



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/ies mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of State Bank of India, being the Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **27.02.2019** for recovery of **Rs. 1,50,67,707.96** (Rupees One Crore Fifty Lacs Sixty Seven Thousand Seven Hundred and Seven and paise Ninety Six Only) with future interest and costs due to the State Bank of India, SARB Chennai as on 31.12.2018 from **Mr. B. K. Madhan Kumar**, 13/3, Navaneethammal Street, Ayyavoo Colony, Aminjikarai, Chennai – 600 029.

**Description of the immovable property**

**ITEM 1:**

**SCHEDULE- A:**

All that piece and parcel of property, comprised in Survey Nos. 210/2 and 212, an extent of 1200 Sq.ft., (Western Side) out of 2400 Sq.ft., together with building an extent of 256 Sq. ft., in Ground Floor with EB Connection, situated at Door No. 2/6,7<sup>th</sup> street, Jayalakshmi Nagar, Kattupakkam Village, Ponamalle Taluk, Thiruvallur district and

**Bounded on the:**

North by : Street

South by : Land and building belonging to Mr. Ramadoss

East by : Land and building belonging to Mr. Balakrishnan

West by : Land and building belonging to Mr. Ramani Ammal

**Measuring:**

East to West on the Northern side : 60 Feet

East to West on the Southern side : 60 Feet

North to South on the Eastern side : 20 Feet

North to South on the Western side : 20 Feet

Lying within the Sub-Registration district of Kandrathur and the Registration District of South Chennai.

**SCHEDULE- B:**

315 Sq.Ft., of undivided share and interest in all that piece and parcel of land more fully and particularly described in Schedule-A Property.

**SCHEDULE-C:**

Flat bearing Flat No. G-1, in the Ground Floor, having a super built up area of 750 Sq.ft., with covered Car Parking which includes common areas as well in the proposed Residential Apartments to be constructed.

**ITEM 2:**

**SCHEDULE- A:**

All that piece and parcel of land and property, comprised in Survey Nos. 210/2 and 212, an extent of 1200 Sq.ft., (Western Side) out of 2400 Sq.ft., together with building an extent of 256 Sq. ft., in Ground Floor with EB Connection, situated at Door No. 2/6,7<sup>th</sup> street, Jayalakshmi Nagar, Kattupakkam Village, Ponamalle Taluk, Thiruvallur district and

**Bounded on the:**

North by : Street

South by : Land and building belonging to Mr. Ramadoss

East by : Land and building belonging to Mr. Balakrishnan

West by : Land and building belonging to Mr. Ramani Ammal

**Measuring:**

East to West on the Northern side : 60 Feet

East to West on the Southern side : 60 Feet

North to South on the Eastern side : 20 Feet

North to South on the Western side : 20 Feet

Lying within the Sub-Registration district of Kundrathur and the Registration District of South Chennai.

**SCHEDULE- B:**

550 Sq.Ft., of undivided share and interest in all that piece and parcel of land more fully and particularly described in Schedule-A Property.

**SCHEDULE-C:**

Flat bearing Flat No. F-1, in the First Floor, having a super built up area of 1150 Sq.ft., with covered Car Parking which includes common areas as well in the proposed Residential Apartments to be constructed.

**ITEM 3:**

**SCHEDULE- A:**

All that piece and parcel of the house, Ground and premises bearing Eastern portion of Plot No. 133 & Plot No. 134, Jayalakshmi Nagar, 5<sup>th</sup> Street, (Earlier called as Jayalakshmi Nagar 3<sup>rd</sup> cross street), Kattupakkam, Chennai- 600 056 and situated at Kattupakkam Village, Poonamalle Taluk, Thiruvallur District, comprised in Old Survey No. 211/2A, R.S.No. 211/2A2 and later R.S.No. 211/56, Plot no. 133, measuring to an extent of 201 sq.ft., and plot no.134, measuring to an extent of 872 sq.ft., and in all measuring an total extent of 1073 Sq.ft., under Planning permit No. 155778, dated 09-11-2012 and File No. 1023/2012/A3.

