

THE TERMS AND CONDITIONS OF SALE

Property will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' Basis

1	Name and address of the Borrower	Karur KCP Packagings Ltd.
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, Raja Plaza, First Floor, No.1112, Avinashi Road, Coimbatore 641 037
3	Description of the movable and immovable secured assets to be sold. <u>Property No.1</u> <u>Item No.(i):</u> <u>Doc No.239/1999 – Standing in the name of Shri K.C.Palanishamy</u> <u>Settlement Deed Doc No.2902/2012–Standing in the name of Shri K.C.P.Shivraman</u> 1/6 th undivided share in all the old bungalow, ground and premises bearing Door No.19 (Old Door No.15), in Sriman Srinivasa Road, Teynampet, Chennai – 600018, bounded on the North by R.S.No.1581/6 and R.S.No.1583 (in parts), on the East by R.S.No.1583, on the South by Sriman Srinivasa Road and on the West by R.S.No.1579/4, comprised in as per the patta dated 02.11.1948 R.S.No.1579/10 measuring one ground and 1140 sq.ft. and R.S.No.1581/7 measuring 1258 sq.ft. (thus totaling 4798 sq.ft.) and situate in the Registration District of Madras Central. <u>Item No.(ii):</u> <u>Doc No.240/1999 – Standing in the name of Shri K.C.Palanishamy</u> <u>Settlement Deed Doc No.2902/2012–Standing in the name of Shri K.C.P.Shivraman</u> 1/6 th undivided share in all the old bungalow, ground and premises bearing Door No.19 (Old Door No.15), in Sriman Srinivasa Road, Teynampet, Chennai – 600018, bounded on the North by R.S.No.1581/6 and R.S.No.1583 (in parts), on the East by R.S.No.1583, on the South by Sriman Srinivasa Road and on the West by R.S.No.1579/4, comprised in as per the patta dated 02.11.1948 R.S.No.1579/10 measuring one ground and 1140 sq.ft. and R.S.No.1581/7 measuring 1258 sq.ft. (thus totaling 4798 sq.ft.) and situate in the Registration District of Madras Central. <u>Item No.(iii):</u> <u>Doc No.241/1999 – Standing in the name of Shri K.C.Palanishamy</u> <u>Settlement Deed Doc No.2902/2012–Standing in the name of Shri K.C.P.Shivraman</u> 1/6 th undivided share in all the old bungalow, ground and premises bearing Door No.19 (Old Door No.15), in Sriman Srinivasa Road, Teynampet, Chennai – 600018, bounded on the North by R.S.No.1581/6 and R.S.No.1583 (in parts), on the East by R.S.No.1583, on the South by Sriman Srinivasa Road and on the West by R.S.No.1579/4, comprised in as per the patta dated 02.11.1948 R.S.No.1579/10 measuring one ground and 1140 sq.ft. and R.S.No.1581/7 measuring 1258 sq.ft. (thus totaling 4798 sq.ft.) and situate in the Registration District of Madras Central. <u>Item No.(iv):</u> <u>Doc No.254/1999 – Standing in the name of Shri K.C.Palanishamy</u> <u>Settlement Deed Doc No.2902/2012–Standing in the name of Shri K.C.P.Shivraman</u> 1/6 th undivided share in all the old bungalow, ground and premises bearing Door No.19 (Old Door No.15), in Sriman Srinivasa Road, Teynampet, Chennai – 600018, bounded on the North by R.S.No.1581/6 and R.S.No.1583 (in parts), on the East by R.S.No.1583, on the South by Sriman Srinivasa Road and on the West by R.S.No.1579/4, comprised in as per the patta dated 02.11.1948 R.S.No.1579/10 measuring one ground and 1140 sq.ft. and R.S.No.1581/7	

measuring 1258 sq.ft. (thus totaling 4798 sq.ft.) and situate in the Registration District of Madras Central.

