



பாரத ஸ்டேட் வங்கி  
भारतीय स्टेट बैंक  
STATE BANK OF INDIA

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<b>Authorised Official's Details:</b> Name: Mr. Sheikh Sharwar Mobile No: 9900380101 Land Line No: 04424338112	<b>City Case Officer details:</b> Name: Mrs. R R Sukthankar Mobile : 9004509070
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Ref.No: SBI/SARB-II/CHE/SARFAESI/EAUCTION/2024-25/CLO1 / Date: 08.11.2024.

*Handwritten: 530/427-427b*

<b>1) Residence Address:</b> Mr. Moses Ravikumar S/o Mr. Alfred Rethnadas No.5 Ricky Garden, 2 <sup>nd</sup> Main Road East Tambaram IAF Road Selaiyur, Tambaram Chennai-600 073.	<b>2) Office Address:</b> Mr. Moses Ravikumar S/o Mr. Alfred Rethnadas Global Security & Facility Services Old No. 1/7, New No. 1/24 Vellalar Street, Oragadam Main Road Vallam, Kancheepuram District.
<b>3) Property Address:</b> Mr. Moses Ravikumar S/o Mr. Alfred Rethnadas Flat No. 243, 4 <sup>th</sup> Floor North East Side, Block No. 2 CC majestic Enclave Pallavaram Road Kundrathur, Chennai -600069.	

**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 properties mortgaged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorized Officer of State Bank of India, the Secured Creditor, on 13.08.2024, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on **26.12.2024** for Recovery of **Rs.57,13,271/- (Rupees Fifty Seven Lakhs Thirteen Thousand Two Hundred Seventy One Only)** as on **08.11.2024** with future interest, costs, legal charges, expenses, etc., due to the State Bank of India, No.44 Stressed Assets Recovery Branch -II, Chennai from **Borrower(s) : Mr. Moses Ravikumar**. The Reserve Price and the Earnest Money Deposit [EMD] are as under:

Sl.No.	Reserve Price [Rs.]	Earnest Money Deposit [Rs.]
1	48,19,000/-	4,81,900/-

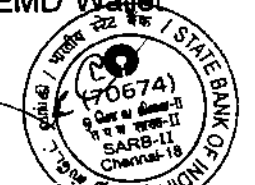
The Earnest Money Deposit amount to be deposited in the Bidder Global EMD Wallet available in <https://ebkray.in>

bank.sbi

+91 44 - 2433 8112 ஒடுக்கப்பட்டுள்ள சொத்து வசூல் கிளை-II  
+91 44 - 2434 0392 44, எல்லாம்பல் ரோடு, 1-வது மாடி.  
sbi.70674@sbi.co.in தேனாம்பேட்டை, சென்னை - 600 018.

तनावग्रस्त परिसंपत्ति वसुली शाखा - II  
44, एल्डाम्स रोड, 1वीं मंजिल,  
तेनापेट, चेन्नै - ६०० ०१८.

STRESSED ASSETS RECOVERY BRANCH -II  
No. 44, Eldams Road, 1st Floor,  
Teynampet, Chennai - 600 018.



**SCHEDULE OF THE PROPERTY**  
**PROPERTY HEREBY CONVEYED**

Name of the Title Deed Holder :Mr. Moses Ravikumar S/o Mr. Alfred Rethnadas

Item (I)

All that piece and parcel of vacant land measuring to an extent of 56 cents(24416 sq ft) and comprised Old S.No69/1 and present S.No69/1A1C, as per Patta No.5172 and situated at Kundrathur Village and bounded on the

North by : 27 cents - Item(ii) Property

South by : S.No.68

East by : S.No.74 and

West by : S.No.67

Situated within Registration District of Chennai South and Sub Registration District of Kundrathur

Item(ii)

All that piece and parcel of vacant land measuring to an extent of 27 cents (11772 sq ft) and comprised Old S.No.69/2 and after sub division S.No.69/1A1 and present S.No.69/1A1B as per Patta No.5171 and situated at Kundrathur Village and bounded on the

