



**STATE BANK OF INDIA**  
**Stressed Assets Management Branch**

Authorised Official's Details: Name: Mrs. B Sindu Mobile No: 8838338084, 9600762444 Land Line No: 044-2888 1029	"Red cross Buildings" 32, Redcross Road, Egmore, Chennai-8. Phone No: 044-2888 1022 E-mail ID: sbi.04105@sbi.co.in
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[See Proviso to Rule 8(6)]

Date: 09.04.2025

**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 / **Symbolic 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" on **09.05.2025** for recovery of Rs. 10,44,44,548/- (Rupees Ten crores forty four lakhs forty four thousand five hundred and forty eight only) as on 31.03.2025 with future interest and costs due to the secured creditor from the Borrower and Guarantors as mentioned below:

Name of the Borrower	Name of Guarantors
<b>M/s. St John Cargo Terminal Pvt Ltd</b> Rep. by its Managing Director No.9/5, Nandanam Extn. 1 <sup>st</sup> Street, Nandanam, Chennai 600 035  Also at:-  <b>M/s St John Cargo Terminal Pvt Ltd</b> C/o. M/s. St. John Freights Systems Ltd., Rep. by its Managing Director No.480, Khivraj Complex II, 7 <sup>th</sup> Floor, Annasalai, Chennai 600 035	<b>Mr. Johnson Thangiah,</b> No.106J/66, Millerpuram II Street, Tuticorin – 628 008
	<b>Mrs. Anny Johnson</b> No. 106J/66, Millerpuram II Street, Tuticorin – 628 008
	<b>M/s. St. JOHN FREIGHT SYSTEMS LTD</b> Rep. by its Managing Director No. C98, SIPCOT Industrial Complex, Harbour Road, Tuticorin. Also at:- <b>M/s. St. JOHN FREIGHT SYSTEMS LTD</b> Rep. by its Managing Director, No.480, Khivraj Complex II, 7 <sup>th</sup> Floor, Annasalai, Chennai – 35.
	<b>M/s. MERSEY PROMOERS PVT LTD,</b> Red. By its Managing Director, No.480, Khivraj Complex II,

7 <sup>th</sup> Floor, Anna Salai, Chennai 600 035.
<b>M/s. MURRAY PROMOTERS PVT LTD,</b> Red. By its Managing Director, No.480, Khivraj Complex II, 7 <sup>th</sup> Floor, Anna Salai, Chennai 600 035.
<b>M/s. VISCARIA PROMOTERS PVT LTD</b> Red. By its Managing Director, No.480, Khivraj Complex II, 7 <sup>th</sup> Floor, Anna Salai, Chennai 600 035.
<b>M/s. FLORIDA BUILDERS PVT LTD,</b> Rep. by its Managing Director No.9/5, Nandanam Extension, 1 <sup>st</sup> Street, Chennai 600 035.
<b>M/s. CAMELLIA PROMOTERS PVT LTD,</b> Rep. by its Managing Director No.9/5, Nandanam Extension, 1 <sup>st</sup> Street, Chennai 600 035.
<b>M/s. EDELWEISS PROMOTORS PVT LTD</b> Rep. by its Managing Director No.480, Khivraj Complex II, 7 <sup>th</sup> Floor, Anna Salai, Chennai 600 035.
<b>M/s. DOLLARBIRD REALTORS PVT LTD</b> Rep. by its Managing Director No.9/5, Nandanam Extension, 1 <sup>st</sup> Street, Chennai 600 035.
<b>M/s. JONQUIL PROMOTERS PVT LTD,</b> Rep. by its Managing Director No.480, Khivraj Complex II, 7 <sup>th</sup> Floor, Anna Salai, Chennai 600 035.
<b>M/s. PEARL CITY SHELTERS PVT LTD,</b> Rep. by its Managing Director No.9/5, Nandanam Extension, 1 <sup>st</sup> Street, Chennai 600 035.
<b>M/s. MANACA REALTORS PVT LTD,</b> Rep. by its Managing Director No.480, Khivraj Complex II, 7 <sup>th</sup> Floor, Anna Salai, Chennai 600 035.
<b>M/s. TRISTAR SHELTERS PVT LTD,</b> Rep. by its Managing Director No.9/5, Nandanam Extension, 1 <sup>st</sup> Street, Chennai 600 035.
<b>M/s. ATLANTIC SHELTERS PVT LTD,</b> Rep. by its Managing Director No.9/5, Nandanam Extension, 1 <sup>st</sup> Street, Chennai 600 035.
<b>M/s. CHINABERRY BUILDERS PVT LTD</b>

