

	<b>STATE BANK OF INDIA</b> <b>Stressed Assets Recovery Branch</b>
Authorised Official's Details: Name: R.Bhaskar Mobile No: 9444371413 Land Line No: 28881034	<b>2<sup>nd</sup> Floor, Red Cross Buildings, # 32, Red Cross Road , Egmore, Chennai – 600008.</b> <b>Telephone: 044-28881043</b> <b>E-mail: sbi.05170@sbi.co.in</b>

[See Proviso to Rule 8(6)]

Date : 01.08.2019

**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 **06.09.2019** for recovery of Rs.2,09,00,198.22 as on 31.07.2019 (Rupees Two Crore Nine Lakhs One Hundred Ninety Eight and Paise Twenty Two 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 and the Earnest Money Deposit (EMD) as mentioned below, the latter amount to be deposited with the Bank, on or before 04.09.2019 (last date for receipt of EMD).

<b>Name of the Borrower and Guarantors</b>	
M/s.Aeon's Construction Products Ltd No.93, Ground Floor, 2nd Cross Street, Venkatesa Nagar, Virugambakkam, Chennai – 600 092	M/s.Aeon's Construction Products Ltd No.9, Old No.73, 1st Floor, 'Y' Block, 6th Street, Anna Nagar, Chennai – 600 040
M/s.Aeon's Construction Products Ltd Plot No.74, Kunnavakkam Village & post Salavakkam Via, Uthiramerur Taluk Kancheepuram -603107	M/s.Aeon's Construction Products Ltd Plot No. B 49(b), SIPCOT Industrial Complex Gummidipoondi – 601201
Shri. T.S. Murali S/o. Late Mr. T.K.S. Sivan 115 B, Door No.24, 3rd Avenue, Seashore Town, Panaiyur, Sholinganallur, Kancheepuram – 600119	Shri. R.Prabaharan, B-15, Vivekanandha Nagar,Pandi Nagar P.O., Dindigul – 624 001
Mr. Sukumar Sivan S/o. Mr. Late T.K.S. Sivan Door: K, Aristo Flats, No.1, Nathamunni Street,Naduvankarai, Anna Nagar, Chennai-600 040	Mr. Simon B, No.38/TE Jain Pace Citadel, Justice Ratnavel Pandian Road, GG Nagar, Chennai – 600 107
Mrs. Shanthy Newcombe D/o. Mr. Late T.K.S. Sivan (Legal Heir of Late Mr. T.K.S. Sivan and Late Mrs. Bharathi Sivan) P.O. Box 910, Sunbury, 3429 Victoria Australia	

**DESCRIPTION OF PROPERTY**

<b>Item No:1</b>
<b>Name of Title Deed Holder : M/s.Aeon's Construction Products Ltd</b>
All that piece and parcel of land and factory building/shed situated at Plot No.74 in: i) Kunnavakkam Village, Uthiramerur Taluk, Kancheepuram District comprised in Survey No.121/3 , Patta No.54 admeasuring 1 Acre (One Acre) situated within the Registration district of Chingleput and Registration Sub-District of Uthiramerur. ii) Kunnavakkam Village, Uthiramerur Taluk, Kancheepuram District comprised in Survey

No.121/5, Patta No.19 admeasuring 76 Cents (Seventy Six Cents) situated within the Registration district of Chingleput and Registration Sub-District of Uthiramerur.  
iii) Kunnavakkam Village, Uthiramerur Taluk, Kancheepuram District comprised in Survey No.121/1C1 A/30 admeasuring 79 Cents (Seventy Nine Cents) situated within the Registration district of Chingleput and Registration Sub-District of Uthiramerur.  
Total Extent of land 2.55 Acres / 111,078Sq.ft.

**Item No:2**

**Name of Title Deed Holder : M/s.Aeon's Construction Products Ltd**

All that piece and parcel of land (leasehold- Period of Lease 99 years from 04.11.1987) known as Plot No. B-49(b) in the Sipcot Industrial Complex at Gummidipoondi within the village limits of Sinthalakuppam and Karumbukuppam Taluk bearing Survey Nos. 21 part & 22 part in Karumbukuppam and Survey Nos.1 part & 2 part in Sinthalakuppam Village admeasuring 4.00 Acres together with the factory building/sheds thereon and bounded on the,  
North by: Plot No.B-39 South by: 18m Road  
East By: Channel West by: Plot No.B-49(a)  
Situated within Sub-Registration District of Gummidipoondi, in Chingleput Revenue District.  
Extent of land – 4 acres

**Item No:3**

**Name of Title Deed Holder : Legal heirs of Late Mr. T.K.S. Sivan viz. Mr. T.S. Murali, Mrs. Bharathi Sivan (since deceased), Mrs. Shanthy Newcombe and Mr. Sukumar Sivan.**

All that piece and parcel of an undivided 1/8th Share in the following items of House Sites together with Flat bearing No.Q-26/ 5, in the 2nd Floor, "Vega Villa" Apartments, New No.1, Old No.Q-26, 16th Street, 6th Avenue, Anna Nagar, Chennai-600040  
a) Plot no.3717

All that piece and parcel of land in the sanctioned plan of Anna Nagar bearing Plot No.3717 in T.S. No.98, Block No.3 of Mullam Village and bounded on the,  
North by: Plot No.3694-B South by: Plot No.3716  
East By: Plot No.3694 West by: 30 Feet Road  
measuring North-80 Feet, South-80 Feet, East-49 Feet & West-49 Feet, in all measuring one Ground and 1520 Sq.ft. situated within the Sub-Registration District of Anna Nagar and Registration District of Madras- Central.