**Bounded for Eastern portion of Plot No. 133:**

North by : Vacant land

South by : 24 feet road

East by : Plot No. 134

West by : Plot No. 132

Measuring an extent of 201 Sq.ft.,

**Bounded for Plot No. 134:**

North by : Vacant land

South by : Plot no. 143 part

East by : Vacant land

West by : Plot No. 133 & 24 Feet wide road

**Measuring:**

Measuring an extent of 872 Sq.ft., and in all Eastern Portion of Plot No. 133 and Plot No. 134 measuring an total extent of 1073 Sq.ft., Land, and 550 Sq.Ft., R.C.C Building in Ground Floor and 1000 Sq. ft., R.C.C building in First Floor, and 1000 Sq. Ft., R.C.C. building in Second Floor, and 1000 Sq. Ft., R.C.C. building in Third Floor, and E.B. Connection with deposit, Bore well, 1 HP Electric Motor with all amenities and the property situated within sub-registration district of Kundrathur, and Registration District of South Chennai.

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) \*

**Date: 04.02.2019**

**Place: Chennai**

**(V KOTTEESWARA RAO)  
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	B. K. Madhan Kumar 13/3, Navaneethammal Street, Ayyavoo Colony, Aminjikarai, Chennai – 600 029.
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	<p><b><u>ITEM 1:</u></b>  <b><u>SCHEDULE- A:</u></b>  All that piece and parcel of property, comprised in Survey Nos. 210/2 and 212, an extent of 1200 Sq.ft., (Western Side) out of 2400 Sq.ft., together with building an extent of 256 Sq. ft., in Ground Floor with EB Connection, situated at Door No. 2/6,7<sup>th</sup> street, Jayalakshmi Nagar, Kattupakkam Village, Ponamalle Taluk, Thiruvallur district and  <b><u>Bounded on the:</u></b>  North by : Street  South by : Land and building belonging to Mr. Ramadoss  East by : Land and building belonging to Mr. Balakrishnan  West by : Land and building belonging to Mr. Ramani Ammal  <b><u>Measuring:</u></b>  East to West on the Northern side : 60 Feet  East to West on the Southern side : 60 Feet  North to South on the Eastern side : 20 Feet  North to South on the Western side : 20 Feet  Lying within the Sub-Registration district of Kundrathur and the Registration District of South Chennai.  <b><u>SCHEDULE- B:</u></b>  315 Sq.Ft., of undivided share and interest in all that piece and parcel of land more fully and particularly described in Schedule-A Property.  <b><u>SCHEDULE-C:</u></b>  Flat bearing Flat No. G-1, in the Ground Floor, having a super built up area of 750 Sq.ft., with covered Car Parking which includes common areas as well in the proposed Residential Apartments to be constructed.</p> <p><b><u>ITEM 2:</u></b>  <b><u>SCHEDULE- A:</u></b>  All that piece and parcel of land and property, comprised in Survey Nos. 210/2 and 212, an extent of 1200 Sq.ft., (Western Side) out of 2400 Sq.ft., together with building an extent of 256 Sq. ft., in Ground Floor with EB Connection, situated at Door No. 2/6,7<sup>th</sup> street, Jayalakshmi Nagar, Kattupakkam Village, Ponamalle Taluk, Thiruvallur district and  <b><u>Bounded on the:</u></b>  North by : Street  South by : Land and building belonging to Mr. Ramadoss  East by : Land and building belonging to Mr. Balakrishnan  West by : Land and building belonging to Mr. Ramani Ammal  <b><u>Measuring:</u></b>  East to West on the Northern side : 60 Feet  East to West on the Southern side : 60 Feet  North to South on the Eastern side : 20 Feet  North to South on the Western side : 20 Feet  Lying within the Sub-Registration district of Kundrathur and the Registration District of South Chennai.  <b><u>SCHEDULE- B:</u></b>  550 Sq.Ft., of undivided share and interest in all that piece and parcel of land more fully and particularly described in Schedule-A Property.  <b><u>SCHEDULE-C:</u></b>  Flat bearing Flat No. F-1, in the First Floor, having a super built up area of 1150 Sq.ft., with covered Car Parking which includes common areas as well in the proposed Residential Apartments to be constructed.</p>