	Rep. by its Managing Director No.9/5, Nandanam Extension, 1 <sup>st</sup> Street, Chennai 600 035.
	<b>M/s. TRISEA SHELTERS PVT LTD,</b> Rep. by its Managing Director No.9/5, Nandanam Extension, 1 <sup>st</sup> Street, Chennai 600 035.
	<b>M/s. THAMARAI SHELTERS PVT LTD</b> Rep. by its Managing Director No.9/5, Nandanam Extension, 1 <sup>st</sup> Street, Chennai 600 035.
	<b>M/s. GROUSE DEVELOPERS PVT LTD</b> Rep. by its Managing Director No. 2/1B/3, North Block, Ganesh Nagar Palayamkottai Road West, Tuticorin – 628 003.
	<b>M/s. MILLER DEVELOPERS PVT LTD</b> Rep. by its Managing Director No.2/1B/3, North Block, Ganesh Nagar, Palayamkottai Road west, Tuticorin 628 003.
	<b>M/s. REEFER DEVELOPERS PVT LTD,</b> Rep. by its Managing Director New No.3 (Old No. 2), GA Road, 1 <sup>st</sup> Floor, Old Washermanpet, Chennai 600 021.
	<b>M/s. ATRIUM PROMOTERS PVT LTD,</b> Rep. by its Managing Director New No.3 (Old No. 2), GA Road, 1 <sup>st</sup> Floor, Old Washermanpet, Chennai 600 021.
	<b>M/s. NIAGARA SHELTERS PVT LTD,</b> Rep. by its Managing Director No.9/5, Nandanam Extension, 1 <sup>st</sup> Street, Nandanam, Chennai-600 035.
	<b>M/s. DEWBERRY REALTORS PVT LTD,</b> Rep. by its Managing Director No. 9/5, Nandanam Extension, 1 <sup>st</sup> Street, Nandanam – 600 035.
	<b>M/s. NIGHTINGALE REALTORS PVT LTD,</b> Rep. by its Managing Director No. 10, First Floor, ParsnSamrudi Mahal, Opp. Fathima College, Madurai – 625 018.
	<b>M/s. PALLAVAN REALTORS PVT LTD,</b> Rep. by its Managing Director No.2/1B/3, North Block, Ganesh Nagar, Palayamkottai Road West, Tuticorin – 628 003.
	<b>M/s. TRISEA REALTORS PVT LTD,</b> Rep. by its Managing Director No.10, First Floor, ParsnSamrudi Mahal, Opp. Fathima College, Madurai – 625 018.

The Reserve Price and Earnest Money Deposit will be:

Item	Reserve Price	Earnest Money Deposit
Item A- Property ID – SBIN200001103941	Rs. 18,00,000/-	Rs. 1,80,000/-
Item B (Property ID – SBIN200001079294	Rs.1,12,00,000/-	Rs.11,20,000/-
Item C (Property ID – SBIN200001086641	Rs. 92,00,000/-	Rs. 9,20,000/-
Item D (Property ID – SBIN200001090095	Rs.1,14,00,000/-	Rs.11,40,000/-

Demand Notice u/s 13 (2) issued on 03.09.2016 & Possession notice u/s 13 (4) issued on 20.02.2020.

