



STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH
COIMBATORE

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property/ies mortgaged/charged to the Secured Creditor, 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 **16.10.2019**, for recovery of **Rs.14,82,48,183.90**(Rupees Fourteen Crores Eighty Two Lakhs Forty Eight Thousand One Hundred Eighty Three and Paise Nienty only) as on 30.06.2019 with future interest and costs due to the State Bank of India, from **M/s.Amaravathi Spinning Mills(RJPM) Pvt Ltd**, represented by its Managing Director having its office at D.No.109/D-7/1,Sankaralinga Moopnar Street, Rajapalayam-626102 and **1)Shri.U.S.Sanjeevi**,No.50,Nadutheru, Samusigapuram, Rajapalayam – 626102; **2)Shri.S.Sanjeevi**,No:17-A, Sree Vatsa Enclave,North Coimbatore,Mettupalayam road,Coimbatore–641029; **3)Shri.S.Kadarkarai**, No:1437-A, Ghanagiri Road,Sivakasi – 626123; **5)Shri.S.Murugan**, D.No.387-A,Sankaralinga Moopnar Street,Rajapalayam-626102; **6)Smt.Kulandaivelammal**,No.50, Nadutheru,Samusigapuram,Rajapalayam-626102; **7)M/s.Sri Balaji Paper Impex Pvt Ltd**, represented by its Managing Director having its office at Flat No.1-C,Doshi Residency,D.No.17,Dhandapani Street,T.Nagar,Chennai-600017.

DESCRIPTION OF PROPERTY/IES:

SCHEDULE - A

Item 1: Plant and Machineries of Spinning Unit located at Rajapalayam

Item 2: Plant and Machineries of Socks Unit located at Sathyamangalam



SCHEDULE- B

Property 1:

(Sale deed No.1974/1988 dated 07.09.1988 in the name of U.S.Sanjeevi)

In Virudhunagar District, Virudhunagar Registration District, Rajapalayam Sub-Registration District, Samusigapuram village, in survey No.60/7A1 the land measuring 29 cents this western side measuring:

East-West on the North-47 1/2 ft
East- West on the South -40 ft
North – South on the West – 92 ft
North- South on the East- 91.3/4 ft

Thus totally measuring 4020 sq.ft with RCC building having the following boundaries

West by – Land belonging to Radhakrishnan Textiles
North by – East West Street
East by – Land belonging to Kumaran Sizing Company
South by – Sankaralinga Moopana Street

Property 2:

(Sale deed No.1616 of 2001 dated 03.05.2001 in the name of U.S.Sanjeevi)

Item-I:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, Rajapalayam Taluk, Samusigapuram Village and Panchayat, Natham comprised in RS No. 68A/3 Weavers Middle Street, Site measuring,

East -West both sides – 22 ft.

North-South both sides 20 ft.

Totally measuring 440 sq. ft. in which 28 sq. mts mud wall tiled roofing house building bearing Door No. 1/47 is bounded by:

North–House belonging to Kulandaivel, backyard of this property and property of U.S.Sanjeevi,

East - House belonging to M. Irulappan and common Wall,

South - House belonging to U. S. Sanjeevi,

West - Umayal Temple.

Within this an extent of 440 sq. ft. of house site and building with all its easement rights.

Item-II:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, Rajapalayam Taluk, Samusigapuram Village and Panchayat, Natham comprised in RS No. 68A/3 Weavers Middle Street and Northern portion of 1st Item undivided half share in the backyard of this property Vacant Site measuring

East -West both sides – 22 ft.

North-South both sides - 6 ft.

Totally measuring 132 sq. ft. is bounded by:

North – House belonging to Kulandaivel,

East - House belonging to M. Irulappan, U. S. Sanjeevi and center portion of backyard,

South – 1st item,

West - Umayal Temple and house belonging to Sankaran.

Within this undivided half share site with all its easement rights.

Property 3:



(Sale Deed No.1041/1995 dated 26.04.1995 in the name of Smt.Kulandaivelammal)

Item-I:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, Pudupalayam Village, Ayyan Punja land in Survey No. 108/1 the land measuring 1.07 acres and in Survey No. 109/1 the land measuring 4.99 acres thus totally measuring 6.06 acres divided into house sites and got approved by the Tamilnadu Government order No. 551/1994 and named as 'Ramasamy Raja Nagar' in this Plot Nos. 2, 3 & 4 measuring

East – West on the North by 83. $\frac{1}{4}$ ft.

