Asset Recovery Branch
577, 1st Floor,
Oppanakara Street,
Coimbatore – 641001
E-mail: kvbl1890 @ kvbmail.com
Mobile 8110996655

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES & E-AUCTION ON 05.12.2026

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 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 05.12.2026. The sale is made on “As is where is”, “As is what is” & “Whatever there is” condition.

Sl.No:1:- Tiruppur P N Road Branch : Name of Borrower (s)/Guarantor(s): **1.M/s V V Enterprises** (Borrower) Represented by its Proprietor, Mr.Hariramprakash P, 4A 1st Street, Pappanna Nagar Voc Nagar North, Tirupur 641607, 2.Mr.Hariramprakash P (Proprietor) No 17 Ranganathapuram, 2nd Street, Kongu Main Road, Tirupur- 641607 and 3.Mrs.Lakshmiprabha S (Guarantor), 4/556 Nanjappa Nagar, Kullampalayam, Gobichettipalayam, Erode-638476

Total outstanding is Rs.68,62,603.34 (Rupees Sixty Eight Lakhs Sixty Two Thousands Six Hundred and Three & Paise Thirty Four Only) as on 30.09.2026 for OCC and 05.10.2026 for Term Laon with further interest, Costs, other charges and expenses thereon.

Mortgaged Asset :

Schedule-A1

In Gobichettipalayam Registration District, Gobichettipalayam Joint II SRO, Erode District, Gobichettipalayam Taluk, Vellalapalayam Village, S.F. No.116/2, an extent of P. Ac.2.64.0 and in SF No.116/3 P. Ac. 0.77.5 Total extent 3.41.5 land formed layout and approved by Salem Director Town Planning and Country vide Ma.Va.Na.U.E.No.729/1995 named as Nanajappan Nagar.

Item No.1

Portion of site No.85 measuring on Both side on east west 67 ft, Eastern side on south north 26 ft, Western side on south north 27 ½ ft thus making 1792 ½ sq.ft in this western side half portion 896 ¼ sq.ft bounded on

East of 23 ft South North Layout Road
South of Site No.86 belonged to S.Kaleashwaran
West of Land purchased by G.K. Gayathri from vendor
North of Item No.2 (4 ft wide pathway)

Thus making an extent of 896 ¼ Sq.ft housing site thereon

Item No.2

East of 23 ft South North Layout Road
South of Item No.1 and Land purchased by G.K. Gayathri from vendor
West of Land belonged to Appachi Gounder and Rasappa Gounder
North of Site No. 84 purchased by A.Maheswari

Measuring on

Both side on east west 67 ft, both side on south north 4ft thus making 268 sq.ft pathway in this common half share an extent of 134

Total extent of above said items 1030 ¼ Sq.ft land and right to use the above pathway along with Gayathri, and layout roads thereon.

As per exchange deed

The said present title holder provided the portion of above said land an extent of 268 sq.ft to G.K.Gaythri and acquired from her Portion of site No.85 an extent of 268 sq.ft bounded on:

East of 23 ft south north layout road
South of Item No.2 and Land belonged to present title holder
West of Land belonged to G.K. Gayathri acquired from present title holder
North of Site No.84 belonged to Maheshwari

Measuring on Both side on east west 33 ½ ft, Both side on south north 4 ft thus making 134 sq.ft thereon

In further
East of 23 ft South North Layout Road
South of Site No.86 purchased by Kaleshwaran
West of Land belonged to Appachi Gounder and Rasappa Gounder
North of land belonged to G.K.Gayathri and present title holder

Measuring on Both side on east west 67 ft, both side on south north 4 ft thus making 268 sq.ft pathway in this common half share (an extent of 134)

Total extent of above said items 268 Sq.ft land and right to use the above pathway

along with Gayathri, and layout roads thereon.

The above properties covered under Doc No.801/2000 & 1150/2000.

Schedule - A2

In Gobichettipalayam Registration District, Gobichettipalayam joint no.2 Sub Registrar Office, Erode District, Gobichettipalayam Taluk, Vellalapalayam Panchayat limit, Pa.Vellalapalayam Village, New SF.No.116/2, P.Hec.2.64.0 & New SF.No.116/3, P.Hec.0.77.5 therefore total P.Hec.3.41.5 land converted as a house site named as Nanjappa Nagar with DTCP Approval Ma.Va/ Na.U.E.No.729/1995 in at present subdivision New SF.Nos.116/2C, 116/2F1A, 116/3A (Patta Nos.801, 794, 803) in House site no.85 northern side east west lengthy 4 feet wide way in common half share of 134 square feet of way and above said House site no.85 excluding the above said way remaining eastern side common half share of 896 ¼ square feet of land with building as per Pa.Vellalapalayam Panchayat tax assessment Nanjappa Ngaar, doorno.4/539 & 4/539-1 in tax assessment no.2076 & 2087 boundaries as follows:-