**DESCRIPTION OF PROPERTY**

<b><u>Item A (Property ID – SBIN200001103941): Property in the name of M/s Miller Developers Pvt. Ltd (Corporate Guarantor)</u></b>
All that piece and parcel of land with all appurtenances situated at Survey Nos.343/2 (109 Cents), 389/1 (100 cents), 410/3 (197 cents), 420 (145 cents), 435/2B (122 cents), 436/2B (119 cents), 714/1 (78 cents), having an extent of 8 Acres 70 Cents Vadakkukarucherry Village, Srivaikuntam Taluk, Murappanadu Sub Registration, Palayamkottai Registration District, Tuticorin Revenue District, which is more fully described in the Sale deed dated 09.01.2008 bearing document No.92 of 2008.
<b><u>Item B (Property ID – SBIN200001079294): Property in the name of M/s Trisea Shelters Pvt. Ltd (Corporate Guarantor)</u></b>
Property No.1: All that piece and parcel of land with all appurtenances at Survey Nos.1221/2 (27 cents), 1221/5 (15 cents), 1223/3 (67 cents), 1225/2 (199 cents), 1226/2A (329 cents), 1227/1(311 cents), 1228/1 (212 cents), 946/4 (136 cents), 922/2 (142 cents), 1294 (144 cents), 1319/1 (32 cents), 1319/2 (32 cents), 1319/3 (30 cents), 1319/4 (31 cents), 1320/1 (63 cents), 1320/2 (58 cents), 1324/1 (57 cents), 1280/2 (144 cents) totalling 20 Acres 29 Cents Sekkarakudi village, Srivaikuntam Taluk, Pudukottai Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale deed dated 02.09.2008 bearing Document No.5176 of 2008. Property No.2: All that piece and parcel of land with all appurtenances at Survey Nos.1238 (385 Cents), 1186/1A (131 cents), 1186/7 (149 cents), 1150/1B1 (48 cents) 1150/2A (133 cents), 1087/1 (138 cents), 1205/2 (156 cents), 906/2B (272 cents), 1210/1D (163 cents), 1233/1A (111 cents), 1235/1 (32 cents) totalling 17 acres and 18 cents in Sekkarakudi village, Srivaikuntam Taluk, Pudukottai Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 02.09.2008 bearing Document No.5177 of 2008. Property No.3:

All that piece and parcel of land with all appurtenances at Survey Nos.1221/4 (219 cents), 1225/1 (82 cents), 1203/1 (114 cents), 1210/4A (399 cents), 1216/2B (148 cents), 1249/2 (194 cents), 1213/3 (147 cents), 1245/1C (99 cents), 1245/2C (84 cents), 1003/2B (158 cents), 987/3A (277 cents) totalling 19 acres and 21 cents in Sekkarakudi village, Sri Vaikuntam Taluk, Pudukottai Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 02.09.2008 bearing Document No.5178 of 2008.

**Item C (Property ID–SBIN200001086641): Property in the name of M/s Thamarai Shelters Pvt. Ltd (Corporate Guarantor)**

**Property No.1:**

All that piece and parcel of land with all appurtenances at Survey Nos.1293 (157 cents), 906/2A (272 cents) totalling 4 acres and 29 cents in Sekkarakudi Village, Pudukottai Sub Registration, Tuticorin Registration District, Srivaikuntam Taluk, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 02.09.2008 bearing Document No.5175 of 2008.

**Property No.2:**

All that piece and parcel of land with all appurtenances at Survey Nos 1214/2 (107 cents), 1216/1 (217 cents), 1215/3 (140 cents), 906/1A (115 cents), 906/2E (54 cents), 906/4 (40 cents), 938/3A7 (40 cents), 1186/8B (52 cents), 1186/8D (47 cents), 988/1 (121 cents) totalling 9 acres and 33 cents in Sekkarakudi Village, Pudukottai Sub Registration, Tuticorin Registration District, Sri Vaikuntam Taluk, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 02.09.2008 bearing Document No.5179 of 2008.