East-West on the South by 78/ $\frac{3}{4}$ ft.

North – South on the East – 82 ft.

North - South on the West – 81. $\frac{1}{2}$ ft.

Admeasuring an extent of 6621.75 sq. ft. having the following boundaries:

North by – Plot No. 1 belonging to Ayyanar & 2nd Schedule property,

South by – 7 mts wide East-West Road,

East by - Plot No. 5 belonging to Rajendran,

West by - 7 mts wide North-South Road.

Item-II:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, Pudupalayam Village, Ayyan Punja land in Survey No. 108/1 the land measuring 1.07 acres and in Survey No. 109/1 the land measuring 4.99 acres thus totally measuring 6.06 acres divided into house sites and got approved by the Tamilnadu Government order No. 551/1994 and named as 'Ramasamy Raja Nagar' in this 1st item Southern side of 2nd Item site measuring:

East – West on both sides - 28 ft.

North – South on both sides – 12 ft.

Totalling measuring 336 sq. ft.

2nd item in triangle shape site measuring

East – West on on the East – 20 ft.,

North - South on the West – 20. $\frac{3}{4}$ ft.,

Eastern side from Northern side proceeding South cross – 36. $\frac{1}{2}$ ft.

Totally admeasuring an extent of 290.5 sq. ft. having the following boundaries:

North by – Odai,

South by – 1st Schedule property,

East by - Odai,

West by - Plot No. 1 belonging to Ayyanar.

Thus Items I & II totally measures 7248.25 sq. ft. situated in Ward J, Block 1, T. S. Nos. 19/1, 2, 4, 59, 60 & 20/1, 2 in Election Ward 32 within the limits of Rajapalayam Municipality along with the Well water right situated in the said survey numbers.

Property 4:

Item-I to Item-IV under Sale Deed No. 1828/1989 dated 06.09.1989 in the name of U.S.Sanjeevi

Item-V under Sale Deed No. 2093/1990 dated 20.09.1990 in the name of U.S.Sanjeevi

Item-I:



In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, in Cholapuram Village, Ayan Punja Survey No. 1264/2B2 the land measuring 0.35.0 Hectares i.e., 89 cents.

Item-II:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, in Cholapuram Village, Ayan Punja Survey No. 1264/3B the land measuring 0.45.5 Hectares i.e., 1.12 acres.

Item-III:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, in Cholapuram Village, Ayan Punja Survey No. 1264/2B1 the land measuring 0.37.0 Hectares i.e., 92 cents.

Item-IV:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, in Cholapuram Village, Ayan Punja Survey No. 1264/3A2 the land measuring 0.33.0 Hectares i.e., 82 cents.

Item-V:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, in Cholapuram Village, Ayan Punja Survey No. 1263 the land measuring 75 cents is bounded as follows:

East by - Sankarankoil Road,
South by - Odai,
North & West by - Land belonging to Sanjeevi.

Total **Item-1 to Item-V** measuring an extent of **4.50 acres** of land with pathway and all easement rights along with the Plant & Machineries installed thereon and hypothecated to SBI and the building constructed thereon.

The said property situated in Cholapuram Panchayat within the limit of Rajapalayam Panchayat Union.

Property 5:

Sale Deed No. 4207/2009 dated 28.08.2009 in the name of S.Kadarkarai

Item-I:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, in Samusigapuram Village, Ayan Punja Survey No. 667/3 the land measuring 1.14 acres as per present sub-division No. 667/3B in this the land measuring 0.08.0 Hectares or 20 cents and in Survey No. 667/3C the land measuring 0.35.0 Hectare or 86 cents.

Item-II:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, in Samusigapuram Village, Ayan Punja in Survey No. 697 the land measuring 1.49 acres as per present Sub-division Survey No. 697/1 the land measuring 0.16.5 hectare or 41 cents and in Survey No. 697/2 the land measuring 0.44.0 hectare or 1.09 acres, in this the title holder had got the right and title over a lesser extent of 1.15 acres.

Item-III:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, in Samusigapuram Village, Ayan Punja Survey No. 700/1A the land measuring 0.28.5 Hectares or 70 cents.

Item-IV:



In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, in Samusigapuram Village, Ayan Punja Survey No. 700/6 the land measuring 1.28.5 Hectares or 3.18 acres.

