



STATE BANK OF INDIA
Stressed Assets Recovery Branch

Authorised Official's Details:
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[See Proviso to Rule 8(6)]

Date : 04.04.2019

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(s) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the constructive / physical possession of which has been taken by the Authorised Officer of State Bank of India, being the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 24.04.2019 for recovery of Rs.69,12,252.93 as on 31.03.2019 (Rupees Sixty Nine Lakhs Twelve Thousand Two Hundred Fifty Two and Paise Ninety Three only) with future interest and costs due to the State Bank of India, SARB, Chennai from the Borrower(s) and the Guarantor(s) as mentioned below. The Reserve Price will be Rs.49,00,000/- and the Earnest Money Deposit(EMD) is 10% of Reserve Price, the latter amount to be deposited with the Bank, on or before 22.04.2019 (last date for receipt of EMD).

Name and Address of the Borrower	
Mr.Suvaikin Alexander Flat No.S1, 2 nd Floor, B-Block, "AAKSWEA" Apartments,Plot No.1&2, Vaikasi Street, Chinmaya Nagar 2 nd Stage, Virugambakkam, Chennai 600 092	Mr.Suvaikin Alexander Plot No.49/3, 3 rd Floor, Subbulakshmi Apts, Bheemasena Garden Street, Mylapore, Chennai – 600 004
Mr.Suvaikin Alexander No.145C,Iswariya Kamalam Flats,5 th Cross Street, 3 rd Main Road, Natesa Nagar, Chennai – 600 092	

DESCRIPTION OF PROPERTY

Item No:1

Name of Title Deed Holder : Mr.Suvaikin Alexander

Schedule A (Whole Property)

All that piece and parcel of vacant land situated at Senjeri Village, Egmore-Nungambakkam Taluk, Chennai District, comprised in Survey No.42/2A1A, Town Survey No.104, 105 and 106 (Part) Block No.1 bearing Plot Nos.1, 2(Part) and 3 (Part) (Northern Side) Aani Street and Vaikasi Street, Natesa Nagar, Chinmaya Nagar Stage-2, Virugambakkam, Chennai-600092 measuring an extent of 9320 sq.ft. as per Patta 8460 sq.ft. land and bounded on the

North by – Vaikasi street

South by – TS no 106 Part and Aani street

East by – TS no 108 and 96

West by – TS no 1 and road

The property is lying within the Registration Sub-District of Virugambakkam and Registration of Chennai South.

Schedule B

All that piece and parcel of vacant land situated at Senjeri Village, Egmore-Nungambakkam Taluk, Chennai District, comprised in Survey No.42/2A1A, Town Survey No.104, 105 and 106 (Part) Block No.1 bearing Plot No.B and measuring an extent of 2268 sq.ft. land and bounded on the

North by–Plot No. A ; South by-TS no 106 P and Aani street

East by-TS no 108 and 96 ; West by -Plot no C

having measurement of

North to South on the Eastern Side : 81 feet 4 inches

on the Western Side	: 31 feet 10 inches
East to West on the Northern Side	: 61 feet
on the Southern side	:65 feet 10 inches

Schedule C(Flat)

Flat No.S-1, 2nd Floor, Flat measuring 960 sq.ft(including common area) in Block B, "MPRs Aakswea" Apartments, having UDS of 384 sq.ft out of 2268 sq.ft and 66 sq.ft common passage out of 668 sq.ft in all totaling 450 sq.ft of UnDivided Share of Land in Door No.1 & 2, Vaikasi Street, Natesa Nagar, Chinamaya Nagar Stage-II, Chennai – 600 092

Encumbrances known to the Bank, if any : Nil

For detailed terms and conditions of the sale, please refer to the link provided in the State Bank of India, the Secured Creditor's website www.sbi.co.in

Place: Chennai.

Date: 04.04.2019.

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

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

1	Name and address of the Borrower	Mr.Suvaikin Alexander S/o A.Yesuvadian Flat No.S1, 2 nd Floor, B-Block, “AAKSWEA” Apts , Plot No.1&2, Vaikasi Street, Chinmaya Nagar 2 nd Stage, Virgugambakkam, Chennai 600 092 <u>Also at :</u> Plot No.49/3, 3 rd Floor, Subbulakshmi Apts, Bheemasena Garden Street, Mylapore, Chennai – 600 004 <u>Also at :</u> No.145C,Iswariya Kamalam Flats,5 th Cross Street, 3 rd Main Road, Natesa Nagar, Chennai – 600 092
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 2 nd Floor, Red Cross Buildings, # 32, Red Cross Road , Egmore, Chennai – 600008.
3	Description of the immovable secured assets to be sold.	Flat No.S-1, 2 nd Floor, Flat measuring 960 sq.ft(including common area) in Block B, “MPRs Aakswea” Apartments, having UDS of 384 sq.ft out of 2268 sq.ft and 66 sq.ft common passage out of 668 sq.ft in all totaling 450 sq.ft of UnDivided Share of Land in Door No.1 & 2, Vaikasi Street, Natesa Nagar, Chinamaya Nagar Stage-II, Chennai – 600 092
4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt for recovery of which the property is to be sold	Rs.69,12,252.93 as on 31.03.2019 (Rupees Sixty Nine Lakhs Twelve Thousand Two Hundred Fifty Two and Paise Ninety Three only) with future interest and costs
6	Deposit of earnest money (EMD) (10% of Reserve Price)	EMD: Rs 4,90,000/- being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft drawn in favour of State Bank of India, Stressed Assets Recovery Branch, Chennai drawn on any Nationalised or Scheduled Bank.
7	(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:	(i) Rs.49,00,000/- (ii) A/c No.: 31277537776 IFSC: SBIN0001516 Bank : State Bank of India, SARB, Egmore, Chennai-600 008 (iii) Date : 22.04.2019 and Time : 4:00 pm
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: 24.04.2019 Between 12.00 Noon and 1.00 P M with unlimited extensions of 5 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.C1 India Private Limited, at the web portal https://www.bankeauctions.com .
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs.50,000/- (ii) with unlimited extensions of 5 minutes each. (iii) Rupees
12	Date and Time during which	Date: 16.04.2019

<p>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</p>	<p>Time: 2.00 noon to 4.00 pm</p> <p>Name: Srinivasulu.P (Mobile No. 9444444958)</p>
<p>13 Other conditions</p>	<p>(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s. C1 India Private Ltd (vendor name) may be conveyed through e mail.</p> <p>(b) 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, SARB,Egmore, Chennai by 22.04.2019 (date) before 4.00 p.m (time). Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, SARB, Egmore, Chennai (Branch Name) to participate in online e-Auction on the portal https://www.bankeauctions.com. (name of the portal) M/s.C1 India Private Limited (name of the vendor) who will provide User ID and Password after due verification of PAN of the Eligible Bidders</p> <p>(d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</p> <p>(e) 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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank.</p>

		<p>The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(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.</p> <p>(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> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(s) 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.</p>
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Place: Chennai.
Date: 04.04.2019.

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