	STATE BANK OF INDIA **Stressed Assets Recovery Branch**
Authorised Offical's Details: Name: V Koteeswara Rao Mobile No: 9444001300, 9445015534	**2nd Floor, Red Cross Buildings, # 32, Red Cross Road , Egmore, Chennai – 600008.** ***Telephone: 044-28881037, 28881051*** ***E-mail: sbi.05170@sbi.co.in***

Annexure 15

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 constructive 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 **05.11.2019**, for recovery of **Rs.35,44,094.96** (**Rupees Thirty Five Lakhs Forty Four Thousands Ninety Four Paise Ninety Six Only**) with future interest and costs due to the State Bank of India, SARB Chennai as on **30.09.2019** from **Shri R Sherman (Borrower),** No. 31 G.Floor, Rockville Aptmts., AgaramThen Main Road, AgaramThen, Chennai – 600 073 and **Shri J Arunraj (Guarantor)**, No:45, Nethaji Street, Kasthuri Bai Nagar, Tambaram, Chennai – 600 045. The **Reserve Price** will be **Rs.21.50 Lakhs** and the **Earnest Money Deposit** will be **Rs.2.15 Lakhs,** the later amount to be deposited with the Bank on or before **02.11.2019**)

DESCRIPTION OF PROPERTY

All that piece and parcel of undivided share of land together with flat bearing No.**G1**, Ground Floor, **A-Block**, "**Golden Orchid"**, Bharathi Street, AgaramThen, Chennai, measuring an extent of **445 Sq.Ft UDS** and a Built up area of **786** Sq Ft. with EB Service connection, common rights, etc. comprised in old survey No. 198/2A2A, New survey No.198/2A2A2 and 198/6B under New Patta No.1066, situated at AgaramThen village, Tambaram Taluk, Kanchipuram District.

Date: 14.10.2019
Place: SARB Chennai

(Name of the Authorised Officer)
AUTHORISED OFFICER

Annexure 15-A

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 R Sherman No 31 G.Floor, Rockville Aptmts., AgaramThen Main Road, AgaramThen, Chennai – 600 073
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 2nd Floor, Red Cross Buildings, # 32, Red Cross Road , Egmore, Chennai – 600008.
3	Description of the immovable secured assets to be sold.	All that piece and parcel of undivided share land together with flat bearing No.**G1**, Ground Floor, **A-Block**, "**Golden Orchid"**, Bharathi Street, AgaramThen, Chennai, measuring an extent of **445 Sq.Ft UDS** and a **Built-up Area** of **786 Sq Ft.** with EB Service connection, common rights, etc. comprised in old survey No. 198/2A2A, New survey No.198/2A2A2 and 198/6B under New Patta No.1066, situated at AgaramThen village, Tambaram Taluk, Kanchipuram District.
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.35,44,094.96** (**Rupees Thirty Five Lakhs Forty Four Thousands Ninety Four Paise Ninety Six Only**) with future interest and costs.
6	Deposit of earnest money **(EMD) (10% of Reserve Price)**	**EMD**: **Rs 2,15,000/-** 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.21,50,000/-** (ii) A/c No.: 31277537776 IFSC: SBIN0001516 Bank : State Bank of India, SARB, Egmore, Chennai-600 008 (iii) Date : **02.11.2019** and Time : **4:00 P.M.**
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: 05.11.2019** Between 10.00 A.M and 11.00 A.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	(i) **Rs.25,000/-** (ii) with unlimited extensions of 5 minutes each. (iii) Rupees

	measurement	
12	**Date and Time** 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: **28.10.2019** to **31.10.2019** Time: **10:00 A.M.** to **4:00 P.M.** Name: K Mahesh, Deputy Manager (Mobile No. 94450 15534)
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 **02.11.2019** (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 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
		(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
Date: 14.10.2019

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