



STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH
COIMBATORE

Authorised Officer's Details:

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of the Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Secured Creditor(s), the constructive Possession of which has been taken by the Authorised Officer of State Bank of India being the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **22.01.2025**, for recovery of dues of **Rs.67,52,04,090/- (Rupees Sixty Seven Crores Fifty Two Lakhs Four Thousand and Ninety only) as on 18.12.2024** with future interest and costs due to the State Bank of India from (1) **M/s Kangaroo Hometex India Private Limited**, having its registered office at SF. No. 1726, Amaravathi Nagar, Andankovil Post, Karur – 639 002 (2) **M/s Kangaroo Fabric**, having its registered office at SF. No. 1726, Amaravathi Nagar, Andankovil Post, Karur – 639 002 (3) **M/s Thirumagal Dyeing Works** having its registered office at SF. No. 1726, Amaravathi Nagar, Andankovil Post, Karur – 639 002 and its guarantors namely (1) Mr. Paneerselvam A,S/o Mr. Ammaiappan, residing at 8, 23/A, Ramakrishnapuram, Karur – 639 001 (2) Mrs. Ananthi P,W/o Mr. Pannerselvam, residing at 8, 23/A, Ramakrishnapuram, Karur – 639 001, (3) Mr. Prashant P, S/o Mr. Pannerselvam, residing at 8, 23/A, Ramakrishnapuram, Karur – 639 001 (4) Mr. Ammaiappan P,S/o Mr. Pachanachippan, residing at 453/8, Vedichipalayam,Nerur South, Karur – 639 114 (5) Mrs. Kamalam A,W/o Mr. Ammaiappan, residing at 453/8, Vedichipalayam, Nerur South, Karur – 639 114. (6) Mrs. P.Harnitha, D/o Mr. Paneerselvam residing at 8, 23/A, Ramakrishnapuram, Karur – 639 001.

DESCRIPTION OF THE IMMOVABLE PROPERTIES FOR SALE

PROPERTY NO.1 (ID NO: SBINKANGAROO1)

Item No.1

All that piece and parcel of vacant land belonging to V. A. Paneerselvam (Document No. 1823/2015 dated 17/03/2015, SRO, Karur West) at Karur Registration District, West Karur Sub Registratipn District, Karur District, Karur Taluk, Thalapatti Village,

S.F.NO.311/A4	Hec.0.75.0	Ac. 1.85
S.F.NO.311/A5	Hec.0.64.0	Ac.1.58
Total	Hec.1.39.0	Ac.3.43

The said extent of Ac.3.43 within the following four boundaries:



South of : purambokku pathway
East of : north-south pathway in S.F.No.311/A3
West of : the land of Vaiyammal
North of : the land of Koolammal @ Ramakkal
The said extent of Ac.3.43 with mamool pathway rights etc.

Reserve Price: Rs.3,43,00,000/- (Rupees Three Crore Forty Three Lakhs only)

EMD: Rs.34,30,000/- (Rupees Thirty Four Lakhs Thirty Thousand only)

PROPERTY NO. 2 (SBINKANGAROO2)

Item No.1

All that piece and parcel of vacant land and industrial building with buildup area 55326 sq.ft. (The building plan approval is not available) belonging to P. Anandhi (Document No. 115/2007 dated 03.01.2007 and Document No. 2412/2014 dated 30/12/2013, SRO, Karur West) at Karur Registration District, West Karur Sub Registration District, Karur Taluk, Thalapatti Village,

S.F.No.349/2	Hec. 1.27.0	Ac.3.14
S.F.No.349/3	Hec. 1.21.0	Ac.2.99
Total	Hec. 2.48.0	Ac.6.13

In this, an extent of Ac.2.50 within the following four boundaries:

North of : east-west panchayat road;
West of : the land of Bommuraj in S.F.No.349/4;
South of : the land of Kamalam in S.F.Nos.349/2Part; and
East of : the land of Kamalam in S.F.Nos.349/2Part and 349/3Part.
The said extent of Ac.2.50 with mamool pathway rights etc.

Item No.2

All that piece and parcel of vacant land and industrial building with buildup area 55326 sq.ft. (The building plan approval is not available) belonging to V. A, Paneerselvam (Document No. 7820/2012 dated 28/11/2012, SRO, Karur West) at Karur R.D., West Karur S.R.D., Aravakurichi Taluk, Thalapatti Village,

S.F.No.349/1	Hec.0.90.0	Ac.2.22
S.F.No.349/2	Hec.1.27.0	Ac.3.14
Total	Hec.2.17.0	Ac.5.36

In this, an extent of Hec.0.67.2 Ac.1.63 as per Patta No. 1348 within the following four boundaries:

West of : the land of Rama Naicker in S.F.No.349/4;
East of : the land of P.Gnanasekar;
South of : the land of P.Gnanasekar; and
North of : the land of Anandi and S.S.Sumathi.
The said extent of Ac.1.63 as per Patta No. 1348 with mampol pathway rights etc. Present Sub-Division Nos.349/2B and 349/3B.

Reserve Price: Rs.6,74,00,000/- (Rupees Six Crore Seventy Four Lakhs only)

EMD: Rs.67,40,000/- (Rupees Sixty Seven Lakhs Forty Thousand only)




DETAILS OF THE E-AUCTION SALE

Property No.	Reserve Price	Earnest Money to be deposited	Bid Multiplier	Date and Time of the e-Auction
1	Rs.3,43,00,000/-	Rs.34,30,000/-	Rs.5,00,000/-	22.01.2025 & 11:00 AM to 04:00 PM
2	Rs.6,74,00,000/-	Rs.67,40,000/-		
Encumbrance known to the Bank, if any :- EP Attachment on the property vide EP. No. 77/2024				

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website www.sbi.co.in or the website of service provider for e-Auction M/s. PSB Alliance <https://baanknet.com> (Toll free No: +91 8291220220, Email ID: support.BAANKNET@psballiance.com)

Date: 18.12.2024
Place: Coimbatore


(N Ulaganathan)
Authorised Officer