Item No.(v):

Doc No.255/1999 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012–Standing in the name of Shri K.C.P.Shivraman

1/6th undivided share in all the old bungalow, ground and premises bearing Door No.19 (Old Door No.15), in Sriman Srinivasa Road, Teynampet, Chennai – 600018, bounded on the North by R.S.No.1581/6 and R.S.No.1583 (in parts), on the East by R.S.No.1583, on the South by Sriman Srinivasa Road and on the West by R.S.No.1579/4, comprised in as per the patta dated 02.11.1948 R.S.No.1579/10 measuring one ground and 1140 sq.ft. and R.S.No.1581/7 measuring 1258 sq.ft. (thus totaling 4798 sq.ft.) and situate in the Registration District of Madras Central.

Item No.(vi):

Doc No.256/1999 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012–Standing in the name of Shri K.C.P.Shivraman

1/6th undivided share in all the old bungalow, ground and premises bearing Door No.19 (Old Door No.15), in Sriman Srinivasa Road, Teynampet, Chennai – 600018, bounded on the North by R.S.No.1581/6 and R.S.No.1583 (in parts), on the East by R.S.No.1583, on the South by Sriman Srinivasa Road and on the West by R.S.No.1579/4, comprised in as per the patta dated 02.11.1948 R.S.No.1579/10 measuring one ground and 1140 sq.ft. and R.S.No.1581/7 measuring 1258 sq.ft. (thus totaling 4798 sq.ft.) and situate in the Registration District of Madras Central.

(Exclusively charge to SBI)

(Property No.1(i) to (vi) will be sold as single lot only)

(Reserve Price – Rs.10,36,00,000)

Property No.2 *

Doc No.1007/1996 – Standing in the name of Smt.P.Annammal

Trichy Registration District, Woraiyur Sub-Registration District, Trichy Taluk, Puthur Village, S.F.No.44/4, in this, lay out was created, in this, Plot Nos.4 & 5 having land measuring 5910 sq.ft. and the building constructed thereon, situate within the following boundaries:

North by 23 ft wide Road; South by S.F.No.44/5; West by Plot No.6; East by Plot No.3; within this, Plot No.4 measurements: East-West on both sides – 40 ft.; South-North on west – 74 ft. South-North on East – 73 ft.; Plot No.5 measurements: East-West on both sides – 40 ft; South-North on both sides – 74 ft.

(Reserve Price – Rs.2,13,00,000)

Property No.3 *

Doc No.3336/1965 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012–Standing in the name of Shri K.C.P.Shivraman

In Trichy Registration District, Mela Karur Sub-Registration District, Karur Taluk, Karur Town, Ward No.1, T.S.No.1048, an extent of 3001¾ sq.ft.(As per

Document) (**Actual extend available is only 2019 sq. ft.**) and the building having the following boundaries & measurements:

Item No.(i):

Land measuring 2167 sq.ft. situated within the following boundaries:
North of Pandarinathan Sannathi Street;
South of Murugappa Pillai House;
East of North-South Road; West of Venkatakrisna Naidu House

Item No.(ii):

Land measuring 834 $\frac{3}{4}$ sq.ft. situated within the following boundaries:
North of Kandasamy & Palaisamy land; South of Murugappa Pillai House; East of Chekku Pattarai Street; West of Venkatakrisna Naidu House

(Property No.3(i) & (ii) will be sold as single lot only)
(Reserve Price – Rs.86,00,000)

Property No.4 *

Item No.(i):

Doc No.163/1988 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012-Standing in the name of Shri K.C.P.Shivraman

Karur Registration District, Mela Karur Sub-Registration, Karur Taluk & Town, Lakshminarayana Samudram Village, T.S.No.332/3, 333/2 & 333/3, Ward No.3, Block No.8, land measuring 3696 sq.ft. and the building constructed thereon, situate within the following boundaries:

East of 40 ft wide North-South Road; West, North & South of K.C.Palanishamy's properties
Measurements: East-West on both sides – 21 ft.; South-North on both sides-176 ft.
And the right to use common pathway

Item No.(ii):

Doc No.164/1988 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012-Standing in the name of Shri K.C.P.Shivraman

Karur Registration District, Mela Karur Sub-Registration, Karur Taluk & Town, Ward No.3, Block No.8, Lakshminarayana Samudram Village:

Land measuring 990 sq.ft. and building constructed thereon, situate in T.S.No.330/8, within the following boundaries:

East of K.C.Palanishamy's property & Magudapathi's property
South of Marudhayappa's property; North of (ii) below
West of K.C.Palanishamy's property

Measurements: East-west on the North– 5 ft; East-West on the South – 9 ft.
South-North on the East-143 ft.; South-North on the West – 140 ft.

and measuring 556 sq.ft. and building constructed thereon, situate in T.S.No.330/5, within the following boundaries:

East of 40 ft. Road; South of item (i); North of V.Srinivasan's remaining land
West of K.C.Palanishamy's property

Measurements: East-west on the North–10 ft; East-West on the South–7 $\frac{1}{2}$ ft.
South-North on the East-63 ft.; South-North on the West – 64 ft.

Land measuring 598 sq.ft. and the building constructed thereon, situate in T.S.No.332/4, within the following boundaries:

East of 40 ft. Road; South of V.Srinivasan's remaining land

North of East-West Chinnandan Koil Road

West of K.C.Palanishamy's property

Measurements:

East-west on both sides-5 ¾ ft; South-North on both sides-104 ft.

Item No.(iii):

Doc No.890/1981 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012-Standing in the name of Shri K.C.P.Shivraman

Karur Registration District, Mela Karur Sub-Registration, Karur Taluk, Lakshminarayana Samudram Village, Ward No.3, Block No.8, land measuring 2940 sq.ft. or 6 ¾ cents in T.S.No.333/3, and the building constructed thereon, situate within the following boundaries: East, West & South of K.C.Palanishamy's properties; North of Chandra Store's property And the right to use common pathway

Item No.(iv):

Doc No.813/1989 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012-Standing in the name of Shri K.C.P.Shivraman

Settlement Deed Doc No.1996/2013 – Standing in the name of Smt.K.C.P.Kalairassee

Karur Registration District, Mela karur Sub-Registration, Karur Taluk, Lakshminarayana Samudhram Village, Ward No.3, Block No.8, land measuring 1837 sq.ft. and building constructed thereon, situate in T.S.No.330/4, within the following boundaries:

North of Property of Dr.Settu & Magudapathy; South of K.C.Palanishamy's property; East of Malliga Textiles and Narayanasamy's property; West of North-South Road

Measurements: East-West on both sides-147 ft.; North-South on both sides-12 ½ ft

And the Right to use Common pathway.

Item No.(v):

Doc No.941/1981 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012-Standing in the name of Shri K.C.P.Shivraman

Karur Registration District, Mela karur Sub-Registration, Karur Taluk, Lakshminarayana Samudhram Village, Ward No.3, Block No.8, land measuring 3485 sq.ft. and building constructed thereon, situate in T.S.No.333/3, within the following boundaries:

East, West, North & South – K.C.Palanishamy's properties

And the Right to use Common pathway.

Item No.(vi):

Doc No.1372/1981 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012-Standing in the name of Shri K.C.P.Shivraman

Karur Registration District, Mela Karur Sub-Registration, Karur Taluk, Lakshminarayana Samudram Village, Ward No.3, Block No.8:

Land measuring 42847 sq.ft. and building constructed thereon, situate in T.S.No.332/3, 333/2, 333/3, within the following boundaries:

South of Drainage; West of Kumar, Karuppannan, Moorthy and Munusamy's properties; East of V.Srinivasan's property

North of K.C.Palanishamy's land and Chandra stores

Measurements:

East-West on North – 213 ft.; East-West on South – 198 ft.

South-North on West-239 ft.; South-North on East – 178 ft.

Land measuring 48336 sq.ft. and building constructed thereon, situate in T.S.No.330/5,330/8,330/9, 330/10, 324/2A, within the following boundaries:

South of Maruthappa Mudaliar's property; North of Drainage
East of V.Srinivasan's land; West of Chitra Mill

Measurements:

East-West on North – 266 ft.; East-West on South – 288 ft.

South-North on West-143 ft.; South-North on East – 206 ft.