1st item Way: (Northern side of House site no.85 – east west 4 feet wide way)

North - S.Kaaleeswaran purchased house site no.86,
South - Below said item no.2 house and Another one house of Lakshmiprabha,
East - Appachigounder, Rasappa gounder vagaiyara land,
West - 23 feet wide south north length layout road

In this middle, east west northern side 67 feet, southern side 67 feet, south north eastern side 4 feet, western side 4 feet to an extent of 268 sq ft east west pathway in this common half share an extent of 134 Sq.ft of way.

2nd item: (Eastern side common half share of 896 ¼ square feet in House site no.85)

North - 1st item east west length 4 feet wide way,
South - A.Maheswari purchased house site no.84,
East - Appachi gounder and Rasappa gounder vagaiyara land,
West - S.Lakshmiprabha's have western side common half share of land and house

In this middle, east west northern side 33 ½ feet, southern side 33 ½ feet, south north eastern side 26 feet, western side 27 ½ feet to an extent of 896 ¼ Sq.ft of land with north faced RCC Roof residential building, and A.C. Sheet house in first floor with doors and door frames and compound wall and stairs and Bore well, Electric motor pump set and E.B. Service connection nos.04-314-001-723 & 04-314-001-1654 with deposit amount and water connection with deposit amount and mamool rights of pathway and cart track and all other easement rights as per document.

Item no.1 & 2 total extent is 1030 ¼ square feet

Note : The above said property Item 1A and 2B is also Mortgaged for the borrower M/s V V Print Pack and under Sarfaesi Proceedings with present outstanding of Rs.45,60,155.72 (Rupees Forty Five Lakhs Sixty Thousand One Hundred and Fifty Five & Paise Seventy Two)

Both the Schedule A1 & A2 put together



Reserve Price:Rs.51,00,000/- EMD:Rs.5,10,000/- ; Bid Multiplier : Rs.1,00,000/-;

Latitude & Longitude: 11.450639,77.456167 Physical Possession : No

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Sl.No:2:- Tiruppur P N Road Branch : Name of Borrower (s)/Guarantor(s): 1. **M/S S P K Garments** (Partnership Firm), No 101A ,Thilagar Nagar, Anuparpalayam Tirupur - 641652, 2.Mr. Senthil Nathan M (Partner) 74/6-D Muthu Gopal Nagar A V P,Road Anuppar Palayam Pudhur,T irupur-641652, 3. Mrs.Poongodi G (Partner) Door No.5/83 Ganesamoorthi Periyakanur,Tirupur-641655, 4. Mr. Ganesamoorthy R(Guarantor) Door No.5/83 Periya Kanur Kanur Post,Tirupur 641655 and 5.Mr. Murugesan A (Guarantor) Door No. 74/6d, Avp Road, Muthu Gopal Nagar,Anuparpalayam, Tirupur - 641652

Total outstanding is Rs.69,69,362.23 (Rupees Sixty Nine Lakhs Sixty Nine Thousands Three Hundred and Sixty Two & Paise Twenty Three Only) as on 30.09.2026 with further interest, Costs, other charges and expenses thereon.

Mortgaged Asset :

Property 1 :

In Tirupur Registration District, Avinashi SRO, Avinashi Taluk, Perumanallur Panchayat Union, Perumanallur Village, S F No.35/1, an extent of P.Ac.2.52 (New Sub division S F No.35/1E) corresponding Hec.1.02.0 formed layout as per the layout Plan Site No.28 & 29 comprised within the following boundaries;-

South of Site no.27
North of Site No.30
West of 23ft Layout road
East of 23ft Layout road

Both side on North South 80 feet
Both side on East West 50 feet

Thus total extent of 4000 Sq ft of land along and right to use of Layout roads and relevant thereon. (As per Patta No.104 the said property situated in S F No.35/1E1A1)



Reserve Price:Rs.37,00,000/- EMD:Rs.3,70,000/- ; Bid Multiplier : Rs.1,00,000/-;

Latitude & Longitude:11.223475,77.3684033 Physical Possession : Vacant Land

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Property 2 :

Tirupur Registration District- Tirupur Joint-2 Sub Registration District-Palladam Taluk-Now Tirupur Taluk-15- Velampalayam Village-Anuparpalayam Area- S F.421/1A have been plotted into house sites and as per layout plan Site No.15 is having the following boundaries and extents;

South of - Site No.14
North of - Site No.16
West of - Site No.32
East of - South to North 25 feet wide layout road

In between these boundaries an area measuring

East to West on both sides 50 feet
South to North on both sides 40 feet

Thus totaling 2000 Sq/feet vacant site together with buildings constructed thereon, bearing 15-Velampalayam 3rd Grade Municipality Asst No.1542, Door No.6, Anuparpalayam AVP Road, Ward No.06, together with water tap connection bearing Asst No.3490, and all other appurtenance attached to the buildings etc., and EB Service connection 168-002-728.



