பாரத ஸ்டேட் வங்கி
भारतीय स्टेट बैंक
STATE BANK OF INDIA

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/2024-25/630

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 **23.09.2022** , will be sold on **"As is Where is", "As is what is" and "Whatever there is"** basis on **27.02.2025** for recovery of Rs.2,96,26,062/- (Rupees Two crores ninety six lacs twenty six thousand sixty two only) as on **03.02.2025** with future interest, costs, etc., due to the State Bank of India, Stressed Asset Recovery Branch II, Chennai, from **Mr.T.Ayyathurai Naidu.** The Reserve Price will be Rs.1,36,85,000/= (Rupees One crore thirty six lacs eighty five thousand only) and the Earnest Money Deposit will be Rs.13,68,500/-(Rupees Thirteen lacs sixty eight thousand five hundred 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 on:-

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

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



bank.sbi

+91 44 - 2433 8112
+91 44 - 2434 0392
sbi.70674@sbi.co.in

ஒடுக்கப்பட்ட சொத்து வசூல் கிளை-II
44, எல்டாம்ஸ் ரோடு, 1-வது மாடி,
தேனாம்பேட்டை, சென்னை - 600 018.

तनावग्रस्त परिसंपत्ति वसूली शाखा - II
44, एल्डाम्स रोड, 1वीं मंजिल,
तेनाम्पेट, चेन्नै - ६०० ०१८.

STRESSED ASSETS RECOVERY BRANCH -II
No. 44, Eldams Road, 1st Floor,
Teynampet, Chennai - 600 018.

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 Phoneix Hodu 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://baanknet.com**

Place Chennai
Date: 03.02.2025

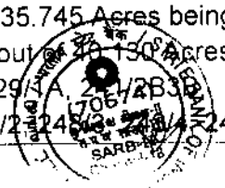
Authorised Officer
State Bank of India,
SARB II, CHENNAI

STATE BANK OF INDIA (70674) SARB-II Chennai-18

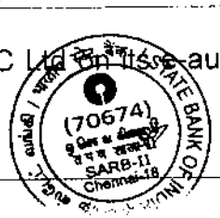
THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

Property will be sold on **'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"** Basis **(Possession with the Bank)**

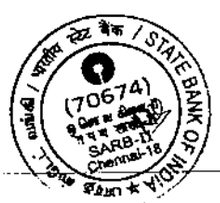
1	Name and address of the Borrower	Mr.T.Ayyathurai Naidu No. 2, Balaji Nagar 2nd Main Road, Ekkatuthangal Guindy Industrial Estate Chennai 600 032. Mr.T.Ayyathurai Naidu No.24, Sea View Enclave Neelankarai Chennai- 600 041. **Property Address**: Mr.T.Ayyathurai Naidu "The Village" Phase- 1, Villa No.13 Block -1, Fabiola No.106 OMR Kalavakkam Chennai Chengalpet Kancheepuram District	
2	Name and address of Branch, the secured creditor	SARB II Branch No.44, 1st Floor, Eldams Road, Teynampet, Chennai 600 018.	
3	Complete Description of the Immovable secured assets to be sold with identification marks or number, if any, on them	**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 Kalavakkam Village, 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,	**136.85**



		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 Phoneix Hodu Developers, Phase-I, Villa No.13, BlockNo.106, Fabiola OMR, Kalavakkam, Thiruporur, Chennai-603110 Chengalpattu Taluk, Kancheepuram District. Super Built up Area: 2705 Sq.ft.
4	Details of the encumbrances known to the secured creditor.	There is presently no claim/Statutory dues against the property till date to the knowledge of the Bank. The property will be sold in "AS IS WHERE IS AND AS IS WHAT IS CONDITION" 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	HTL-39754656159- Rs.2,96,26,062/- (Two crores ninety six lacs twenty six thousand sixty two only) as on 03.02.2025 with further expenses & cost and interest from 04.02.2025.
6	Deposit of earnest money	**EMD: Rs. 13,68,500/-** EMD being the 10% of Reserve price to be transferred by bidders in his / her/ their own Wallet provided by M/s PSB Alliance on its e-auction site https://baanknet.com by means of NEFT. "Interested bidder may deposit Pre-Bid EMD with M/s PSB Alliance before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MIs PSB Alliance 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
7	Reserve price of the Immovable secured assets:	**Rs.1,,36,85,000/-** Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site **www.bank.sbi & https://baanknet.com** by means of NEFT



	Bank account in which EMD to be remitted	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 bidder, 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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	27.02.2025 Between 11.00 AM to 04.00 PM
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	The auction will be conducted online only, through the web portal **www.bank.sbi & https://baanknet.com** For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in **www.bank.sbi & https://baanknet.com**
11	(i) Bid increment amount: (ii) Auto extension: unlimited times. (limited / unlimited) (iii) Bid currency & unit	Rs.1,00,000/- With unlimited extensions of 10 minutes each INR



	of measurement	
12	**Date and Time** during which inspection of the Immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date : 24.02.2025 Time: 11.00 a.m. to 4.00 p.m. Smt M Sathiavanimuthu, Deputy Manager. Mobile No. 9884474857
13	Other conditions	(a)The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance 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 M/s PSB Alliance at https://baanknet.com by means of NEFT transfer from his bank account (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s PSB Alliance Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the eauction. (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) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the M/s PSB Alliance website between 7 am to 1pm and it will be refunded in next two 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 my 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 ,-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 mnd binding on all the bidders.
k) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any ime, before declaring the successful bidder, without assigning any reason.
(l) The bid submitted without the EMD shall be summarily rejected. The property shall be sold ibove 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..
(n) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank, on receipt of refund request from them. The bidders will not claim any interest, costs, expenses and any other charges (if any).
(o) 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 eA uction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
(p) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have laim on the property nor on any part of the sum for which may it be subsequently sold.
(q) The successful bidder shall bear all the necessary expenses like applicable GSTI stamp duties/ additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
(r) The payment of all statutory I non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
(s) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to he 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 I ate 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 I participated in the e-Auction will be entertained.
(u) The sale will attract the provision of Sec 194-IA of the Income Tax Act.



		(v) The Bank has filed complaint against the borrower with CBI and the original title deeds are with CBI. The original Title Deeds will be handed over to the successful buyer only upon closure of case or receipt of Title Deeds from CBI/Court.	

Date:
03.02.2025
Place: Chennai

AUTHORISED OFFICER,
ARM BRANCH