And the right to use common pathway

Item No.(vii):

Doc No.698/1981 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012-Standing in the name of Shri K.C.P.Shivraman

Karur Registration District, Mela Karur Sub-Registration, Karur Taluk, Lakshiminarayana Samudram Village, Ward No.3, Block No.8, land measuring 8771 sq.ft. and building constructed thereon, situate in T.S.No.332/4, within the following boundaries:

South of K.C.Palanishamy's property; West of Chandra Store

East of V.Srinivasan's property; North of East-West Chinnandan Temple Road

Measurements:

East-West on North – 89 ft.; East-West on South – 90 ft.

South-North on West-108 ft.; South-North on East –88 ft.

And the right to use common pathway

Item No.(viii):

Doc No.886/1981 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012-Standing in the name of Shri K.C.P.Shivraman

Karur Registration District, Mela Karur Sub-Registration, Karur Taluk, Lakshiminarayana Samudram Village, Karur Town, Ward No.3, Block No.8, in Old S.F.No.863, in this 0.17 acre, in this 0.08 ½ acre on eastern side, in old S.F.No.864, in this 0.02 acre, in this 0.01 acre on the eastern side, in old S.F.No.914, in this 0.51 acre, in this 0.25 ½ acre on the eastern side, in old S.F.No.915, in this 0.46 acres, in this 0.23 acre on the eastern side, thus totaling 0.58 acres and as per latest sub-division, in T.S.No.324/3 – 6970 Sq.ft. and in T.S.No.333/5- 19384 sq.ft.

And the right to use common pathway

(Property No.4(i) to (viii) will be sold as single lot only)

(Reserve Price – Rs.28,00,00,000)

Property No.5 *

Item No.(i):

Doc No.1194/2012 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012-Standing in the name of

Shri

K.C.P.Shivraman

Karur Registration District, Melakarur Sub-Registration, Karur Taluk & Town, Ward No.3, T.S.No.327/1, Block No.22, land measuring 2505 sq.ft. and the building constructed thereon, situate within the following boundaries:

West of 30 ft wide South-North Road; North of K.C.Palanishamy's property

East of Parthasarathi Naidu's property; South of Vembu Mudaliar's property

Measurements: East-west north side – 85 ft.; East-west South side- 82 ft.
South-North on both sides – 30 ft.
And the right to use common pathway

Item No.(ii):

Doc No.550/1975 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012 – Standing in the name of Shri K.C.P.Shivraman

Karur Registration District, Mela Karur Sub-Registration, Karur Taluk, Lakshminarayana Samudram Village, in the layout, north side of east-west of site No.7 (Part), in this, land measuring 1230 sq.ft. and building constructed thereon, situate in T.S.No.327/1, within the following boundaries:

East of Parthasarathi's naidu land; West of 30ft wide North South Road
North of K.C.Palanishamy's south side property; South of Venkatachari's property

Measurements: East-west on both sides – 82 ft.; South-North on both sides – 15 ft.
And the right to use common pathway

Item No.(iii):

Doc No.365/1965- Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.2902/2012- Standing in the name of Shri K.C.P.Shivraman

Karur Registration District, Mela Karur Sub-Registration, Karur Taluk, Lakshminarayana Samudhram Village, T.S.No.327/3 (Old S.F.No.698), in the layout, south side of east-west of site No.7 (Part), in this, land measuring 1215 sq.ft. and building constructed thereon, situate within the following boundaries:

East of Parthasarathi Naidu's land; West of 30 ft.wide North-South Road
North of Rathnam Chettiar's land; South of K.C.Palanishamy's land

Measurements: East-West on North-82 ft.; East-West on South – 80 ft.

South-North on both sides – 15 ft.

And the right to use common pathway

(Property No.5(i) to (iii) will be sold as single lot only)

(Reserve Price – Rs.2,12,00,000)

Property No.6 *

Doc No.1792/1971 – Standing in the name of Smt.P.Annammal

Trichy Registration District, Mela Karur Sub-Registration, Karur Taluk, Kaspa Karur Town, T.S.No.1078 (Part), Ward No.1, 7th Division, land measuring 1260 sq.ft. and the building constructed thereon, situate within the following boundaries:

East of Velayutham Pillai's and Srinivasan's House; West of South-North Bharathiar Road;
North of Natarajan Chettiar's House; South of Land owned by the seller

Measurements:

East-West on both sides – 84 ft.; South-North on both sides – 15 ft.

