SBI **STATE BANK OF INDIA**
STRESSED ASSETS MANAGEMENT BRANCH, COIMBATORE

Authorised Officer's Details:	
Name: Shri. R Rupalingappa	Raja Plaza, First Floor
Mobile No: 94456 10618	No.1112, Avinashi Road
Case Office Details:	**COIMBATORE 641 037**
Name : Shri M Pradeep	Land Line No: 0422-2245451
Mobile No : 9159688238	e-mail Id : sbi.16454@sbi.co.in

THE TERMS AND CONDITION OF SALE

PROPERTIES WILL BE SOLD ON "AS IS WHEREIS, AS IS WHAT IS AND WHATEVER THERE IS "BASIS

1	Name and address of the Borrower
	(1) M/s Kangaroo Hometex India Private Limited, represented by its Managing Director, V. A. Paneerselvam, having its registered office at SF. No. 1726, Amaravathi Nagar, Andankovil Post, Karur – 639 002. **(2) M/s Kangaroo Fabric,** represented by its Managing Partner, V. A. Paneerselvam, having its registered office at SF. No. 1726, Amaravathi Nagar, Andankovil Post, Karur – 639 002. **(3) M/s Thirumagal Dyeing Works** represented by its Managing Partner, V. A. Paneerselvam, having its registered office at SF. No. 1726, Amaravathi Nagar, Andankovil Post, Karur – 639 002.
2	Name and address of Branch, the secured creditor
	State Bank of India, Stressed Assets Management Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037.
3	Description of the immovable secured assets to be sold.
	PROPERTY ID NO: SBINKANGAROO3 Item No 1: All that piece and parcel of land & industrial buildings belonging to V A Paneerselvam (Document No. 1824/2015 dated 17.03.2015 SRO Karur West) at Karur R.D. West Karur S.R.D, Karur Taluk, presently Manmangalam Taluk, Andankovil East Village, S.F. No. 1724 Ac.1.29. In this, an extent of Ac. 0.86 ¼ within the following four boundaries North by : the land in S.F. Nos. 1733 and 1734 East by : the land in S.F No. 1724/4 West by : the 2nd item of the property mentioned hereunder South by : the land in S.F. Nos. 1719 and 1722 The said extent of Ac. 0.86 ¼ with mamool pathway rights etc. Present Sub - Division Nos. 1724/1,2 & 3

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	Item No 2: All that piece and parcel of land & industrial buildings belonging to V A Paneerselvam (Document No. 1824/2015 dated 17.03.2015 SRO Karur West) at Karur R.D. West Karur S.R.D, Karur Taluk, Andankovil East Village, S.F. No. 1725 Ac.1.19 within the following four boundaries North by : the land in S..F. Nos. 1732 and 1733 East by : the 1st item of the property mentioned above West by : the 3rd item of the property mentioned hereunder South by : the land in S.F. No. 1719 The said extent of Ac. 1.19 with mamool pathway rights etc. Item No 3: All that piece and parcel of land & industrial buildings belonging to V A Paneerselvam (Document No. 1824/2015 dated 17.03.2015 SRO Karur West) at Karur R.D. West Karur S.R.D, Karur Taluk, Andankovil East Village, S.F. No. 1726 Ac. 0.82 within the following four boundaries North by : the land in S.F. No. 1732 East by : the 2nd item of the property mentioned above West by : The land in S.F. Nos. 1727 and 1718 South by : the land in S.F. No. 1718 The said extent of Ac.0.82 with mamool pathway rights etc. The item 1,2 & 3 has total extent of Ac. 2.87 ¼ with industrial building with Plinth area 1,17,961 sq. ft. (The building plan approval is not available) **Reserve Price: Rs. 18,47,00,000/- (Rupees Eighteen Crore Forty Seven Lakhs only)** **EMD: Rs. 1,84,70,000/- (Rupees One Crore Eighty Four Lakhs Seventy Thousand only)**
4	Details of the encumbrances known to the secured creditor.
	1. Lease on 3rd floor of the building subsequent to mortgage. 2. The Principal Sub Court Karur Attachment vide order no.67/2025. 3. The Principal Sub Court Karur Attachment vide order no 125/2025.
5	The secured debt for recovery of which the property is to be sold
	Rs.68,21,45,013/- (Rupees Sixty Eight Crores Twenty One Lakh Forty Five Thousand and Thirteen only) as on 06.04.2026 with future interest and costs thereon.
6	Deposit of earnest money
	Rs. 1,84,70,000/- (Rupees One Crore Eighty Four Lakhs Seventy Thousand only) Being the 10% of Reserve price to be remitted to M/s.PSB Alliance, e-Auction Portal wallet in ebkray portal by intending bidders through their Bank account. This may take some time as per Banking process and hence, bidders, in their own interest, are advised to submit the Pre-Bid EMD amount well in advance to avoid any last minute problem.