Item-V:

In Virudhunagar District, in Virudhunagar Registration District, in Rajapalayam Sub-registration District, in Samusigapuram Village, Ayan Punja Survey No. 700/1B out of 2.09 acres North Eastern Side land measuring 0.21.2 Hectares or 52.5 cents of land is bounded as follows:

North by – Punja land of Gurusamy Naicker, Chinnasamy Konar & Chinna Perumal & Nilavial

Pathai situated in Survey Nos. 667/1B & 667/3A.

South by – Punja land belonging to Shanmuga Konar,

West by - Punja land belonging to Rathinasabapathy,

East by - Punja land belonging to Andi Konar.

Items I to V totally measures 6.615 acres of land with building constructed thereon along with mamool pathway right in Survey Nos. 667/1B and 667/3A etc.,

The said properties are situated within Samusigapuram Village, Panchayat Union, Rajapalayam Panchayat Union.

Property 6:

Sale Deed No. 4967/2006 dated 01.12.2006 in the name of M/s.Sri Balaji Paper Impex Pvt Ltd

In Gobichettipalayam Registration District, in Sathyamangalam Sub Registration District, in Puthupeekadavu Village:

1. In new S. F. No. 313 an extent of 2.02.05 Hectares or 5.00 punja 5.00 acres.
2. In new S. F. No. 314 an extent of 2.08.5 Hectares or 5.15 acres
3. In new S. F. No. 315/3 an extent of 0.95.0 Hectares or 2.35 acres
4. In new S. F. No. 339/1 an extent of 1.01.0 Hectares or 2.50 acres.

Totally the lands measuring an extent of **15 acres** along with mamool pathway and cart track rights, etc.

Encumbrance known to the Bank if any : Nil

DETAILS OF E-AUCTION SALE:

RESERVE PRICE	Schedule A	
	Particulars	Amount in Rs
	Item 1	1,65,08,000/-
	Item 2	1,96,58,000/-
	Schedule B	
	Particulars	Amount in Rs
	Property 1	66,19,291/-
	Property 2	11,71,934/-
	Property 3	72,48,250/-
	Property 4	5,02,04,772/-
	Property 5	3,06,36,891/-
	Property 6	1,35,00,000/-



EARNEST MONEY TO BE DEPOSITED	Schedule A		
	Particulars	Amount in Rs	
	Item 1	16,50,800/-	
	Item 2	19,65,800/-	
	Schedule B		
	Particulars	Amount in Rs	
	Property 1	6,61,929/-	
	Property 2	1,17,193/-	
	Property 3	7,24,825/-	
	Property 4	50,20,477/-	
	Property 5	30,63,689/-	
	Property 6	13,50,000/-	
	BID MULTIPLIER	Schedule A	
		Particulars	Amount in Rs
Item 1		5,00,000/-	
Item 2		5,00,000/-	
Schedule B			
Particulars		Amount in Rs	
Property 1		1,00,000/-	
Property 2		1,00,000/-	
Property 3		2,00,000/-	
Property 4		5,00,000/-	
Property 5		5,00,000/-	
Property 6		5,00,000/-	
INSPECTION OF PROPERTY		14.10.2019 between 11:00 am to 4:00 pm	
DATE AND TIME OF E-AUCTION		16.10.2019 (10:00 AM to 2:00 PM)	
	Schedule A		
	Item 1	10:00 AM to 10:30 AM	
	Item 2	10:30 AM to 11:00 AM	
	Schedule B		
	Property 1	11:00 AM to 11:30 AM	
	Property 2	11:30 AM to 12:00 NOON	
	Property 3	12:00 NOON to 12:30 PM	
	Property 4	12:30 PM to 1:00 PM	
	Property 5	1:00 PM to 1:30 PM	
	Property 6	1:30 PM to 2:00 PM	

Last date and time for submission of proof of EMD: 15.10.2019 up to 5:00 pm

The auction will be conducted online through the Bank's approved service provider M/s E-Procurement Technologies Ltd (ETL) at their web portal <https://sbi.auctiontiger.net>

For detailed terms and conditions of the E-auction sale and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in <https://sbi.auctiontiger.net> & www.sbi.co.in

Date: 03.09.2019
Place: Coimbatore


Chief Manager &
Authorised Officer

