

STATE BANK OF INDIA

BRANCH: SARB, CHENNAI

Address of the Branch : "Red Cross Buildings"
32, Montieth Road
Egmore, Chennai-600 008.

Authorised Officer's Details :

Name: R.Bhaskar

E-mail ID of Branch : sbi.05170@sbi.co.in

Mobile No : 9444371413

Landline No. (Office) : 044-28881034

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of State Bank of India has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act.

Public at large is informed that the secured property as mentioned in the Schedule is available for sale through Private Treaty on 12.12.2019 at SBI SARB, Chennai, as per the terms agreeable to the Bank for realisation of Bank's dues of Rs. 64,66,555.98 as on 30.11.2019 (Rupees Sixty Four Lakh Sixty Six Thousand Five Hundred Fifty Five and Paise Ninety Eight only) with future interest and costs due to the State Bank of India, SARB, Chennai in the loan account of Mr. K. Karthik on "AS IS WHERE IS BASIS" "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**".
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to submit an application on or before 4 p.m. on 07.12.2019 quoting the offered amount for purchase of the scheduled property which shall not be less than the Reserve Price fixed by the Bank along with the 10% of the offered amount which will be adjusted against 25% of the deposit to be made as per clause (2) above.

4. Failure to remit the amount as required under clause (2) above will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Description of the Property(ies)	Reserve Price (Rs.) (below which the properties will not be sold)
<p>All that piece and parcel of land bearing Plot No.5, (Plot Nos.5A & 5B) Flat No.S1-Second Floor, measuring 950.00 sq.ft. (Super Built-up area) together with an undivided share of 447.00 sq.feet in all that piece and parcel of vacant land bearing Plot No.5, Flat No.S-1 IInd floor situated in "KSM Golden Nest" Sivasamy 3rd Cross Street, Rail Senthil Nagar, Ayyancheri, Urapakkam, Chennai – 603 210, S.No.38/1A1 of Ayyancheri Village, Chengalpattu Taluk, Kancheepuram District, Guduvanchery - SRO., in the name of K.Karthik.</p> <p><u>Bounded on the:</u></p> <p>- North by: 16 feet road; South by: Land & Building; East by: Land & Building; West by: Land & Building.</p>	<p><u>RESERVE PRICE- Rs 22,30,000.00</u></p>

Date: 19.11.2019
Place: CHENNAI.

For STATE BANK OF INDIA

AUTHORISED OFFICER