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7	Reserve price of the immovable secured assets and **Bank account** in which EMD to be remitted.	
	Rs. 18,47,00,000/- (Rupees Eighteen Crore Forty Seven Lakhs only) **In case of successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NET BANKING/FUND TRANSFER to** A/c No. : **33112183302** IFSC : **SBIN0070319** A/c Name : SBI SAMB Coimbatore No Lien Account Bank : State Bank of India **Address** : Pappanaickenpalayam Branch, Coimbatore.	
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 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.	
9	**Time and place of public e-Auction** or time after which sale by any other mode shall be completed.	
	Online e-Auction date: 29.04.2026 (Time: Between 11:00 AM to 04:00 PM)	
10	The e-Auction will be conducted through the Bank's approved service provider M/s. PSB Alliance at the portal https://baanknet.com The sale notice containing the terms and conditions of sale is uploaded in the Bank's websites https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and https://baanknet.com . The steps to be followed by the bidder for registration with e-auction portal and for e-Auction tender documents containing online e-auction bid form, Declaration etc. are available in the website of the service provider as mentioned above.	
11	i) Bid increment amount:	Rs.10,00,000/- (Rupees Ten Lakhs only)
	ii) Auto extension	In case bid is placed in the last 10 minutes of the closing time of the e-auction, the closing time will automatically get extended for 10 minutes (unlimited times).
	iii) Bid currency & unit of measurement	Rupees (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.	
	Inspection Date: 22.04.2026 between 11:00 AM and 4:00 PM with prior appointments. Contact Persons: i) Shri. R Rupalingappa, Assistant General Manager Mobile No: 9445610618 or ii) Shri. M Pradeep, Manager Mobile No: 9159688238 email Id:- sbi.16454@sbi.co.in	
13	Other conditions:	
	(a) Bidders shall hold a valid digital signature certificate issued by competent authority and valid KYC and email. Email ID is absolutely necessary for the	

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intending bidder as all relevant information and allotment of ID and password by M/s. PSB Alliance may be conveyed through email.

(b) The intending bidder have to get themselves registered on M/s. PSB Alliance, e-auction portal https://baanknet.com (Toll free No: +91 8291220220, Email ID: support.BAANKNET@psballiance.com) for participating in the e-auction process and the bidders shall register with the e-auction portal well in advance, as the registration process takes minimum of three working days to create their user ids and passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents.

(c) The intending bidder shall submit the EMD through M/s. PSB Alliance. Note: Interested bidders may deposit Pre-Bid EMD with M/s. PSB Alliance one day before the e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance's Bank Account and updating of such information in the e-auction website. This may take some time as per the banking process and hence bidders, in their own interest are advised to submit the EMD amount well in advance to avoid any last minute problem.

(d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure 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) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the M/s. PSB Alliance website and it will be refunded in next three working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.

(f) 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.

(g) 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.

(h) 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.

(i) 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.

(j) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(k) 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.

(l) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(m) 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

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	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 may it be subsequently sold. (p) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST etc. for transfer of the property in his/her name. (q) The payment of all statutory / non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (r) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area/access rights of the immovable secured assets in question. They shall independently ascertain any other dues / liabilities / encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by the Authorised Officer to withdraw his bid, either on the ground of discrepancy in size / area, defect in title, encumbrances or any other ground whatsoever. (s) 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. (t) 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. (u) The sale will attract the provision of Sec 194-IA of the Income Tax Act.
14	Details of pending litigation, if any, in respect of property proposed to be sold
	Nil

Date: 06.04.2026
Place: Coimbatore

Authorised Officer
State Bank of India

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