 3) **Mr K R Kandasamy**, Partner, S/o Ramasamy, No.61/2, Vaikkal Thottam, Kaliankadu, Vaniputhur, Thukkanaicken Palayam, Erode – 638506 and 4) the guarantor **Mr V Selvakumar**, S/o Velusamy, No.1/70, Kallimedu Tottam, Veppangottai Palayam, Palldam – 641658.

Total outstanding is **Rs.4,43,59,578.44** (Rupees Four Crores Forty Three Lakhs Fifty Nine Thousands Five Hundred and Seventy Eight and Paise Forty Four Only) as on 31.03.2024 with further interest, costs, other charges and expenses thereon.

Mortgaged Asset : Item-1: In Dharmapuri District, Harur Taluk, Samanatham village, the land bearing Sy No.25/4, Dry Ext.Hect. 0.60.0, Asst. Rs.0.92, in this Dry Ext.Ac.0.10 cents land with RC House in Ground and First Floors measuring 46 x 23 ½ = 1081 sq.ft. with EB SC No.1218. The property comes under village Panchayat limits of Keeraipatti and Union Council of Harur.



Property Gps: 12.001252,78.535483

Physical possession with the bank : Yes

Reserve Price – Rs.31,00,000/-; EMD: Rs.3,10,000/- ; Bid Multiplier : Rs.50,000/- .

Item-2: In Dharmapuri District, Harur Taluk, Samanatham village, the land bearing Sy No.25/4, Dry Ext.Hect. 0.60.0, Asst. Rs.0.92, in this Dry Ext.Ac.1.38 cents out of this land with constructed RCC terraced roof Building measuring an extent of 4400 sq.ft. and along with common way and all easements rights, EBSC No 1327. The property comes under village Panchayat limits of Keeraipatti and Union Council of Harur.



Property Gps: 12.001252,78.535483

Physical possession with the bank : YesReserve Price – **Rs.72,00,000/-**; EMD: **Rs.7,20,000/-** ; Bid Multiplier : **Rs.50,000/-**.Branch Manager Contact No: **84899 38522**

Sl.No:2:- Coimbatore Ganapathy Branch : Name of Borrower (s)/Guarantor(s): **1) M/s S Associates**, (Borrower), a Proprietorship concern rep by its Proprietor Mr R Srinivasan, having office at No.116A/62 Periyar Nagar, Ramanathapuram, Coimbatore – 641045, **2) Mr R Srinivasan**, (Proprietor), S/o Ramalingam, No.117, Mariyappa Layout, Periyar Nagar, Ramanathapuram Post, Coimbatore – 641045 and **3) Mr R Venkateshbabu**, S/o Ramalingam, (Guarantor), No.63 (Old 5/117), Periyar Nagar, Ramanathapuram, Coimbatore – 641045.

Total outstanding is **Rs.22,91,408.46** (Rupees Twenty Two Lakhs Ninety One Thousands Four Hundred & Eight and Paise Forty Six Only) as 31.03.2024 with further interest, Costs, other charges and expenses thereon.

Morgaged Asset : In Coimbatore, Peelamedu, Ramanathapuram Village, T.S.No.10/1131, in No.12 western portion an extent of 2877 Sq.ft., of land, in this an extent of 1475 Sq.ft., has been sold and the remaining extent of 1402 Sq.ft., and along with the construction therein, doors, windows, fixtures and features therein, electricity connection and its deposit, rights to use common pathway and all the amenities and appurtenances thereto. Door No. 116-A, Periyar Nagar, Property tax assessment No.6979063, Electricity Service No.03-016-007-1682.



Property GPS : 11.004105,76.995410

Physical possession with the bank : NoReserve Price– **Rs.40,00,000/-**; EMD: **Rs.4,00,000/-** ; Bid Multiplier : **Rs.50,000/-**Branch Manager Contact No: **96262 48401**

Sl.No:3:- Gobichettipalayam Branch : Name of Borrower (s)/Guarantor(s): **1) M/s Aadhav Food Corporation**, Partnership Firm, 13, Tamil Nagar, Gobichettipalayam – 638452 and its partners cum guarantors **2) Mr N Prabhu**, S/o Natesan, 13, Tamil Nagar, Gobichettipalayam – 638452, **3) Mrs V Priyadharshini**, W/o N Prabhu, 13, Tamil Nagar, Gobichettipalayam – 638452, **4) Mr N Rajesh Kumar**, S/o Natesan, 67/B2, Vetri Apartment, Vidhya Nagar, Thindal, Erode – 638012 and **5) Mrs V Anitha**, W/o N Rajesh Kumar, 339/2, Moopan Thottam Opp. Water Pump, Kolappalur, Gobichettipalayam – 638456.