North by : 30' Road and S.No.70

South by : 56 cents – Item(i) Property

East by : S.No.74 and

West by : S.No.67

Situated within Registration District of Chennai South and Sub Registration District of Kundrathur

And totally measuring 83 cents (36188 sq ft)

**SCHEDULE – B**

**(Undivided Share of land hereby conveyed)**

594 square feet of right, title, claim and interest in the schedule "A" mentioned property

**SCHEDULE – C**

Flat No.243 in 4<sup>th</sup> Floor, Block No.2, CC Majestic Enclave, Kundrathur admeasuring 1190 sq ft of super built up area including common area and one covered car parking area


(Covered under the Deed of Sale Doc No. 13625 of 2020 dated 05.11.2020)

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Demand Notice U/s 13(2) issued on 06.06.2024; Possession Notice u/s 13(4) issued on 13.08.2024.

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](http://www.sbi.co.in) & <https://ebkray.in>

Place :Chennai  
Date:08.11.2024.

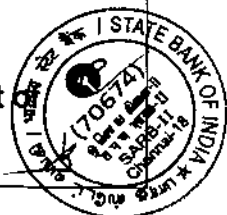
  
**Authorised Officer**  
**State Bank of India**  
**Stressed Assets Recovery Branch -II**  
**Chennai.**



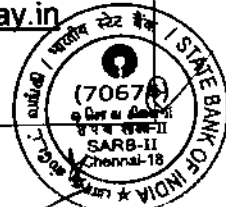
**THE TERMS AND CONDITIONS OF SALE**

**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	<p><b><u>1)Residence Address:</u></b>                  Mr. Moses Ravikumar                  S/o Mr.Alfred Rethnadas                  No.5 Ricky Garden, 2<sup>nd</sup> Main Road                  East Tambaram IAF Road                  Selaiyur, Tambaram                  Chennai-600 073.</p> <p><b><u>2)Office Address:</u></b>                  Mr.Moses Ravikumar                  S/o Mr. Alfred Rethnadas                  Global Security &amp;Facility Services                  Old No. 1/7, New No. 1/24                  Vellalar Street, Oragadam Main Road                  Vallam, Kancheepuram District.</p> <p><b><u>3)Property Address:</u></b>                  Mr. Moses Ravikumar                  S/o Mr.Alfred Rethnadas                  Flat No. 243, 4<sup>th</sup> Floor                  North East Side, Block No. 2                  CC majestic Enclave                  Pallavaram Road                  Kundrathur, Chennai -600069.</p>
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch –II Chennai No.44, Eldams Road, 1 <sup>st</sup> Floor, Teynampet, Chennai-600 018
3	Description of the movable and immovable secured assets to be sold (Physical Possession available with Bank).	<p><b><u>SCHEDULE OF THE PROPERTY:</u></b>  <b><u>Name of the Title Deed Holder :Mr. Moses Ravikumar S/o Mr. Alfred Rethnadas</u></b></p> <p><b><u>Item (i)</u></b>                  All that piece and parcel of vacant land measuring to an extent of 56 cents(24416 sq ft) and comprised Old S.No69/1 and present S.No69/1A1C, as per Patta No.5172 and situated at Kundrathur Village and bounded on the                  North by : 27 cents - Item(ii) Property                  South by : S.No.68                  East by : S.No.74 and                  West by : S.No.67                  Situated within Registration District of Chennai South and Sub Registration District of Kundrathur</p> <p><b><u>Item(ii)</u></b>                  All that piece and parcel of vacant land measuring to an extent of 27 cents (11772 sq ft) and comprised Old S.No.69/2 and after sub division S.No.69/1A1and present S.No.69/1A1B as per Patta No.5171 and situated at Kundrathur Village and bounded on the                  North by : 30' Road and S.No.70                  South by : 56 cents – Item(i) Property                  East by : S.No.74 and                  West by : S.No.67                  Situated within Registration District of Chennai South and Sub Registration District of Kundrathur                  And totally measuring 83 cents (36188 sq ft)</p>



