Borrower Address: Shri. T.Ayyathurai Naidu No. 2, Balaji Nagar 2nd Main Road, Ekkatuthangal Guindy Industrial Estate Chennai 600 032.	**Borrower Address:** Shri. T.Ayyathurai Naidu No. 24, Sea View Enclave Neelankarai Chennai 600 041
Property Address: Shri.T.Ayyathurai Naidu "The Village" Phase I, Villa No.13 Block-1, No.106, Fabiola OMR Kalavakkam Chennai-603110 Chengalpet Kancheepuram District	

SBI/ARMB/CHENNAI/2023-24/489

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 mortgaged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of State Bank of India, the Secured Creditor on , will be sold on **"As is Where is", "As is what is" and "Whatever there is"** basis on 31.08.2023 for recovery of Rs.2,53,38,712 (Rupees Two Crores Fifty Three lakhs Thirty Eight Thousand Seven Hundred and Twelve only) as on 10.08.2023 with future interest, costs, etc., due to the State Bank of India, Asset Recovery Management Branch, Chennai, from **Mr.T.Ayyathurai Naidu.** The Reserve Price will be Rs.1,28,80,000/= (Rupees One Crore Twenty Eight Lakhs and Eighty Thousand only) and the Earnest Money Deposit will be Rs.12,88,000/= (Rupees Twelve Lakhs and Eighty Thousand Only).

Property Schedule

SCHEDULE "A"

All that part and parcel of the land totally admeasuring Acres 40.130 Cents in Survey Nos.225/3B, 226/1C, 227,229/1A, 241/2B3B, 247/6A, 247/7B, 247/8, 247/9, 247/10, 248/1, 248/2, 248/3, 248/4, 248/5, 248/6, 248/7, 248/8, Old Survey no.199/2 new Survey 258/14 of KalavakkamVillage,Thiruporur, Chengalpattu Taluk, Kancheepuram District, TamilNadu.

Bounded by:-

North by: Survey Nos. 223,241(P), 231 (P)

South by: Survey Nos 229/2, 241(P), 228, 229/1 B

East by: Survey No.242

West by: Road

Within the Registration District of Chengalpattu and Sub Registration District of Thiruporur

SCHEDULE "B"

("Saleable Area")

All that piece and parcel of the land admeasuring 35.745 Acres being the Saleable Area after deducting 4.385 Acres gifted out of 40.130 Acres and comprised in Survey Nos.225/3B, 226/1C, 227, 229/1A, 241/2B3B, 247/6A, 247/7B, 247/8, 247/9, 247/10, 248/1, 248/2, 248/3, 248/4, 248/5, 248/6, 248/7, 248/8, old Survey no.199/2 new survey 258/14 of Kalavakkam Village,Thiruporur, Chengalpattu Taluk Kancheepuram District, Tamil Nadu.

The Developer has duly obtained necessary permission from the Executive officer of Thiruporur vide Planning Permit No.06/2010 in Letter No.97/2008 Dated 30th December 2010, in letter No.344/2008 Dated 21st December 2010 for the Project.

SCHEDULE "C" PROPERTY

(Property hereby conveyed)

(Undivided Share in the Schedule B Land)

Name of Title Deed Holder: Mr. T.Ayyathurai Naidu

All that the undivided right title interest and ownership in the land admeasuring 2000 Sq.ft out of the Schedule B mentioned land.

Property Address: The Village by PhoneixHodu Developers, Phase-I, Villa No.13, Block-1, No.106, Fabiola, OMR, Kalavakkam,Thiruporur, Chennai-603110 Chengalpattu Taluk, Kancheepuram District. Super Built up Area: 2705 Sq.ft.

Demand Notice U/s 13(2) issued on 20/04/2021; Possession Notice u/s 13(4) issued on 24.01.2022. Physical Possession taken on 23.09.2022.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website www.bank.sbi&**https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp**

Place:Chennai
Date: 24.08.2023

Authorised Officer
State Bank of India,
Asset Recovery Management Branch,
Chennai