



பாரத ஸ்டேட் வங்கி  
भारतीय स्टेट बैंक  
STATE BANK OF INDIA

Ref.No: SBI/ARMB/2021-22/957

Date: 24.02.2022

M/s Sandhya (Alias Sandhya Car Accessories) Represented by its Partners		
No.17, Sriman Srinivasan Road, Alwarpet, Chennai -600 018	Plot No 8&9, Door 4/984 Gandhi Road, OMR , Kottivakam Chennai – 600041	New No.29, 3rd avenue, Indira Nagar , Adyar, Chennai – 600020
Shri S Venkatraman ( Partner )		
No.27/1, Balakrishna Residency, 1 <sup>st</sup> Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai – 600 041	Acchyuthan's Lotus Manor Apartments Flat No.C-13, Block –C, Third Floor, Door No.H-25,26,27& 28, South Avenue, Kamaraj Nagar, Thiruvanmiyur, Chennai 600 041	
Shri S Subramanian ( Partner )		
No.27/1, Balakrishna Residency, 1 <sup>st</sup> Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai – 600 041	Acchyuthan's Lotus Manor Apartments Flat No.C-13, Block –C, Third Floor, Door No.H-25,26,27& 28, South Avenue, Kamaraj Nagar, Thiruvanmiyur, Chennai – 600 041	
Shri S Venkatraman ( Guarantor )		
No.27/1, Balakrishna Residency, 1 <sup>st</sup> Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai – 600 041	Acchyuthan's Lotus Manor Apartments Flat No.C-13, Block –C, Third Floor, Door No.H-25,26,27& 28, South Avenue, Kamaraj Nagar, Thiruvanmiyur, Chennai 600 041	
Shri S Subramanian ( Guarantor )		
No.27/1, Balakrishna Residency, 1 <sup>st</sup> Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai – 600 041	Acchyuthan's Lotus Manor Apartments Flat No.C-13, Block –C, Third Floor, Door No.H-25,26,27& 28, South Avenue, Kamaraj Nagar, Thiruvanmiyur, Chennai 600 041	
Shri S Ganesh ( Guarantor )		
No.27/1, Balakrishna Residency, 1 <sup>st</sup> Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai – 600 041	Acchyuthan's Lotus Manor Apartments Flat No.C-13, Block –C, Third Floor, Door No.H-25,26,27& 28, South Avenue, Kamaraj Nagar, Thiruvanmiyur, Chennai 600 041	

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Physical possession of which has been taken by the Authorized Officer of State Bank of India, the Secured Creditor, on 16.02.2021 will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on 22.03.2022 for Recovery of

bank.sbi

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sbi.70674@sbi.co.in

சொத்து மீட்பு மேலாண்மை கிளை  
44, எல்லாம்ஸ் ரோடு, 1வது மாடி,  
தேனாம்பேட்டை, சென்னை - 600 018

संपत्ति वसूली प्रबंधन शाखा  
44, एल्डाम्स रोड, 1वीं मंजिल  
तेनाम्पेट, चेन्नै - 600 018

ASSET RECOVERY MANAGEMENT BRANCH  
No.44, Eldams Road, 1st Floor,  
Teynampet, Chennai - 600 018



Rs.2,96,94,517/- ( Two Crore Ninety Six Lakh Ninety Four Thousand Five Hundred Seventeen Only ) as on 20.02.2022 plus future interest and expenses, etc due to the Secured Creditor from M/s. Sandhya ( Alias Sandhya Car Accessories ) ( **Borrower** ) . The Reserve Price will be Rs.1,51,00,000/- (One Crore Fifty One Lakh Only) and the Earnest Money Deposit will be Rs.15,10,000/- (Rupees Fifteen Lakh Ten Thousand Only). The Earnest Money Deposit amount to be deposited in the Bidder Global EMD Wallet available in <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on or before 25.03.2022.

### **DESCRIPTION OF THE PROPERTY**

Flat No. E, in Block H-27 of a plinth area of 1000 sq.ft., located in Acchyuthan's Lotus Manor Apartments, South Avenue, Kamaraj Nagar East, Thiruvanmiyur, Chennai 600 041, together with the proportionate 1/3<sup>rd</sup> undivided share of land in Survey No.76 part of Thiruvanmiyur Village bounded on the:

North by : HIG Block No.H-28,  
South by : HIG Block No.H26,  
East by : HIG Flat No.H27/F,  
West by : Parts of plots originally formed by the Housing Board

Within the Registration Sub- District of Saidapet and Registration District of Chennai - South

(Covered under Sale Deed Doc. No.1838/97 dated 21.04.1997)

**[Later, the above mentioned schedule property was demolished and re-developed as per re-construction agreement dated 06.10.2010, having its current schedule as mentioned below:**

