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 IS WITH THE BANK

1	Name and address of the Borrower	Shri.P.Shanmugam, S/o Shri.Ponnusamy, No.15,Gandhi Street, Raja Annamalai Puram, Near Sai Baba Koil Chennai-600028.
2	Name and address of Branch, the secured creditor	State Bank of India, Assets Recovery Management Branch, No.44, Eldams Road, 1st Floor, Teynampet, Chennai – 6000018. Email: sbi.70674@sbi.co.in
3	Description of the immovable secured assets to be s old.	**DETAILS OF THE IMMOVABLE PROPERTY** **SCHEDULE OF TOTAL PROPERTY** **Schedule-A** All that piece and parcel of land and building measuring an extent of 2969 sq ft bearing PlotNo.2, previously Old Door No.12 A, previously New Door No.45, as per Sub-Division approval Plot No.45-A, and Plot No.45-B, Thiru Nagar Fourth street, Vadapalani, Chennai-600026, comprised in Paimash Nos.116,117,118 and 119, Town survey No.7/2, as per Patta T.S.No.7/69,Block No.2 of Puliyur Village, Egmore Taluk, Chennai District and bounded on the North: Ponpandi's Land, South : Plot No.3,East : 30 feet Road (Thiru Nagar Fourth Street), West: Saligramam Village Boundary (Door No.21/56, Bharathi Street), Measuring North to South on the Eastern side : 45 Feet, North to South on the Western side : 48.5 Feet, East to West on the Northern side : 62 Feet, East to West on the Southern side : 65 Feet In all admeasuring an extent of 2969 sq ft. **Schedule –B** 343 Sq ft Undivided share of land, Right, Title and Interest out of Schedule-A, mentioned land measuring 2969 sq ft.

		Schedule-C Flat bearing No.S-3, in Second Floor, at Old Door No.12 A, Door No.45, Thiru Nagar Fourth Street, Vadapalani, Chennai-600026 having a Super Built up area of 780 sq ft(inclusive of common areas and common shares), within the Sub Registration District of Kodambakkam and Registration District of Chennai registered in the name of Shri.P.Shanmugam S/o Shri.Ponnusamy. (Doc No.1001/2018 dated 19.03.2018).
		Encumbrances known to the Bank, if any : NIL
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	**Housing Term Loan A/c No- HTL- 37602767392 – Rs.1,04,97,328.77 (Rupees One Crore Four Lakhs Ninety Seven Thousand Three Hundred and Twenty Eight and Paise Seventy Seven only) as on 07.11..2022** with future interest and costs etc
6	Deposit of earnest money (**EMD**) (10% of Reserve Price)	EMD: Rs .4,20,000-00 Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of 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	(i) Reserve price of the immovable secured assets: (ii) **Bank account** in which EMD to be	(i) Rs.42,00,000-00 (ii) (ii) Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/i

	remitted.	ndex.jsp by means of NEFT
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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date: 14.12.2022** Between: 13.00 hrs to 17.00 hrs with unlimited extensions of 10 minutes each.
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	M/s.MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs.25,000.00 (ii) With unlimited extensions of 10 minutes each. (iii) 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:23.11..2022 Time: Time :11.00 a.m to 4.00 p.m Name: S.Murali (Mobile No. 7824010537)

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/ auction home/ibapi/index.jsp. by means of NEFT transfer from his bank account. 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, ARMB, Chennai. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.
	c) Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT. Interested bidder may deposit pre-bid EMD with MSTC before the e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updating 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.
	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,ARMB, Chennai. The sale confirmation advice will be issued on satisfactory verification of the KYC & 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) This sale will attract the provisions of sec 194-IA of the Income Tax Act.
	w) GST @ 18% will be applicable on the sale value of Plant & Machinery and Stocks

Place: Chennai.
Date:08.11.2022

Chief Manager & Authorised Officer
State Bank of India
Assets Recovery Management Branch, Chennai