THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS (Physical Possession of Property-1 with the Bank)

1	Name and address of the Borrower	**Mr. Murugan S and Gopal S** **1.** No.38, Sri Duraippa Complex, Karpaga Vinayagar Koil Street, Alandur, Chennai-600016 **2.** 24/35 Karpagavinayagar Koil Street Alandur, Chennai-600016 **3.** M/s Sri Duraiappa Stores No. 255, MKN Road Alandur, Chennai-600016 **4.** No.46, Pandiayan Street, Blue Jacker, Tambaram West, Chennai-600045 **5.** No. 9A, Ayyasamy Mudali Street Tambaram West, Chennai-600045
2	Name and address of Branch, the secured creditor	State Bank of India, Asset Recovery Management Branch, No.44, Eldams Road, 1st Floor, Teynampet, Chennai-600 018 E-mail: sbi.70674@sbi.co.in
3	Description of the immovable secured assets to be sold.	

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.

bank.sbi

CERSAI ID: SBIN200015809460

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.

CERSAI ID: SBIN200016239791

4	Details of the encumbrances known to the secured creditor.	There are presently no claim/Statutory dues against the property till date to the knowledge of the Bank. The property will be sold on "As is Where is", "As is what is" and "Whatever there is" basis 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, charges/encumbrances over the property or on any other matter etc., will be entertained after submission of bid.
5	The secured debt for recovery of which the property is to be sold	1)HTL-36732371397 2)HOME TOP UP- 36736817373 3)HTL- 36732556243 4) HOME TOP UP- 36736741811 **Rs. 16,32,15,281/- (Rupees Sixteen crores thirty two lacs fifteen thousand two hundred and eighty one only) as on 05.02.2023** plus future interest, cost,expenses, etc.

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☎ +91 44 - 2434 0392
✉ sbi.70674@sbi.co.in

சொத்து மீட்பு மேலாண்மை கிளை
44, எல்டாம்ஸ் ரோடு, 1-வது மாடி,
தேனாம்பேட்டை, சென்னை - 600 018.

संपत्ति वसूली प्रबंधन शाखा
44, एल्डाम्स रोड, 1वीं मंजिल,
तेनाम्पेट, चेन्नै - ६०० ०१८.

ASSET RECOVERY MANAGEMENT BRANCH
No. 44, Eldams Road, 1st Floor,
Teynampet, Chennai - 600 018.

6	Deposit of earnest money	**EMD for Property 1: Rs. 60,00,000.00** **EMD for Property 2: Rs. 23,90,000.00** being the 10% of Reserve Price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT. **"Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of pre- bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. 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."**
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	**Property 1: Rs. 6,00,00,000.00** **Property 2: Rs. 2,39,00,000.00** (ii) Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT (iii) Before the e-auction **"Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of pre- bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. 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."**
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. The balance sale price after adjusting the EMD (10% of Reserve Price) already paid has to be deposited to SBI **SARB- II** Branch, Account Number 67394803954 held with State Bank of India, Eldams Road Branch, Chennai, IFSC:SBIN0070570
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date: 26.10.2023** Time: 60 Minutes 11.00 hrs to 16.00 hrs with unlimited extensions of 10 minutes each. Online
10	The e-Auction will be conducted through the Bank's approved service provider.	M/s. MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp

11	Bid increment amount: Auto extension: Bid currency & unit of measurement	PROPERTY 1-Rs.1,00,000/- PROPERTY 2-Rs.1,00,000/- Unlimited extensions of 10 minutes each In Rupee
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	Date: 20.10.2023 Time :11.00 a.m to 5.00 p.m Smt. B. Sasikala, Manager CCO Mobile No. 7010751784
13	Other conditions	
	a) The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp.by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC.Ltd., well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).	
	b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. by means of NEFT transfer from his bank account.	
	c) The Intending bidder should take care that the EMD is transferred before the auction and confirm that his wallet maintained with M/s. MSTC Ltd is sufficient to meet the EMD amount without which the system will not allow the bidder to participate in the e-auction.	
	d) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.	
	e) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.	
	f) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e 25 % of sale price after adjusting EMD already paid, to be paid immediately i.e. on the same day or not later than next working day, as the case may be. **The said amount has to be remitted to the Bank Collection Account No: 67394803954, IFSC: SBIN0070570, Account Name - SBI, SARB- II Branch, Chennai.** The sale confirmation advice will be issued on satisfactory verification of the KYC and other formalities.	
	g) 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.	
	h) 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.	
	i) 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.	
	j) 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.	
	k) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.	

	l)	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.
	m)	The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
	n)	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.
	o)	The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
	p)	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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
	q)	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.
	r)	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.
	s)	The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder only.
	t)	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 Authorized Officer of the concerned bank branch only.
	u)	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.
	v)	**Bank has filed a complaint with CBI and if CBI requires the custody of the title deeds, it should be parted with.**
	w)	This sale will attract the provisions of sec 194-IA of the Income Tax Act.
	x)	GST @ 18% will be applicable on the sale value of Plant & Machinery and Stocks.

Date: 04/10/2023
Place: Chennai

AUTHORISED OFFICER,
SARB- II Chennai