#### **Schedule "A" Property**

All that piece and parcel of Flat, bearing No:E in the second floor of the building in Block No.H-27, South Avenue, Kamaraj Nagar, Thiruvanmiyur, Chennai-600 041, comprised in survey Filed No.135, Old Survey No:76(part), now part of T.S.No.135 of Block No.31 in Thiruvanmiyur Village, Mylapore-Triplicane Taluk, Chennai District, measuring an

extent of 1000 sq.ft, or thereabout (old UDS) together with 1/36<sup>th</sup> undivided share and interest over the appurtenant land, measuring an extent of 43400 sq.ft, or thereabouts (1/36<sup>th</sup> share of 60% land 43400 sq.ft) and land is bounded on the

North by : HIG Block No.H-28,  
South by : HIG Block No.H26,  
East by : HIG Flat No.H27/F,  
West by : TNHB PLOTS

Within the Registration Sub- District of Saidapet Joint I and Registration District of Chennai - South



**Schedule "B" Property**  
**(Property hereby conveyed)**

**Property in the name of Shri S Subramanian, Shri S Venkataraman, Shri S Ganesh**

Flat bearing No.C-13 in the Third Floor measuring an extent of 1694 sq.ft., or thereabouts (inclusive of common area) which includes carpet area to the extent of 1277 sq.ft, and plinth area to an extent of 1436 sq.ft., facing East side of the Building.

Situated within the Sub-Registration District of Saidapet Joint-I and Registration District of South.


**UDS of the land 723.33 sq.ft, Saleable Area 1694 sq.ft**

Demand Notice U/s 13(2) issued on 30.08.2018 ; Possession Notice u/s 13(4) issued on 03.11.2018

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.bank.sbi](http://www.bank.sbi) & <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

Date : 24.02.2022

Place: ARM Branch, Chennai

  
**AUTHORIZED OFFICER**  
**STATE BANK OF INDIA**



**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 (Possession with the Bank)

1	Name and address of the Borrower	M/s Sandhya (Alias Sandhya Car Accessories) No.17, Sriman Srinivasan Road, Alwarpet, Chennai -600 018
2	Name and address of Branch, the secured creditor	Asset Recovery Management Branch No.44, 1 <sup>st</sup> Floor, Eldams Road Tenyampet, Chennai 600 018.
3	Complete Description of the Immovable secured assets to be sold with identification marks or number, if any, on them	<p align="center"><b><u>SCHEDULE OF THE PROPERTY</u></b></p> <p>Flat No. E, in Block H-27 of a plinth area of 1000 sq.ft., located in Acchyuthan's Lotus Manor Apartments, South Avenue, Kamaraj Nagar East, Thiruvanmiyur, Chennai 600 041, together with the proportionate 1/3<sup>rd</sup> undivided share of land in Survey No.76 part of Thiruvanmiyur Village bounded on the:</p> <p>North by : HIG Block No.H-28, South by : HIG Block No.H26, East by : HIG Flat No.H27/F, West by : Parts of plots originally formed by the Housing Board</p> <p>Within the Registration Sub- District of Saidapet and Registration District of Chennai - South</p> <p>(Covered under Sale Deed Doc. No.1838/97 dated 21.04.1997)</p> <p><b><u>[Later, the above mentioned schedule property was demolished and re-developed as per re-construction agreement dated 06.10.2010, having its current schedule as mentioned below:</u></b></p> <p align="center"><b><u>Schedule "A" Property</u></b></p> <p>All that piece and parcel of Flat, bearing No:E in the second floor of the building in Block No.H-27, South Avenue, Kamaraj Nagar, Thiruvanmiyur, Chennai-600 041, comprised in survey Filed No.135, Old Survey No:76(part), now part of T.S.No.135 of Block No.31 in Thiruvanmiyur Village, Mylapore-Triplicane Taluk, Chennai District, measuring and extent of 1000 sq.ft, or thereabout (old UDS) together with 1/36<sup>th</sup> undivided share and interest over the appurtenant land, measuring an extent of 43400 sq.ft, or thereabouts (1/36<sup>th</sup> share of 60% land 43400 sq.ft) and land is bounded on the</p> <p>North by : HIG Block No.H-28, South by : HIG Block No.H26, East by : HIG Flat No.H27/F, West by : TNHB PLOTS</p> <p>Within the Registration Sub- District of Saidapet Joint I and Registration District of Chennai - South</p>



