SBI	**STATE BANK OF INDIA** **Stressed Assets Recovery Branch** **2ND FLOOR, INDIAN RED CROSS BUILDINGS** **NO. 32, MONTIETH ROAD - EGMORE, CHENNAI**
Authorised Official's Details: Name: Shri.Parthasaradhi Mobile No: 9444719444 Land Line No: 044-28881034	**2nd Floor, Red Cross Buildings, # 32, Red Cross Road ,** **Egmore, Chennai – 600008.** ***Telephone: 044-28881037*** ***E-mail: sbi.05170@sbi.co.in***

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 and Guarantor that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised 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 **15.05.2025** for recovery of **Rs. 40,93,178/- (Rupees forty lacs ninety three thousand one hundred seventy eight only) as on 19.04.2025** due to the State Bank of India, SARB, Chennai from **Mr. SIVANANTHAM GAJENDIRAN** with further interest together with all other costs, incidental expenses and charges. The Reserve price will be Rs.29, 20,000/- and EMD will be Rs.2, 92,000/-

Description of the immovable property:

SCHEDULE "A"(whole property) All that piece and parcel of Vacant house site bearing Plot No.2 sub-divided as plot Nos.2A, 2B&2C(sub-division approved by Padappai Panchayat, vide ma.vu.No.9/12-13) measuring to an extent of 5000 sq.ft. at Pushpagiri Salai, Kancheepuram-601301, comprised in O.S.No.571/3B new & present survey No.571/3B2(as per patta No.3229), Padappai Village, Kundrathur Taluk, Kancheepuram District.(planning permit sub-divided into Plot No.2A-extent of 1500 sq.ft. Plot No.2B 1500 sq.ft., Plot No.2C-extent of 2000 sq.ft., totally 5000 sq.ft. from Kundrathur union as well as Padappai Panchayat(planning permit Nos. for Plot No.2A:18/13-14, for Ploy t No.2B:19/13-14, for Plot No.2C:20/13-14 issued by Padappai Uratchi) (planning permit for Plot No.2, as per permit sub-divided into plot No.2A,2B, 2C(sub-division approved by Padappai Panchayat vide Ma Vu-No.9/12-13) Bounded on the: North by : Plot No.1 South by: 30 feet private road in S.No.571/3C East by Plot No.3 West by 40 feet public road in S.No.571/2(Pushpagiri Main Road) Measuring : east to West on the Northern side: 100 feet on the Southern side: 100 feet North to South on the Eastern side: 50 feet on the western side: 50 feet Situated within the Registration district of Chennai South and Sub-Registration district of Padappai **SCHEDULE "B"** (UDS retained in schedule-A Property) 3834 sq.ft. UDS in the schedule-A property **SCHEDULE "C"** : (Convey property) : 252 sq.ft., undividfed share of land in the schedule B property Residential Flat bearing Flat No.S3 in Second Floor, Pushpagiri Salai, Nanthivaram Village, Vandalur Taluk, Chengalpattu District-603210 measuring 859 Sq.ft., built up ,area including covered Car Parking
Encumbrances known to the Bank if any : Nil
Latitude:12.893479,Longitude:80.021667

Details of Sale	
Reserve Price: Rs .29,20,000/-	Earnest Money Deposit (EMD): **Rs.2,92,000/-**
Date &Time of e-auction	**15.05.2025, From 11.00 AM to 04.00 PM** With auto time extension of 10 minutes each till sale is completed.
EMD Remittance:	Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of https://BAANKNET.COM by means of NEFT.
Bid Multiplier	Rs.25,000/-
Inspection of property	**Date: 09.05.2025** Time: 11.00 AM to 1.00 PM

- For detailed terms and conditions of the E-auction sale, please refer to the link provided in State Bank of India website www.sbi.co.in.

Date: 19.04.2025
Place: Chennai

AUTHORISED OFFICER

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

Property will be sold on **'AS IS WHERE AS IS WHAT IS AND WHATEVER THERE IS IS,"** basis:

1	Name and address of the Borrower	1.Mr. Sivanantham Gajendiran S/0 Mr. Gajendiran No.3, Sundra Vinayagar Street, Vellingapattarai, Orikkai Post, Kancheepuram – 631502. 2. Mr. Sivanantham Gajendiran S/0 Mr. Gajendiran No. 8, Manikkavasagar Street, Appavoo Nagar, Orikkai, Kancheepuram – 631502. 3. Mr. Sivanantham Gajendiran S/0 Mr. Gajendiran Employee Code: J0822163 Senior Client Partner - Coding Access Healthcare Seiwices Pvt. Ltd.SP-31A, 3rd Floor, Ambattur, Industrial Estate, Chennai - 600058. 4. Mr. Sivanantham Gajendiran S/0 Mr. Gajendiran Flat No. S3 Second Floor, PlotNos. 2A,2B&2C, Chennai- 601301.
2	Name and address of Branch, the secured creditor	**SBI, SARB, CHENNAI (Code: 05170)** No.32, Montieth Road,II Floor, Indian Red Cross Buildings, Egmore, Chennai-2400008.
3	**Complete Description of the immovable secured assets to be sold with identification marks or number, if any, on them** **SCHEDULE "A"**(whole property) All that piece and parcel of Vacant house site bearing Plot No.2 sub-divided as plot Nos.2A, 2B&2C(sub-division approved by Padappai Panchayat, vide ma.vu.No.9/12-13) measuring to an extent of 5000 sq.ft. at Pushpagiri Salai, Kancheepuram-601301, comprised in O.S.No.571/3B new & present survey No.571/3B2(as per patta No.3229), Padappai Village, Kundrathur Taluk, Kancheepuram District.(planning permit sub-divided into Plot No.2A-extent of 1500 sq.ft., Plot No.2C-extent of 2000 sq.ft., totally 5000 sq.ft. from Kundrathur union as well as Padappai Panchayat(planning permit Nos. for Plot No.2A:18/13-14, for Ployt No.2B:19/13-14, for Plot No.2C:20/13-14 issued by Padappai Uratchi) (planning permit for Plot No.2, as per permit sub-divided into plot No.2A,2B, 2C(sub-division approved by Padappai Panchayat vide Ma Vu-No.9/12-13) Bounded on the: North by : Plot No.1 South by: 30 feet private road in S.No.571/3C East by Plot No.3 West by 40 feet public road in S.No.571/2(Pushpagiri Main Road) Measuring : east to West on the Northern side: 100 feet on the Southern side: 100 feet North to South on the Eastern side: 50 feet on the western side: 50 feet Situated within the Registration district of Chennai South and Sub-Registration district of Padappai **SCHEDULE "B"** (UDS retained in schedule-A Property) 3834 sq.ft. UDS in the schedule-A property **SCHEDULE "C"** : (Convey property) : 252 sq.ft., undividfed share of land in the schedule B property Residential Flat bearing Flat No.S3 in Second Floor, Pushpagiri Salai, Nanthivaram Village, Vandalur Taluk, Chengalpattu District-603210 measuring 859 Sq.ft., built up ,area including covered Car Parking	
4	Details of the encumbrances known to the secured creditor.	**NIL**
5	Other Information	The Bank has filed a complaint against the borrower with Police.The original title deeds will be handed over to the successful buyer only upon closure of case or receipt of NOC from the Police authorities whichever is earlier.
6	The secured debt for recovery of which the property is to be sold	₹ 40,93,178/- (Rupees forty lacs ninety three thousand one hundred seventy eighty only) as on 19.04.2025.
7	Deposit of earnest money : **Earnest Money Deposit (EMD) : Rs. 2,92,000/-** Being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of https://BAANKNET.COM by means of NEFT. Interested bidder may deposit pre-bid EMD with eBKray before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in BAANKNET.COMs wallet 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	(i) Reserve price of the immovable secured assets: (ii) Bank account in which EMD to be remitted. (iii) Last Date and Time within which EMD to be remitted:	**Rs. 29,20,000/-** (ii) Bidders own wallet Registered with eBKray on its e-auction site https://BAANKNET.COM by means of NEFT. Bank : State Bank of India, SARB, Egmore, Chennai-600 008. (iii) Please refer to item 6 above
9	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 .	
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date: 15.05.2025** **From 11.00 AM to 04.00 PM with unlimited extensions of 10 minutes each.** **Place: Chennai**

11	The e-Auction will be conducted through the Bank's approved service provider as mentioned here: e-Auction tender documents containing -e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned here :	https:// BAANKNET.COM at the web portal
12	(i) Bid increment amount: Rs.25,000/- (ii) Auto extension: Date: 15.05.2025. From 11.00 AM to 04.00 PM with unlimited extensions of 10 minutes each (iii) Bid currency & unit of measurement : INR	
13	**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: 09.05.2025** Time: 11.00 AM to 1.00 PM **Name: Muthu Kumar R** , City Case Officer **Mobile No: 9444175818** Land Line No: 044-28881043; e-mail: sbi.05170@sbi.co.in

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 Ebkray 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 eBKray 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 BAANKNET.COM is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.

(d) 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 to be paid immediately i.e. on the same day or not later than next working day, as the case may be

(e) During e-Auction, if no bid is received without increment 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.

(f) 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.

(g) 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.

(h) 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.

(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(j) 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.

(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(l) 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.

(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(n) 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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(o) 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.

(p) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.

(q) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

(r) 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 authorised officer of the concerned bank branch only.

(s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale .0certificate 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.

(t) This sale will attract the provisions of sec 194-IA of the Income Tax Act.

(u) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

For STATE BANK OF INDIA
Stressed Assets Recovery Branch, Chennai

Authorised Officer

Date: 19.04.2025
Place: CHENNAI

AUTHORISED OFFICER