b) Plot no.3694-B

All that piece and parcel of land situated in the sanctioned plan of West Madras Neighbourhood Scheme, bearing Plot No.3694-B at Arignar Anna Nagar , S.No.27 Part and 28 Part of Mullam Village T.S. No.99 Block No.3 and measuring in all 1870 Sq.Ft. and bounded on the ;,

North by: 70 Feet Road South by: Plot No.3717  
East By: Plot No.3694-A West by: 30 Feet Road  
measuring North-70 Feet, South-80 Feet, East-24 Feet, West-14 Feet and North West Splay measuring 14 Feet in all measuring 1870 Sq.ft. situated within the Sub-Registration District of Anna Nagar and Registration District of Madras Central.

belonging to legal heirs of Late Mr. T.K.S. Sivan viz. Mr. T.S. Murali, Mrs. Bharathi Sivan (since deceased), Mrs. Shanthy Newcombe and Mr. Sukumar Sivan.

Extent of 1/8th share of the Undivided Share of Land works out to 723.75 Sq.ft and flat having built-up area of 1250 sq.ft and carpet area of 1035 sq.ft.

**Item No:4**

**Name of Title Deed Holder : Shri.R.Prabharan**

All that piece and parcel of vacant land comprised in Sy.No.129/4 (Part) of Thandalam Village, situated at No.101, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District measuring in all 21.6 Cents and bounded on the:

North by: Land comprised in S.No.129/2 Part South by: Cart Track  
East By: Land comprised in S.No.129/4 Part West by: Land comprised in Survey No.129/7  
situated within the Registration District of Chengalpet and Sub-Registration District of Sriperumbudur standing in the name of Mr. R. Prabharan S/o. Mr. Rangaswamy.  
Extent of land – 21.6 cents

**Item No:5**

**Name of Title Deed Holder : Shri. T.S. Murali**

All that piece and parcel of vacant Land comprised in Sy.No.129/4 (Part) measuring 15 cents; 129/5 (Part) measuring 10 cents, in all measuring 25 cents of Thandalam Village, situated at

No.101, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District and bounded on the:  
North by: Land in Survey No. 129/2 Part      South by: Cart Track  
East By: Land in S.No.129/6 (Part)      West by: Land in Survey No.129/4 (Part)  
situated within the Registration District of Chengalpet and Sub-Registration District of  
Sriperumbudur standing in the name of Mr. T.S. Murali S/o. Late Mr. T.K.S. Sivan.  
Extent of land – 25 cents

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](http://www.sbi.co.in)

**Place: Chennai.**

**Date: 01.08.2019.**

**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	<b>M/s.Aeon's Construction Products Ltd</b> No.93, Ground Floor, 2nd Cross Street, Venkatesa Nagar, Virugambakkam, Chennai – 600 092 Also at No.9, Old No.73, 1st Floor, 'Y' Block, 6th Street, Anna Nagar, Chennai – 600 040
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 2 <sup>nd</sup> Floor, Red Cross Buildings, # 32, Red Cross Road , Egmore, Chennai – 600008.
3	Description of the immovable secured assets to be sold.	<b>As per Annexure-1</b>
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.2,09,00,198.22 as on 31.07.2019 (Rupees Two Crore Nine Lakhs One Hundred Ninety Eight and Paise Twenty Two only) with future interest and costs
6	Deposit of earnest money (EMD) (10% of Reserve Price)	Item 1 : Rs 11,60,000/- Item 2 : Rs 34,00,000/- Item 3 : Rs 10,70,000/- Item 4 : Rs 2,80,000/- Item 5 : Rs 3,20,000/-  <b>EMD</b> 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) <b>Bank account</b> in which EMD to be remitted.  (iii) <b>Last Date and Time</b> within which EMD to be remitted:	Item 1 : Rs 1,16,00,000/- Item 2 : Rs 3,40,00,000/- Item 3 : Rs 1,07,00,000/- Item 4 : Rs 28,00,000/- Item 5 : Rs 32,00,000/-  (ii) A/c No.: 31277537776 IFSC: SBIN0001516 Bank : State Bank of India, SARB, Egmore, Chennai-600 008 (iii) Date : 04.09.2019 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.	<b>Date: 06.09.2019</b> <b>Time :</b> Item 1 : Between 11.00 A.M and 12.00 Noon Item 2 : Between 12.00 Noon and 1.00 P.M. Item 3 : Between 1.00 P.M and 2.00 P.M. Item 4 : Between 2.00 P.M and 3.00 P.M. Item 5 : Between 2.00 P.M and 3.00 P.M. with unlimited extensions of 5 minutes each for the above items.
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	M/s.C1 India Private Limited, at the web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> .

	provider as mentioned above	
11	(i) Bid increment amount:  (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	Item 1 : Rs 1,00,000/- Item 2 : Rs 2,00,000/- Item 3 : Rs 1,00,000/- Item 4 : Rs 25,000/- Item 5 : Rs 30,000/-  (ii) with unlimited extensions of 5 minutes each.  (iii) Rupees
12	<b>Date and Time</b> 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: 20.08.2019 & 29.08.2019 Time: 11.00 noon to 4.00 pm  Name: Srinivasulu.P (Mobile No. 9444444958 )
13	Other conditions	(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. (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 04.09.2019 (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. (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 <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> . (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 (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. (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. (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.

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

Place: Chennai.  
Date: 01.08.2019.

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



situated within the Registration District of Chengalpet and Sub-Registration District of Sriperumbudur standing in the name of Mr. R. Prabakaran S/o. Mr. Rangaswamy.  
Extent of land – 21.6 cents

**Item No:5**

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