(Reserve Price – Rs.54,00,000)

Property No.7 *

Doc No.4046/1981 – Standing in the name of Shri K.C.Palanishamy

Settlement Deed Doc No.1996/2013-Standing in the name of Smt.P.Kalaiarassee

Karur Registration District, Melakarur Sub-Registration, Karur Taluk, Lakshminaraya Samudram village, land measuring 15246 sq.ft. and the building constructed thereon, Chinnandal Koil Street, situate, in T.S.No.330/4, (old S.F.No.868-0.27 acre & 893-0.08 acre), Ward No.3, Block 8.

(Reserve Price – Rs.4,56,00,000)

Property No.8 *

Item No.(i)

Doc No.1651/1984- Standing in the name of Shri K.C.Palanishamy

In Karur Registration District, Melakarur Sub-Registration District, Karur Taluk, Kaspas Karur Town, Ward No.1, 1st Division, Santhai Pettai Street, presently Jawahar Bazaar Street, in T.S.No.940, an extent of 491 ½ sq.ft. of land and the building constructed thereon, situated within the following boundaries:

North of VKM Arumugam Chettiar's house; South of Jawahar Bazaar Road
West of Ezhuran Chettiar's House; East of South-North lane

Item No.(ii)

Doc No.2584/1985 – Standing in the name of Shri K.C.Palanishamy

In Karur Registration District, Melakarur Sub-Registration District, Karur Taluk, Kaspas Karur Town, Ward No.1, 1st Division, Santhai Pettai Street, presently Jawahar Bazaar Street, in T.S.No.937,941, 942, an extent of 8640 sq.ft. of land and the building constructed thereon, having Door Nos.780B to 780H & 780 I, situated as follows:

Land measuring 2662 sq.ft. situated within the following boundaries:

East of North-South Pathway; West of Ezhuran's property

North of item (ii) below & East-West Pathway; South of K.C.Palanishamy's property

Measurements: East-west on the South – 37 ¾ ft ; North-South on both sides – 78 ft.; East-West on the North – 30 ½ ft

Land measuring 241 sq.ft. situated within the following boundaries:

East of East-West Pathway; West of Ezhuran's property

North of item (iii); South of item (i) and Ezhuran's property

Measurements:

East-West on the South – 31 ½ ft; East-West on the North – 32 ¾ ft

North-South on the West – 6 ft; North-South on the East – 9 ft.

Land measuring 5737 sq.ft. situated within the following boundaries:

East of Sivaraman's lodge; West of Ezhuran's property

North of Saminatha Mudaliar's property

South of item (ii) above

Measurements:

East-West on the North – 41 ½ ft.; East-West on the South – 42 ft.

North-South on the East- 141 ft.; North-South on the West – 133 ¾ ft.

And the right to use pathway.

Item No.(iii)

Doc No.3876/1985 – Standing in the name of Shri K.C.Palanishamy

In Karur Registration District, Melakarur Sub-Registration District, Karur Taluk, Kaspas Karur Town, Ward No.1, 1st Division, Santhai Pettai Street, presently Jawahar Bazaar Street, in T.S.No.940 & 941, an extent of 188 sq.ft. of land, situated within the following boundaries:

East, West & North of K.C.Palanishamy's properties
South of Jawahar Bazaar Main Road
Measurements: East-West : 4 ft; North-South – 47 ft.
And the right to use pathway

Item No.(iv)

Doc No.3058/1985 – Standing in the name of Shri K.C.Palanishamy

In Karur Registration District, Melakarur Sub-Registration District, Karur Taluk, Kaspa Karur Town, Ward No.1, 1st Division, Santhai Pettai Street, presently Jawahar Bazaar Street, in T.S.No.940 & 941, an extent of 442.5 sq.ft. of land and the building constructed thereon, situated within the following boundaries:

East, West & North of K.C.Palanishamy's properties
South of Jawahar Bazaar Main Road

Measurements:

East-West – 10 ft.; North-South – 44 ¼ ft.

And the right to use pathway.