Total outstanding is **Rs.4,09,75,268.91** (Rupees Four Crores Nine Lakhs Seventy Five Thousands Two Hundred & Sixty Eight and Paise Ninety One Only) as on 31.03.2024 with further interest, Costs, other charges and expenses thereon.

Mortgaged Asset : Item No.1: Erode District, Gobichettipalayam Taluk, Kolappalur Village, Land & Building at Old SF No.243A, 243B, New SF No.339/2, Patta No.1970, Moopan Thottam, Gobi to Perundurai Main Road admeasuring to an extent of 0.43 acres standing in the name of N Rajeshkumar. **Item No.2:** Erode District, Gobichettipalayam Taluk, Kolappalur Village, Land & Building at Old SF No.243A, 243B, New SF No.339/2, Patta No.1970, Moopan Thottam, Gobi to Perundurai Main Road admeasuring to an extent of 1.40 acres standing in the name of N Rajeshkumar & N Prabhu.



Property Gps:11.374133,77.442620

Physical possession with the bank : Yes

Reserve Price: **Rs.3,80,00,000 /-**; EMD: **38,00,000/-** ; Bid Multiplier : **Rs.1,00,000/-**;

Branch Manager Contact No.**9626248406**

SI.No:4:- Gobichettipalayam Branch : Name of Borrower (s)/Guarantor(s): 1) **M/s Sri Saravana consultancy**, Sole Proprietorship Concern, No.1/351, Om Sakthi Kovil street, Pariyur, Vellalapalayam post, Gobi chettipalayam-638476, 2) Mr Vengaimuthu V V, S/o A Venkadachalam, No.1/351, Om Sakthi Kovil street, Pariyur, Vellalapalayam post, Gobichettipalayam-638476, 3) Mr A Venkadachalam, S/o Alavi Gounder, No.1/351, Om Sakthi Kovil Street, Pariyur Vellalapalayam post, Gobichettipalayam-638476.

Total outstanding is **Rs.26,46,843.05** (Rupees Twenty Six Lakhs Forty Six Thousands Eight Hundred & Forty Three and Paise Twenty Five Only) as on 30.03.2024 with further interest, costs, other charges and expenses thereon.

Mortgaged Asset : Schedule A In Erode District, Gobichettipalayam Taluk, P.Vellalapalayam Village, New Natham No.215, Patta No.551, Natham New Sub Division No.323/4, D.No.161, to an extent of 1561 Sq.Ft of Land and Tiled House Building thereon. **Schedule B** In Erode District, Gobichettipalayam Taluk, P.Vellalapalayam Village, Old Natham No.215 part, present Natham House Patta No.42, New Natham No.323/13, to an extent of 2314 Sq.Ft .



Property GPS : 11.462998,77.467508

Physical possession with the bank : Yes

Reserve Price – **Rs.19,00,000/-**; EMD: **Rs.1,19,000/-** ; Bid Multiplier : **Rs.25,000/-**

Branch Manager Contact No: **9626248406**

Sl.No:5:- Kavindapadi Branch : Name of Borrower (s)/Guarantor(s1) **M/s Unique Hospital Furniture** (Borrower), a Proprietorship concern rep by Mr K S Sathishkumar, having office at No: 790 A, Erode Road, Kavindapadi- 638455, Bhavani Taluk, Erode District, 2) Mr K S Sathishkumar (Proprietor), S/o V Subramaniam, No.790A, Erode Road, Kavindapadi, Bhavani taluk, 3) Mr V Subramaniam, S/o Velappa Gounder and 4) Mrs S Gunasundari, W/o V Subramaniam--No's 3 and 4 are Guarantors for both No's:1 & 2, the above No.3 & 4 are residing at No.790, Erode Road, Kavindapadi-638455, Bhavani Taluk, Erode District.

Total outstanding is **Rs.1,19,38,956.17** (Rupees One Crore Nineteen Lakhs Thirty Eight Thousands Nine Hundred Fifty Six and Paise Seventeen Only) as on 30.03.2024 with further interest, Costs, other charges and expenses thereon.