		<p align="center"><b>Schedule "B" Property</b> <b>(Property hereby conveyed)</b></p> <p><b>Property in the name of Shri S Subramanian, Shri S Venkataraman, Shri S Ganesh</b></p> <p>Flat bearing No.C-13 in the Third Floor measuring an extent of 1694 sq.ft., or thereabouts (inclusive of common area) which includes carpet area to the extent of 1277 sq.ft, and plinth area to an extent of 1436 sq.ft., facing East side of the Building.</p> <p>Situated within the Sub-Registration District of Saidapet Joint-I and Registration District of South.</p> <p><b>UDS of the land 723.33 sq.ft, Saleable Area 1694 sq.ft</b></p>
		Demand Notice U/s 13(2) issued on 30.08.2018 ; Possession Notice u/s 13(4) issued on 03.11.2018
4	Details of the encumbrances known to the secured creditor.	<p>There is presently no claim / Statutory dues against the property till date to the knowledge of the Bank.</p> <p>The property will be sold in "AS IS WHERE IS AND AS IS WHAT IS CONDITION" and the intending bidders should make discreet enquires as regards any claim/Court cases/Litigation charges on the property of any authority besides the Bank's charges and should satisfy themselves about the title extent quality and quantity of the property before submitting the bids. No claims of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc., will be entertained after submission of bid.</p>
5	The secured debt for recovery of which the property is to be sold	Cash Credit : 34664159510 and Working Capital Term Loan : 36496967135, Total Dues of Rs.2,96,94,517/- ( Two Crore Ninety Six Lakh Ninety Four Thousand Five Hundred Seventeen Only ) as on 20.02.2022 plus future interest and expenses, etc
6	Deposit of earnest money	<p><b>EMD :Rs. 15,51,000/- ( Fifteen Lakh Fifty One Thousand Only)</b> being the 10% of Reserve price to be remitted by auction purchaser in the Global EMD wallet of</p> <p><a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a></p> <p>Last Date for EMD : 25.03.2022</p>
7	Reserve price of the Immovable secured assets:  <b>Bank account for further remittance</b>	<p>Rs.1,51,00,000/- ( One Crore Fifty One Lakh Only)</p> <p><b>A/c No. : 67394803954</b></p> <p><b>Account Name : SBI ARMB Branch Chennai</b></p> <p><b>IFSC : SBIN0070570</b></p> <p><b>Bank : State Bank of India</b></p> <p>Address:No.44, Eldams Road, Teynampet, Chennai</p> <p>Auction Date : 25.03.2022</p>
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.	25.03.2022 Between 01.00 PM to 05.00 PM



10	<p>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.</p>	<p>The auction will be conducted online only, through the web portal  <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a></p> <p>For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in  <a href="https://ibapi.in">https://ibapi.in</a> &amp; <a href="https://bank.sbi">https://bank.sbi</a></p>
11	<p>(i) Bid increment amount:  (ii) Auto extension: unlimited times. (limited / unlimited)  (iii) Bid currency &amp; unit of measurement</p>	<p>Rs.1,00,000/-</p> <p>With unlimited extensions of 10 minutes each</p>
12	<p><b>Date and Time</b> during which inspection of the Immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification.  Contact person with mobile number</p>	<p>Date : 03.03.2022 Time: 11.00 a.m. to 4.00 p.m.</p> <p>Shri M Ravikumar  Deputy Manager  Mobile Number : 78239 23415</p> <p>Shri. D.Parthasarathy  Chief Manager  Mobile No:9442511297</p>
13	<p>Other conditions</p>	<p>(a) Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents.</p> <p>(b) Steps to be followed by the bidder for registering with e-auction portal.</p> <p><b>STEP 1 – Bidder/purchaser registration:</b> Bidder to register on e-auction portal <a href="http://www.mstcecommerce.com">www.mstcecommerce.com</a> (→ Click “e-Auction” → Click “Property” → Click “e-Bikray auctions”) using mobile number and email ID.</p> <p><b>STEP 2 –KYC Verification:</b> Bidder to upload requisite KYC Documents. KYC Documents shall be verified by e-auction service provider (may take upto three working days).</p> <p><b>STEP 3 – Transfer of EMD amount to bidder's global EMD wallet:</b> transfer of funds from the bidder account through the branch using NEFT/Transfer, using challan generated on e-auction portal.</p> <p><b>NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction date. The registration process takes upto three working days.</b></p> <p>(c) The successful bidder shall be required to submit the final</p>



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.

- (d) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the MSTC website between 7 am to 1pm and it will be refunded in next two working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.
- (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 should be sold more than 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 Account numbers shared with the Bank, on receipt of refund request from them. 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 GST/ 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



		<p>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) The sale will attract the provision of Sec 194-IA of the Income Tax Act.</p>
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Date : 24.02.2022  
Place: Chennai

  
**AUTHORISED OFFICER**  
**ARM BRANCH**

