

	STATE BANK OF INDIA Stressed Assets Recovery Branch
Authorised Official's Details: Name: V.Koteeswara Rao Mobile No: 9445021934 Land Line No: 28881037	2nd Floor, Red Cross Buildings, # 32, Red Cross Road , Egmore, Chennai – 600008. Telephone: 044-28881037 E-mail: sbi.05170@sbi.co.in

Annexure II

Appendix – IV-A
 [See Proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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/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 19.06.2019, for recovery of Rs.4040875.70 (Rupees Forty lacs forty thousand eight hundred and seventy five and paise seventy only) with future interest and costs due to the secured creditor from Shri P Muthunayagam. The reserve price will be Rs.19.50 lacs and the earnest money deposit will be Rs.1.95 lacs (the latter amount to be deposited with the Bank on or before 17.06.2019).

Description of the immovable property

All that piece and parcel of residential flat at Flat No.SF 01, Second floor, Plot No.222 & 223, Sammandham Nagar, Kundrathur Village, Sriperumbudur Taluk, Kancheepuram Dist, Chennai 600 069 comprised in S No.179/2 and 179/3 and N S No.179/13 as per Patta No,5077 of an extent of 960 sqft situated within the limits of Kundrathur Panchayat Union and within Regn Dist of Kundrathur, UDS 301 sqft and built up area 715 sqft bounded on the North by Plot No.215, South by 24 feet road, East by Plot No.221, West by Plot No.223, measuring East to West on the Northern side : 24 feet, East to West on the Southern side : 24 feet, North to South on the Eastern side : 40 feet, North to South on the Western side : 40 feet, situated within the Regn Dist of Chennai South and Sub-Regn Dist of Kundrathur, standing in the name of P Muthunayagam.vide sale deed No.19496/2014 dated 18.12.2014

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.sbi.co.in.

Date: 27.05.2019

Place:CHENNAI 600008

(R BHASKAR)
 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 IS, AS IS WHAT IS AND WHATEVER THERE IS**' basis

- 1 Name and address of the Borrower Shri P Muthunayagam
No.21/16, S-6 Sun Promoter Building
Nattal Garden 2nd Street
Perambur
CHENNAI 600 011

Shri P Muthunayagam
Flat No.SF 01, Second Floor
Plot No.222 & 223,
Sammandham Nagar
Kundrathur Village
CHENNAI 600 069
 - 2 Name and address of Branch, the secured creditor State Bank of India
Stressed Assets Recovery Branch
"Red cross Buildings"
32, Montieth Road,
Egmore,Chennai-8.
 - 3 Complete Description of the immovable secured assets to be sold with identification marks or number, if any, on them All that piece and parcel of residential flat at Flat No.SF 01, Second floor, Plot No.222 & 223, Sammandham Nagar, Kundrathur Village, Sriperumbudur Taluk, Kancheepuram Dist, Chennai 600 069 comprised in S No.179/2 and 179/3 and N S No.179/13 as per Patta No.5077 of an extent of 960 sqft situated within the limits of Kundrathur Panchayat Union and within Regn Dist of Kundrathur, UDS 301 sqft and built up area 715 sqft bounded on the North by Plot No.215, South by 24 feet road, East by Plot No.221, West by Plot No.223, measuring East to West on the Northern side : 24 feet, East to West on the Southern side : 24 feet, North to South on the Eastern side : 40 feet, North to South on the Western side : 40 feet, situated within the Regn Dist of Chennai South and Sub-Regn Dist of Kundrathur, standing in the name of P Muthunayagam.vide sale deed No.19496/2014 dated 18.12.2014.
 - 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.4040875.70 (Rupees Forty lacs forty thousand eight hundred and seventy five and paise seventy only) with future interest and costs
 - 6 Deposit of earnest money **EMD: Rs. Rs.1,95,000/-** being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft drawn in favour of SBI account - **Account No.: 31277537776**
Name of the A/C : SBI, Stressed Assets Recovery Branch, Chennai, maintained at our SBI, Egmore Branch, Chennai-600 008, Branch Code:1516:IFSC Code:SBIN0001516. Name of the Beneficiary: State Bank of India. Name of the Branch drawn on any Nationalised or Scheduled Bank
 - 7 Reserve price of the immovable secured assets: Rs.19,50,000/-
A/c No.: 31277537776
IFSC: **SBIN0001516**
Bank account in which EMD to be remitted. Bank : State Bank of India
Address: **Egmore Branch, Chennai-600 008**
- Last Date and Time** within which EMD to be remitted: Time : Up to 4.00 PM Date : 17.06.2019

- 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. Time: 12.00 noon to 1.00 pm 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-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 their web portal <https://www.bankeauctions.com>.
- 11 (i) Bid increment amount: (i) Rs.20,000/-
(ii) Auto extension: (ii) Time: 12.00 noon to 1.00 pm with unlimited extensions of 5 unlimited times. Minutes each.
(iii) Bid currency & unit of measurement (iii) INR
- 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. **Date: 12.06.2019**
Time: Between 10.00 AM and 04.00 PM
Contact person with mobile number Name: SHRI R BHASKAR
Mobile No. 9444371413/9444068630
- 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 M/s.C1 India Private Limited 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, Stressed Assets Recovery Branch, "Red cross Buildings", 32, Montieth Road, Egmore, Chennai-8. by **17.06.2019** upto 4.00 pm. 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, Stressed Assets Recovery Branch to participate in online e-Auction on the portal <https://www.bankeauctions.com> M/s.C1 India Private Limited 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.

(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 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.

Place: Chennai 600008

(R BHASKAR)
AUTHORISED OFFICER
STATE BANK OF INDIA