Morgaged Asset : Item No: 1 In Erode registration district, Kavindapadi village, R.S.No. 559/1, Old S.F.No. 347, Patta No.1566, Door Nos. 790A, 35D/1, 35D/2, 35D/3 with an extent of $(4257 \frac{1}{2} + 308 \frac{3}{4} + 1557 \frac{1}{2})$ 6123 $\frac{3}{4}$ Sq.ft.s of land.



Property GPS 11.418417,77.563139

Physical possession with the bank : No

Reserve Price– **Rs.1,14,00,000/-**; EMD: **Rs.11,40,000/-** ; Bid Multiplier : **Rs.,1,00,000/-**

Item No: 2 In Erode registration district, Kavindapadi village, R.S.No. 559/1, Old S.F.No. 347, Patta No.1566, No. 791 with an extent of (276 + 1026) 1302 Sq.ft.s of land



Property GPS 11.418278,77.563056

Physical possession with the bank : No

Reserve Price– **Rs.49,00,000/-**; EMD: **Rs.4,90,000/-** ; Bid Multiplier : **Rs.50,000/-**

Item No: 3 In Erode registration district, Kavindapadi village, Balaji Nagar, R.S.No. 559/1, Old R.S.No. 347, Patta No.1566, Door No. 36A with an extent of 2166.37 Sq.ft.s of land



Item No: 4 In Erode registration district, Kavindapadi village, Balaji Nagar, R.S.No. 559/2, Old R.S.No. 347, Patta No.1566, 1893 Door No. 35F with an extent of 2025 Sq.fts of land



Property GPS: 11.418889,77.563306

Physical possession with the bank : No

Reserve Price for item 3 & 4 – **Rs.76,00,000/-**; EMD: **Rs.7,60,000/-** ; Bid Multiplier : **Rs.50,000/-**

Branch Manager Contact No: **96262 48405**

Sl.No:6:- Nambiyur Branch : Name of Borrower (s)/Guarantor(s): A.) 1) **M/s Thamiera**, Rep. by its Sole Proprietrix Mrs Ananthi K, W/o Kannan, 5/246, RK Building, Emmampooni, Erode District-638458 and also residing at No.110A, Rajiv Nagar, Kattur Road, Chennimalai, Erode-638051(Borrower), 2) Mr Kannan SAA, S/o Arumugam, No.110A, Rajiv Nagar, Kattur Road, Chennimalai, Erode-638051 (Guarantor) and 3) Mr Arumugam, S/o Sankarappa Mudaliyar, No.110A, Rajiv Nagar, Kattur Road, Chennimalai, Erode- 638051 (Guarantor cum Title Holder) And B.) 1) **M/s Ruggers**, Partnership firm, 5/246, RK Building, Emmampooni, Savakattupalayam, Gobichettipalyam, Erode District-638458 and also at No.110A, Rajiv Nagar, Kattur Road, Chennimalai, Erode-638051 (Borrower), 2) Mr Kannan SAA, S/o Arumugam S, No.110A, Rajiv Nagar, Kattur Road, Chennimalai, Erode- 638051 (Partner cum

Guarantor), 3) Mrs Ananthi K, W/o Kannan SAA, No.110A, Rajiv Nagar, Kattur Road, Chennimalai, Erode-638051 (Partner cum Guarantor) and 4) Mr Arumugam, S/o Sankarappa Mudaliyar, No.110A, Rajiv Nagar, Kattur Road, Chennimalai, Erode-638051 (Guarantor cum Title Holder).

Total outstanding is **Rs.64,56,431.92** (Rupees Sixty Four Lakhs Fifty Six Thousands Four Hundred and Thirty One and Paise Ninety Two Only) [i.e., for **M/s Thamiera is Rs.18,63,383.78 as on 31.03.2024** & **M/s Ruggers is Rs.45,93,048.14 as on 31.03.2024**] with further interest, costs, other charges and expenses thereon.