**Property No.3:**

All that piece and parcel of land with all appurtenances at Survey Nos.1255 (124 cents), 1256 (136 cents), 1327 (310 cents), 1328 (168 cents), 1317/3B (99 cents), 1317/3A (151 cents), 1243/4 (11 cents), 1244/4(99 cents), 1295/1A (119 cents), 1295/1B (49 cents), 1257/3A (90 cents), 1349 (310 cents) totalling 16 acres and 66 cents in Sekkarakudi Village, Pudukottai Sub Registration, Tuticorin Registration District, Sri Vaikuntam Taluk, Tuticorin Revenue District, which is more fully described in the Sale deed dated 02.09.2008 bearing Document No.5180 of 2008.

**Property No.4:**

All that piece and parcel of land with all appurtenances at Survey Nos.1257/1(64 cents), 1884/2 (43 cents), 1222/1B (99 cents), 1222/4B (175 cents), 1206/3 (490 cents), 1219/2B (119 cents), 1219/3 (99 cents), 1222/1A (4 cents), 1222/4A (99 cents), 1226/2B (69 cents), 1227/2 (40 cents), 1228/2 (57 cents), 1208/2B (161 cents), 1272/1 (91 cents) totalling 16 acres and 10 cents in Sekkarakudi Village, Pudukottai Sub Registration, Tuticorin Registration District, Sri Vaikuntam Taluk, Tuticorin Revenue District, which is more fully described in the Sale deed dated 02.09.2008 bearing Document No.5181 of 2008.

**Item D (Property ID – SBIN200001090095): Property in the name of M/s Nightingale Realtors Private Limited(Corporate Guarantor)**

**Property No.1:**

All that piece and parcel of land with all appurtenances at Survey Nos.186/2 (280 cents), 305/1 (232 cents), 316/2 (157 cents), 229/3 (93 cents), 229/4 (89 cents), 273/2 (256 cents), 304/3 (32 cents), 305/3 (132 cents), 316/3 (67 cents), 316/8 (230 cents), 397/2 (763 cents), 419/4 (42 cents), 419/8 (44 cents), 457/1 (148 cents) totalling 25 Acres and 65 Cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 14.02.2008 bearing Document No.334 of 2008.

**Property No.2**

All that piece and parcel of land with all appurtenances at Survey Nos.261/1 (347 cents) totalling 3 acres and 47 cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more

<p>fully described in the Sale Deed dated 14.02.2008 bearing Document No.336 of 2008.</p> <p>Property No.3</p> <p>All that piece and parcel of land with all appurtenances at Survey Nos.121/3 (182 cents), 198/2 (49 cents), 201/1 (291 cents), 404/3 (256 cents) totalling 7 acres and 78 cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 17.04.2008 bearing Document No.931 of 2008.</p> <p>Property No.4</p> <p>All that piece and parcel of land with all appurtenances at Survey Nos.140/4 (153 cents), 141/2 (124 cents), 195/1 (364 cents), 195/2 (196 cents), 199/2 (353 cents), 199/4 (149 cents), 199/5 (137 cents), 248/1A (238 cents), 278/2A (79 cents), 306/3A (279 cents) totalling 20 acres and 72 cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 30.07.2008 bearing Document No.2016 of 2008.</p>	
Encumbrances known to the Bank, if any	Nil except for the SA 604 of 2023 filed against the Sale Notice dated 09.10.2023 by the Company in DRT, Madurai.

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) and <https://baanknet.com>

