Authorised Official's Details: Name: Shri. GOVIND L BALLAL Mobile No: 9449086490 Land Line No: *044-24338112*	State Bank of India, Asset Recovery Management Branch - II, No.44, Eldams Road, 1st Floor, Teynampet, Chennai-600 018 *Telephone:44-24338112,* *E-mail: sbi.70674@sbi.co.in*

Applicant : Mr. Murugan S. S/o Sh. P. Sivasubramanian Door No.38, Flat No. S1, Second Floor, Ward No. 4, Block no. 6, Old Survey No.54/6, Town Survey No. 29, Sri Duraippa Complex, Karpaga Vinayagar Koil Street, Alandur, Chennai-600016	**Co-Applicant :** Mr. Gopal S S/o Sh. P. Sivasubramanian No.46, Pandiayan Street, Blue Jacker, Tambaram West, Chennai-600045
Mr. Murugan S. S/o Sh. P. Sivasubramanian Door No. 24/35 Karpagavinayagar Koil Street, Alandur, Chennai-600016	**Office Address** Mr. Murugan S. S/o Sh. P. Sivasubramanian M/s Sri Duraiappa & co Stores No. 255, MKN Road Alandur, Chennai-600016
Office Address Mr. Gopal S S/o Sh. P. Sivasubramanian Sri Duraiappa Agencies No. 9A, Ayyasamy Mudali Street Tambaram West, Chennai-600045	**Property Address 1:** Mr. Murugan S. S/o Sh. P. Sivasubramanian Old Door No. 294, 294A, 294B, New No. 425, M.K.N. Road, Alandur, Chennai 600016
Property Address 2 : Mr. Murugan S. S/o Sh. P. Sivasubramanian Door No.38, Flat No. S1, Second Floor, Ward No. 4, Block no. 6, Old Survey No.54/6, Town Survey No. 29, Sri Duraippa Complex, Karpaga Vinayagar Koil Street, Alandur, Chennai-600016	

Ref.No : SBI/SARB- II /SARFAESI/2023-24/ Date : 04/10/2023

Appendix – IV-A
[See Proviso to rule 8 (6)]

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 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, will be sold on **"As is Where is", "As is what is" and "Whatever there is"** basis on 26**/10/2023** for the recovery of **Rs.17,40,90,839/-(Rupees Seventeen Crores Fourty Lakhs Ninety Thousand Eight Hundred Thirty Nine only) as on 03/10/2023** with future interest, costs, etc., due to the State Bank of India, Stressed Asset Recovery Branch - II, Chennai, from **Mr. Murugan S and Mr. Gopal S.**

The Reserve Price will be **Rs.8,39,00,000/- (Rupees Eight crores Thrirty Nine lakhs only) and the Earnest Money Deposit will be Rs.8,39,000/-(Rupees Eight lakhs and Thirty Nine Thousand only).** The Earnest Money Deposit amount to be deposited in the Bidder Global EMD Wallet available in **https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp** on or before 26/10/2023.

DETAILS OF THE IMMOVABLE PROPERTY

Property 1:

House, Ground and Premises, bearing Old Door No. 294, 294A, 294B, New No. 425, M.K.N. Road, Alandur, Chennai 600016, to an extent of 2 Grounds and 590 Square Feet, comprised in Re-Survey No. 32/30, Paimash No. 890/1 Part, T.S. No. 144 and 145/2, Ward No. E and Block No. 2, of Adambakkam Village, Tambaram Taluk, Kancheepuram District, Chennai South Registration District, Alandur Sub Registration District, Alandur Municipality Limits, measuring as follows:

East to West on the Northern Side: 49 Feet
East to West on the Southern Side: 49 Feet
North to South on the Eastern Side: 110 Feet
North to South on the Western Side: 110 Feet

In all admeasuring an extent of 2 Grounds and 590 Square Feet, or thereabouts, together with the building constructed thereon, having a Plinth Area of 1960 Square feet in ground Floor, 1960 Square feet in First Floor and 980 Square Feet in Second Floor, 250 Square Feet in Ground Floor (Out House) and 250 Square Feet in First Floor (Out House), with all fixtures and fittings, electrical installations, TNEB Service Connection, Well, Septic tank, Compound Walls and all other appurtenances whatsoever appertaining thereto and Bounded as follows:-

North By: MKN Road
South By: Lakshmana Pillai's House
East By: ISA Butlers House, and
West By: Varadarajulu Das's House

As per Sale Deed no.2878/2008
Property Address: Old Door No. 294, 294A, 294B, New No. 425, M.K.N. Road, Alandur, Chennai 600016. Total Extent of land: 5390 sq.ft; BUA: GF-2180 sq.ft, FF-665 sq.ft.

Property 2:

SCHEDULE-A
(WHOLE PROPERTY)

ITEM No. 1

All the piece and parcel of the Land bearing Door No. 38, New Door No. 20, Karpaga Vinayagar Koil Street, Alandur, Chennai-600016, comprised in Old Survey No. 54/6 Ward No.4, Block No. 6, Town Survey No. 29, measuring an extent of 1680 Square Feet land on the eastern side out of total extent of 4060 Square feet, as per the T.S. Register Extract to an extent of 4460 Sq.ft., situated at Alandur Village, Alandur Taluk, Kancheepuram District, Chennai South Registration District within the limit of Alandur Municipality (Now Chennai Corporation Zone XII)

North By: Kannappa Chettiar House
South By: Jaganathan Chettiyar House
East By: Karpaga Vinayagar Koil Street
West By: Item No. 2, Schedule of Property

ITEM NO.2

All the piece and parcel of the Land bearing Door No. 38, New Door No. 20, Karpaga Vinayagar Koil Street, Alandur, Chennai-600016, comprised in Old Survey No. 54/6 Ward No.4, Block No. 6, Town Survey No. 29, measuring an extent of 2380 Square Feet land on the eastern side out of total extent of 4060 Square feet, as per the T.S. Register Extract to an extent of 4460 Sq.ft., situated at Alandur Village, Alandur Taluk, Kancheepuram District, Chennai South Registration District within the limit of Alandur Municipality (Now Chennai Corporation Zone XII)

North By: Kannappa Chettiar House
South By: Jaganathan Chettiyar House
East By: Item No. 1 Schedule of Property
West By: Nara Sandhu

SCHEDULE-B
(PROPERTY HEREBY CONVEYED)

Residential Flat No.S1 in Second Floor, measuring super Plinth area of 4050 Sq.ft inclusive of common areas and common shares together with Two Cars Parking in Ground Floor together with land measuring an extent of 1710 Square Feet UDS out of 'A' Schedule Property and Situated within the Registration District of Chennai South and Sub Registration District of Alandur.

ITEM	RESERVE PRICE	EMD
PROPERTY -1	Rs. 6,00,00,000.00	Rs. 60,00,000.00
PROPERTY -2	Rs. 2,39,00,000.00	Rs. 23,90,000.00
TOTAL	Rs. 8,39,00,000.00	Rs. 88,39,000.00

Demand Notice u/s 13(2) issued on 02/05/2019 and Symbolic Possession u/s 13(4) taken on 03/02/2022.
For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website
https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp

Date: 04/10/2023
Place: Chennai

(AUTHORISED OFFICER)
STATE BANK OF INDIA
SARB- II , Chennai