Item No.(v)

Doc No.2232/1988 – Standing in the name of Shri K.C.Palanishamy

In Karur Registration District, Melakarur Sub-Registration District, Karur Taluk, Kaspa Karur Town, Ward No.1, Block No.19, Jawahar Bazaar Street, in T.S.No.938, an extent of 667 sq.ft. of land and the building constructed thereon, situated within the following boundaries:

East of K.C.Palanishamy's property; West of Common pathway

South of Palaniappa Chettiar and Krishnan's properties

North of Subramaniam Chettiar's property

Measurements: East-West – 29 ft.; North-South – 23 ft.

And the right to use pathway.

Item No.(vi)

Doc No.3961/1997 – Standing in the name of Shri K.C.Palanishamy

In Karur Registration District, Melakarur Sub-Registration District, Karur Taluk, Kaspa Karur Town, Ward No.1, 1st Division, Santhai Pettai Street, presently, Jawahar Bazaar Street, in T.S.No.938, an extent of 710 sq.ft. of land and the building constructed thereon, situated within the following boundaries:

East & South of K.C.Palanishamy's properties

West of 8 ¾ ft wide common pathway on South-North

North of K.Subramaniam's property

Measurements: East-West – 29 ft; North-South – 24 ½ ft.

And the right to use pathway.

Item No.(vii)

Doc No.2503/1997 – Standing in the name of Shri K.C.Palanishamy

In Karur Registration District, Melakarur Sub-Registration District, Karur Taluk, Kaspa Karur Town, Ward No.1, 1st Division, Santhai Pettai Street, presently, Jawahar Bazaar Street, in T.S.No.937, an extent of 750 sq.ft. of land, situated as follows:

Land measuring 710 sq.ft. situated within the following boundaries:

East, North & South of K.C.Palanishamy's properties

West of 8 ¾ ft wide common pathway on South-North

Measurements:

East-West – 29 ft., on both sides; South-North – 24 ½ ft. on both sides

Land measuring 40 sq.ft. situated within the following boundaries:

East of (i) above; West of 8 ¾ ft wide common pathway on South-North
North & South of K.C.Palanishamy's properties

Measurements:

East-West – 5 ft on both sides; South-North – 8 ft.on both sides

Item No.(viii)

Doc No.124/2012 – Standing in the name of Shri K.C.Palanishamy

In Karur Registration District, Melakarur Sub-Registration District, Karur Taluk, Kaspas Karur Town, Ward No.1, Block-19, Jawahar Bazaar Street, in T.S.No.938, an extent of 237 ½ sq.ft of land and the building constructed thereon, having new door No.510, Assessment No.18664, E.B.S.C.No.78, situate within the following boundaries:

South of Jawahar Bazaar Road; West of Nagarathinammal's Shop

North of Gopal's property; East of Palaniappa's property

Measurement: East-west – 4 ¾ ft.; South-North – 50 ft.

And the right to use pathway

Item No.(ix)

Doc No.1193/2012 – Standing in the name of Shri K.C.Palanishamy

In Karur Registration District, Melakarur Sub-Registration District, Karur Taluk, Kaspas Karur Town, Ward No.1, 5th Division, Block-19, Jawahar Bazaar Street, in T.S.No.937 & 938, an extent of 562 ½ sq.ft of land and the building constructed thereon, having new door No.512, Assessment No.18663, situate within the following boundaries:

South of Jawahar Bazaar Road; West of north-south Common pathway

North of Gopal's property'; East of K.C.Palanishamy's property

Measurement: East-west – 11 ¼ ft.; South-North – 50 ft.

And the right to use pathway

Item No.(x)

Doc No.5530/1978 – Standing in the name of Shri K.C.P.Shivraman

Settlement Deed Doc No.2312/2012 – Standing in the name of Shri K.C.Palanishamy

Trichy Registration District, Melakarur Sub-Registration, Karur Taluk, Kaspas Karur Town, Ward No.1, 1st Division, Jawahar Bazaar Street,

Land measuring 5712 sq.ft. and the building constructed thereon, situate at T.S.No.937,941,942, within the following boundaries:

South of East-West Common Pathway; West of Arumugam Chettiar's property; North of Chinnasamy Mudaliar's property; East of Muthu veerannan chettiar's property

Measurements: South-North Westside–127 ft.; South-North Eastside – 132 ft.

East-West on both sides – 44.10 ½ ft.