Mortgaged Asset : Erode District, Perundurai Taluk, Chennimalai Village, Old GS No.76, Punjai Acre 8.70, in RS No.646/6, Punjai Hec.0.93.5, kist Rs.1.87, within limits of Chennimalai Town Panchayat, Patta No.1019, Ward Mo.11, Door No. 110&111, Tax Assessment No.3746, Kotthangkadu 7th Street, in this, an extent of 4608 Sq.ft. of land with terraced building and all appurtenance thereon and rights to use the common roads etc.,



Property GPS : 11.15959,77.608853

Physical possession with the bank : Yes

Reserve Price– **Rs.65,00,000/-**; EMD: **Rs.6,50,000/-**; Bid Multiplier : **Rs.1,00,000/-**

Branch Manager Contact No:**84899 38530**

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.1,30,34,614.37** (Rupees One Crore Thirty Lakhs Thirty Four Thousands Six Hundred & Fourteen and Paise Thirty Seven Only) as on 31.03.2024 with further interest, costs, other charges and expenses thereon.

Mortgaged Asset : **Property No:1** In Gobichettipalayam, Sathyamangalam Taluk Punjaipuliampatti Village in RS No:142/2B to an extent of 2294.00 Sq ft land with the rights of mamool way and all other appurtenances attached thereon.



Property Gps:11.352066,77.174247

Physical possession with the bank : No

Reserve Price – **Rs.18,00,000/-**; EMD: **Rs.1,80,000/-** ; Bid Multiplier : **Rs.50,000/-** Prior Encumbrance – NIL (Brought to the knowledge of Bank)

Property No:2 In Gobichettipalayam, Punjaipuliampatti, 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 total extent of 2400 sq ft land with residential building and with the rights of all other appurtenances attached thereon.



Property Gps:11.362253,77.180391

Physical possession with the bank : No

Reserve Price – **Rs.60,00,000/-**; EMD: **Rs.6,00,000/-** ; Bid Multiplier : **Rs1,00,000/-**
Branch Manager Contact No. **8489938533**

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.46,80,611.55** (Rupees Forty Six Lakhs Eighty Thousands Six Hundred & Eleven and Paise Fifty Five Only) as on 31.03.2024 with further interest, costs, other charges and expenses thereon.

Mortgaged Asset : Gobichettipalayam, 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) in this an extent of 1782 Sq feet of house and site with all its doors, windows front and back doors, windows etc., and its door No 4/2 and the property tax assessment no 7453.



Property Gps: 11.352495,77.174229

Physical possession with the bank : No

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

Branch Manager Contact No: **8489938533**

Sl.No:9:- Coimbatore Saravanampatti Main Branch : Name of Borrower (s)/Guarantor(s): **M/s Procraft Engineering**, Partnership firm, Registered address : 6 & 7, Amman Nagar, Saravanampatti, Coimbatore-641 035 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 K.S.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.53,39,457.71** (Rupees Fifty Three Lakhs Thirty Nine Thousands Four Hundred & Fifty Seven and Paise Seventy One Only) as on 31.03.2024 with further interest, costs, other charges and expenses thereon.

Mortgaged Asset : In Tirupur District, Dharapuram Taluk & Town, Nanjiyampalayam Village, Old T.S.No.53, New T.S.No.5/1A1A1, Ward No.4, Block No.2 with total extent of 4392 sq.ft. of land with the right to use 19 Feet East-West pathway and 5 feet pathways and all mamool pathways an easementary rights thereon.



Property GPS : 10.752937,77.516803

Physical possession with the bank : Vacant Land

Reserve Price– Rs.45,00,000/-; EMD: Rs.4,50,000/- ; Bid Multiplier: Rs.50,000/-

Branch Manager Contact No. 84899 38523

GENERAL :

Date & Time of e-auction	The E-Auction will take place through portal https://www.matexauctions.com on 24.04.2024 between 16.00 hours to 17.00 hours with unlimited extensions of 05 minutes each till sale is concluded.		
Inspection of property	On any Bank working day between 08.04.2024 to 22.04.2024 with prior appointment		
Last date for submitting Tenders	23.04.2024 by 17.00 hours		
EMD by RTGS	A/c No	:- 1101351000000973	
	Name of A/c	:- Bid Collection A/C of SARFAESI E-auction proceeds	
	IFSC code	:- KVBL0001101	

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

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/ Secured Creditor's website i.e www.kvb.co.in/Property Under Auction and also at the service provider of the Bank for E-auction i.e., <https://www.matexauctions.com> to the above mentioned account and get user ID and Password free of cost and get training **E-Auction** from Mr Vijay Kumar Mobile No.7200538774, [e-mail - solutions@matexnet.com](mailto:solutions@matexnet.com)

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.

Place: Coimbatore
Date : 03.04.2024

For THE KARUR VYSYA BANK Ltd.

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AUTHORISED OFFICER