	<p><b>SCHEDULE – B</b> (Undivided Share of land hereby conveyed) 594 square feet of right, title, claim and interest in the schedule "A" mentioned property</p> <p><b>SCHEDULE – C</b> Flat No.243 in 4<sup>th</sup> Floor, Block No.2, CC Majestic Enclave, Kundrathur admeasuring 1190 sq ft of super built up area including common area and one covered car parking area (Covered under the Deed of Sale Doc No. 13625 of 2020 dated 05.11.2020)</p> <p>Demand Notice U/s 13(2) issued on 06.06.2024; Possession Notice u/s 13(4) issued on 13.08.2024.</p>	
4	<p>Details of the encumbrances known to the secured creditor.</p> <p>There are 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	<p>The secured debt for recovery of which the property is to be sold</p> <p><b>Rs.57,13,271/- (Rupees Fifty Seven Lakhs Thirteen Thousand Two Hundred Seventy One Only) as on 08.11.2024.</b></p>	
6	Deposit of earnest money	<p><b>EMD: Rs.4,81,900.00 (Rupees Four Lakhs Eighty One Thousand Nine Hundred Only)</b></p> <p>Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of <a href="https://ebkray.in">https://ebkray.in</a> by means of NEFT/challan.</p> <p>Interested bidder may deposit pre-bid EMD with M/s PSB Alliance before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in M/s PSB Alliance's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.</p>
7	<p>Reserve price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted.</p>	<p><b>(i)Rs.48,19,000/- (Rupees Forty Eight Lakhs Nineteen Thousand Only)</b></p> <p>(ii)Bidders own wallet Registered with M/s PSB Alliance on its e-auction site <a href="https://ebkray.in">https://ebkray.in</a> by means of NEFT</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.	<b>Date:26.12.2024</b> Between:11.00 hrs to 16.00 hrs with unlimited extensions of 10 minutes each.
10	The e-Auction will be conducted through the Bank's approved service provider.	M/s PSB Alliance at the web portal <a href="https://ebkray.in">https://ebkray.in</a>



	E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above	
11	(i) Bid increment amount:  (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs.25,000/-  (ii) Unlimited extensions of 10 minutes each.  liii) In Rupee
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	18.12.2024 between 12:00 am and 5:00 pm  City Case Officer <b>SBI, SARB-II, Chennai</b> <b>Mobile No:94986 52620</b> Name : R R Sukthankar Mobile No.: 9004509070
13	<p><b>Other conditions :</b></p> <p>(a) The Bidders should get themselves registered on <a href="https://ebkray.in">https://ebkray.in</a> by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance, well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).</p> <p>(b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s. PSB Alliance at <a href="https://ebkray.in">https://ebkray.in</a>. by means of NEFT transfer from his bank account. 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 License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid email ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, ARMB Branch. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of <a href="https://ebkray.in">https://ebkray.in</a> by means of NEFT. Interested bidder may deposit pre-bid EMD with PSB Alliance before the e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance Bank account and updating of such information in the e-auction website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.</p> <p>(d) The intending bidders should make their own independent enquiries regarding the encumbrances, title /extent/ quantity and quality of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.</p> <p>(e) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.</p> <p>(f) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the Bank and the remaining amount i.e 25% of sale price after adjusting EMD already paid, to be paid immediately i.e on the same day or not later than next working day, as the case may be. <b>The said amount has to be remitted to the Bank Collection Account No: 67394803954 IFSC:SBIN0070570, Account Name-SBI, SARB-II, Chennai.</b> The sale confirmation advice will be issued on satisfactory verification of the KYC and other formalities.</p>	





	<p>(v) 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>(w) The sale will attract the provision of Sec 194-IA of the Income Tax Act.</p> <p>(x) GST @ 18% will be applicable on the sale value of Plant &amp; Machinery and Stocks.</p>
14	<p><u>Details of pending litigation, if any, in respect of property proposed to be sold:</u></p> <p>Not known to Bank.</p>

Date:08.11.2024.  
Place: Chennai

  
Authorised Officer  
State Bank of India  
Stressed Assets Recovery Branch - II  
Chennai