Land measuring 2275 sq.ft. and the building constructed thereon, situate within the following boundaries:

South of Jawahar Bazaar Street; West of Gowrieswari's property, Arumugam Chettiar's property and East-West Common pathway

	<p>North of (i) above item; East of Ramasamy Chettiar's property and Muthuveerannan property's</p> <p><u>Measurements:</u> East-West Northside – 14 ft. East-West Southside – 21 ft. South-North Westside – 128.1 ½ ft.; South-North Eastside – 131.8 ft.</p> <p>Land measuring 336 sq.ft. and the building constructed thereon, situate at T.S.No.937, 941, 942, within the following boundaries: North of (i) item above; East of (ii) item above and Common Pathway South of Common pathway in (ii) item above; West of Arumugam Chettiar's property</p> <p><u>Measurements:</u> South-North western side – 9 ft.; South-North eastern side – 11.11 ft.; East-west on both sides – 33.4 ft.</p> <p>And the right to use common pathway and easements rights</p> <p>(Property No.8(i) to (x) will be sold as single lot only) (Reserve Price – Rs.14,94,00,000)</p> <p><u>Property No.9 *</u> <u>Doc No.2604/1977 – Standing in the name of Smt.P.Annammal</u> In Trichy Registration District, Mela Karur Sub-Registration District, Karur Taluk, Kaspas Karur Town, Ward No.1, 7th Division, Narasimmapuram A Plot, in T.S.No.2500 and Block No.24B, to an extent of 3000 sq.ft. of land with building having the following boundaries & measurements: Boundaries: South of East-west Road; West of Bakirathiammal's House North of Municipal East-West North-South Lane East of 5 ft pathway in East-west & 100 ft south-north Measurement East to West – 30 ft on the North; East to West – 30 ft on the South South to North – 100 ft on the East; South to North – 100 ft on the west</p> <p>And the right to use pathway right and cart tracks.</p> <p>(Reserve Price – Rs.1,37,00,000)</p> <p>* First charge Under Paripassu basis with SBI, Karur Vysya Bank Ltd., Union Bank of India, Canara Bank and IDBI Bank Ltd. under Consortium Agreement</p>
4	<p>Details of the encumbrances known to the secured creditor.</p> <p>There is presently no claim/Statutory dues against the property till date to the knowledge of the Bank.</p> <p>The property will be sold in 'AS IS WHERE IS AND AS IS WHAT IS CONDITION' and the intending bidders should make discreet enquires as regards any claim/Court Cases/Litigation charges on the property of any authority besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting the bids. No claims of whatsoever nature regarding the property put for sale,</p>