Reserve Price:Rs.61,50,000/- EMD:Rs.6,15,000/- ; Bid Multiplier : Rs.1,00,000/-;

Latitude & Longitude:11.141124,77.324307 Physical Possession : No

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SL No 3 : Punjaipuliampatti Branch: Borrower : 1. **M/s. Sree Murugaa Yarns** (Borrower) A Proprietorship concern, rep. by its Proprietor Having office at No: 3/1, Nethaji Street, Punjaipuliampatti, Erode – 638459, 2. Saravanan Ramasamy (Proprietor) S/o.Ramasamy, 3. Nithya Hariharan (No's 3 to 5 are Guarantors) W/o.Saravanan, 4. Gurumoorthy .V S/o.Vishwanathan & 5. Gomathi.S W/o.Gurumoorthy. The above No: 2 is residing at No.95, Sathi Athani Main Road, Vaniputhu, Thuckanaickenpalayam – 638505, No: 3 is residing at No.70, 5th street, Kamarajapuram, Rathinasabapathypuram, Coimbatore – 641002, No's: 4 & 5 are residing at No.2/59, Panayampalli, Punjaipuliampatti – 638459

Total Outstanding Rs.91,48,299.80 (Rupees Ninety One Lakhs Forty Eight Thousands Two Hundred and Ninety Nine & Paise Eighty Only) as on 30.09.2026 with interest and Costs, other charges and expenses thereon.

MORTGAGED ASSETS :

Gobichettipalayam registration district, Punjaipuliampatti sub-registration district, Erode district, Bhavanisagar Panchayath union limit, Panayampalli village Panchayath board limit, Sathyamangalam taluk, Panayampalli village,

Lot No.1:-
S.F.No.594/3, Panayampalli Natham,
West by – North South Bhavanisagar road
East by – North South Panchayath road
North by – Building sold by P.Arumugam, East – West common wall
South by – Below mentioned lots
Within this East – West Northern side – 57 ft., Southern side – 50 ft., North-South – 26 ½ ft., on both sides. Totally 1418 sq.ft. extent of land fully.

Lot No.2:-
North by – Above mentioned land

South by – House belongs to Thoppulan (a) Palaniandaram
West by – North South Bhavanisagar road
East by – North South Panchayath road
In this East – West Northern side – 50 ft., Southern side – 36 ft., North-South – 25 ft., on both sides. Totally 1140 sq.ft. extent of land fully.

Totally 2558 sq.ft. or 237.65 sq.mt. extent of land in Lot.Nos.1 and 2. In this East facing terraced building constructed before 20 years measuring 30*52 = 1560 sq.ft. In this, Western side first floor terraced building constructed measuring 20*16 = 320 sq.ft., extent of building fully.

New door no. 2/59, old door no.2/54. S.C.04-360-006-401 and 04-360-006-759 electricity connection fully. Water tap connection fully. Mamool pathway rights thereon. Above house and land present natham new S.F.No.732/33. In this, common ¾ share belongs to this release deed.



Reserve Price:Rs.50,00,000/- EMD:Rs.5,00,000/- ; Bid Multiplier : Rs.1,00,000/-;

Latitude & Longitude: 11.398194,77.153389 Physical Possession : No

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GENERAL :

Date & Time of e-auction	The E-Auction will take place through portal https:// www.assets.matexauctions.com on 05.12.2026 between 10.30 hours to 11.30 hours with unlimited extensions of 05 minutes each till sale is concluded.
Inspection of property	On any Bank working day between 01.11.2026 to 04.12.2026 with prior appointment
Last date for submitting Tenders	04.12.2026 by 05.00 hours

EMD by RTGS	A/c No :- 1101351000000973 Name of A/c :- Bid Colection A/C of Sarfaesi E-auction proceeds "Borrower Name" IFSC code :- KVBL0001101

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://assets.matexauctions.com on 05.12.2026 between 10.30 hours to 11.30 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://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://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 Dhanush solutions@matextech.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 Authorized 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 pending 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 30 days' Notice under Rule 8(6) 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 : 29.10.2026

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AUTHORIZED OFFICER