**Date : Chennai**  
**Place: 09.04.2025**

**Authorised Officer**  
**State Bank of India**  
**Stressed Assets Management 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. St John Cargo Terminal Pvt Ltd,</b> No.9/5, NandanamExtn.1 <sup>st</sup> Street, Nandanam, Chennai -600035
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, 2 <sup>nd</sup> Floor, Red Cross Buildings, # 32, Red Cross Road, Egmore, Chennai – 600008 Phone No: 044-2888 1008 E-mail ID: <a href="mailto:sbi.04105@sbi.co.in">sbi.04105@sbi.co.in</a>
3	Description of the immovable secured assets to be sold.	As mentioned in the Sale Notice.
4.	Details of the encumbrances known to the secured creditor.	Nil except for the SA 604 of 2023 filed against the Sale Notice dated 09.10.2023 by the Company in DRT, Madurai.
5.	The secured debt for recovery of which the property is to be sold	Rs. 10,44,44,548/- as on 31.03.2025 + Interest thereon + expenses and costs
6.	Deposit of earnest money	<b>EMD</b> for Item A Rs. 1,80,000/- <b>EMD</b> for Item B Rs. 11,20,000/- <b>EMD</b> for Item C Rs. 9,20,000/- <b>EMD</b> for Item D Rs. 11,40,000/- being the 10% of the reserve price shall be deposited to credit of BAANKNET E-WALLET.
7	Reserve price of the immovable secured assets:  <b>Bank account</b> in which EMD to be remitted. <b>Last Date and Time</b> within which EMD to be remitted:	Item A: Rs. 18,00,000/- Item B: Rs. 1,12,00,000/- Item C: Rs. 92,00,000/- Item D: Rs. 1,14,00,000/-  Bidders own wallet registered with BAANKNET e-auction site  On or before the e-auction.
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 Authorized 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 or such extended period as may be agreed upon in writing

		between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public auction or time after which sale by any other mode shall be completed.	Date: <b>09.05.2025</b>  Time: 11.00 a.m to 4.00 p.m. With unlimited extensions of 10 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	<a href="https://baanknet.com">https://baanknet.com</a> .  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://baanknet.com/">https://baanknet.com/</a> & <a href="https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others">https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others</a>
11	(i) Bid increment amount:  (ii) Auto extension: (limited / unlimited)  (iii) Bid currency & unit of measurement	(i) Rs.2,00,000/- for Reserve Price above Rs.1 crore (Item B,D),Rs.1,00,000/- for Reserve Price of Rs.75 lakhs and less than Rs 1 crore (Item C),Rs.25,000/- for Reserve price below Rs 25 lakhs (Item A)  (ii) with unlimited extensions of 10 minutes each.  (iii) Indian 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	Date: 02.05.2025.  Time: 11.00 a.m to 4.00 pm  B. Sindu (Mobile No.8838338084) M .Sarala Vijayan (Mobile No.9600762444)
13	<b>Other conditions</b>	
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 ID and password. 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><b>NOTE: Registration to be completed by bidder well in advance, before e-auction date to avoid last minute issues.</b></p> <p>Contact details of BAANKNET Email: support.BAANKNET@psballiance.com. Phone:-+91-8291220220</p>
b )	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.
c )	In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the website and it will be refunded. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.
d )	To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. (However, the intending bidders should make their own independent inquiries regarding the encumbrances, title 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.
e )	It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
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 to be paid immediately i.e. on the same day or not later than next working day, as the case may be.
g )	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.
h )	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.
i)	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.
j)	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.
k )	Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
l)	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.
m )	The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
n )	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.

o )	The EMD of the unsuccessful bidder will be refunded from global EMD wallet to their respective A/c numbers shared with global EMD wallet. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
p )	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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
q )	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.
r)	The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST, etc. for transfer of the property in his/her name.
s )	The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder only.
t)	The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size / area of the immovable secured assets in question. They shall independently ascertain any other dues / liabilities / encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.
u )	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 Authorized Officer of the concerned bank branch only.
v )	Successful auction purchaser has to deduct TDS in the name of the owner of the said property and remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. Sale Certificate shall be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
w )	To facilitate the auction purchaser to deduct TDS and furnish Form 26QB & Challan as above, the Authorized Officer will furnish the PAN of the owner of the property to the purchaser. As per the provisions of Section 206 AA of the Income Tax Act, 1961, in the absence of PAN of the deductee (owner of the property), purchaser would be required to deduct TDS at the higher rate prescribed under the said Section.
x )	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
1 4	Details of pending litigation, if any, in respect of property proposed to be sold : Nil except for the SA 604 of 2023 filed against the Sale Notice dated 09.10.2023 by the Company in DRT, Madurai.

Date: Chennai  
Place: 09.04.2025.

**Authorised Officer**  
**State Bank of India**  
**Stressed Assets Management Branch, Chennai**