	charges/encumbrances over the property or on any other matter etc., will be entertained after submission of bid.																			
5	<p>The secured debt for recovery of which the property is to be sold</p> <p>State Bank of India: Rs.81,00,54,930/- (Rupees Eighty One Crores Fifty Four Thousand Nine Hundred and Thirty Only) as on 26.04.2019 with further expenses & cost and interest from 27.04.2019.</p> <p>Canara Bank: Rs.57,16,63,451.83 (Rupees Fifty Seven Crores Sixteen Lakhs Sixty Three Thousand Four Hundred Fifty One and Paise Eighty Three Only) as on 26.04.2019 with further expenses & cost and interest payable from 27.04.2019.</p> <p>Union Bank of India: Rs.35,39,55,747/- (Rupees Thirty Five Crores Thirty Nine Lakhs Fifty Five Thousand Seven Hundred Forty Seven Only) as on 26.04.2019 with further expenses & cost and interest payable from 27.04.2019.</p> <p>IDBI Bank Ltd. - Rs.24,22,26,555.54/- (Rupees Twenty Four Crores Twenty Two Lakhs Twenty Six Thousand Five Hundred Fifty Five and Paise Fifty Four Only) as on 26.04.2019 with further expenses & cost and interest payable from 27.04.2019.</p> <p>The dues of Karur Vysya Bank Ltd. has not been included in the Sale Notice, as there is a dispute with regard to the priority of charges.</p> <p>The secured creditors are at liberty to proceed its recovery action under the SARFAESI Act, 2002, in respect of the Guarantors' properties, during the pendency of CIR process against the Company vide NCLT, Chennai Order dated 24.04.2019 and reserves its right to proceed against the company's properties for recovery of balance amount as soon as the relief of moratorium granted by NCLT ceases to exist.</p>																			
6	Deposit of earnest money	EMD: Rs.2,00,00,000/-, being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI account (unit name) Name of the Branch drawn on any Nationalised or Scheduled Bank																		
7	Reserve price of the immovable secured assets:	<table border="1"> <tr> <td>Property No.1</td> <td>Rs.10,36,00,000</td> </tr> <tr> <td>Property No.2</td> <td>Rs.2,13,00,000</td> </tr> <tr> <td>Property No.3</td> <td>Rs.86,00,000</td> </tr> <tr> <td>Property No.4</td> <td>Rs.28,00,00,000</td> </tr> <tr> <td>Property No.5</td> <td>Rs.2,12,00,000</td> </tr> <tr> <td>Property No.6</td> <td>Rs.54,00,000</td> </tr> <tr> <td>Property No.7</td> <td>Rs.4,56,00,000</td> </tr> <tr> <td>Property No.8</td> <td>Rs.14,94,00,000</td> </tr> <tr> <td>Property No.9</td> <td>Rs.1,37,00,000</td> </tr> </table>	Property No.1	Rs.10,36,00,000	Property No.2	Rs.2,13,00,000	Property No.3	Rs.86,00,000	Property No.4	Rs.28,00,00,000	Property No.5	Rs.2,12,00,000	Property No.6	Rs.54,00,000	Property No.7	Rs.4,56,00,000	Property No.8	Rs.14,94,00,000	Property No.9	Rs.1,37,00,000
Property No.1	Rs.10,36,00,000																			
Property No.2	Rs.2,13,00,000																			
Property No.3	Rs.86,00,000																			
Property No.4	Rs.28,00,00,000																			
Property No.5	Rs.2,12,00,000																			
Property No.6	Rs.54,00,000																			
Property No.7	Rs.4,56,00,000																			
Property No.8	Rs.14,94,00,000																			
Property No.9	Rs.1,37,00,000																			
	Bank account in which EMD to be remitted.	A/c No.: 33112183302 IFSC: SBIN0030462 Bank : State Bank of India Address: NRI Branch, Avanashi Road, Coimbatore																		
	Last Date and Time within which EMD to be remitted	Time : 4:00 pm Date : 07.06.2019																		

8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of the secured asset.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	05.07.2019 10:00 am to 2.30 pm Online
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing eAuction bid form, declaration etc., are available in the website of the service provider as mentioned above	M/s. C1 India Pvt. Ltd., at the web portal https://www.bankeauctions.com .
11	(i) Bid increment amount: (ii) Auto extension: __ times. (limited / unlimited) Bid currency & unit of measurement	Rs.2,00,000/- Unlimited INR
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	01.07.2019 between 11:00 am and 5:00 pm Name : CT. Adaikkappan Mobile No.9566550698
13	Other conditions :- (a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word M/s C1 India Pvt. Ltd may be conveyed through e mail. (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification(KYC) Viz ID card/Driving Licence/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India State Bank of India, Stressed Assets Management Branch,No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037 by hand on or before 03.07.2019 and 4:00 pm. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (sbi.16454@sbi.co.in) (c) Names of Eligible Bidders will be identified by State Bank of India, Stressed Assets Management Branch to participate in online e-Auction on the portal https://www.bankeauctions.com . M/s C1 India Pvt Ltd who will provide User ID and Password after due verification of PAN of the Eligible Bidders (d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the sale notice after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. (e) During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering. (f) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.	

- (g) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.
- (h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (j) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- (m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- (n) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- (o) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
- (p) **The successful bidder shall bear the applicable GST, and all the necessary expenses like applicable stamp duty/additional stamp duty, charges/ fees payable for conveyance such as ownership transfer, registration fee etc, as applicable under the relevant law for transfer of property in his/her name.**
- (q) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- (r) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.
- (s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.

Date: 31.05.2019
Place: Coimbatore

(R. KRISHNA KUMAR)
AUTHORISED OFFICER
STATE BANK OF INDIA