		<p><b>ITEM 3:</b> <b>SCHEDULE- A:</b></p> <p>All that piece and parcel of the house, Ground and premises bearing Eastern portion of Plot No. 133 &amp; Plot No. 134, Jayalakshmi Nagar, 5<sup>th</sup> Street, (Earlier called as Jayalakshmi Nagar 3<sup>rd</sup> cross street), Kattupakkam, Chennai- 600 056 and situated at Kattupakkam Village, Poonamalle Taluk, Thiruvallur District, comprised in Old Survey No. 211/2A, R.S.No. 211/2A2 and later R.S.No. 211/56, Plot no. 133, measuring to an extent of 201 sq.ft., and plot no.134, measuring to an extent of 872 sq.ft., and in all measuring an total extent of 1073 Sq.ft., under Planning permit No. 155778, dated 09-11-2012 and File No. 1023/2012/A3.</p> <p><b><u>Bounded for Eastern portion of Plot No. 133:</u></b> North by : Vacant land South by : 24 feet road East by : Plot No. 134 West by : Plot No. 132 Measuring an extent of 201 Sq.ft.,</p> <p><b><u>Bounded for Plot No. 134:</u></b> North by : Vacant land South by : Plot no. 143 part East by : Vacant land West by : Plot No. 133 &amp; 24 Feet wide road</p> <p><b><u>Measuring:</u></b> Measuring an extent of 872 Sq.ft., And in all Eastern Portion of Plot No. 133 and Plot No. 134 measuring an total extent of 1073 Sq.ft., Land, and 550 Sq.Ft., R.C.C Building in Ground Floor and 1000 Sq. ft., R.C.C building in First Floor, and 1000 Sq. Ft., R.C.C. building in Second Floor, and 1000 Sq. Ft., R.C.C. building in Third Floor, and E.B. Connection with deposit, Bore well, 1 HP Electric Motor with all amenities and the property situated within sub-registration district of Kundrathur, and Registration District of South Chennai.</p>
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	<b>Rs. 1,50,67,707.96</b> (Rupees One Crore Fifty Lacs Sixty Seven Thousand Seven Hundred and Seven and paise Ninety Six Only) with future interest and costs
6	Deposit of earnest money	<p><b>EMD:</b></p> <p>i) ITEM-I : Rs. 3,10,000/- (Rupees Three Lakhs and Ten Thousand Only)</p> <p>ii) ITEM-II : Rs. 4,80,000/- (Rupees Four Lakhs and Eighty Thousand Only)</p> <p>iii) ITEM-III: Rs. 5,60,000/-(Rupees Five Lakhs and Sixty Thousand Only)</p> <p>being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI account - <b>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.</b> Name of the Branch drawn on any Nationalised or Scheduled Bank</p>
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 <b>EMD</b> to be remitted:	<p>i) <b>ITEM-I : Rs. 31,00,000/- (Rupees Thirty One Lakhs Only)</b></p> <p>ii) <b>ITEM-II : Rs. 48,00,000/- (Rupees Forty Eight Lakhs Only)</b></p> <p>iii) <b>ITEM-III: Rs. 56,00,000/-(Rupees Fifty Six Lakhs Only)</b></p> <p>A/c No.: <b>31277537776</b> IFSC: <b>SBIN0001516</b> Bank : State Bank of India Address: <b>Egmore Branch, Chennai-600 008</b></p> <p>Time : Up to 4.00 PM Date : <b>25.02.2019</b></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 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 e-Auction or time after which sale by any other mode shall be completed.	Time: <b>11.00 a.m. to 12.00 noon</b> 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.	<b>M/s.C1 India Private Limited at their web portal</b> <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> .
11	(i) Bid increment amount: (ii) Auto extension: unlimited times. (iii) Bid currency & unit of measurement	<ul style="list-style-type: none"> <li>i) <b>ITEM-I : Rs. 31,000/- (Rupees Thirty One Thousand Only)</b></li> <li>ii) <b>ITEM-II : Rs. 48,000/- (Rupees Forty Eight Thousand Only)</b></li> <li>iii) <b>ITEM-III: Rs. 56,000/- (Rupees Fifty Six Thousand Only)</b></li> <li>(i) Time: 11.00 a.m. to 12.00 noon with unlimited extensions of 5 Minutes each.</li> <li>(ii) INR</li> </ul>
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.</p> <p>Contact person with mobile number</p>	<p>Date: <b>20.02.2019</b> Time: Between 10.00 AM and 04.00 PM</p> <p>Name: SHRI R BHASKAR Mobile No. 9444371413/9444068630</p>
13	Other conditions	<p>(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.</p> <p>(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 <b>25.02.2019</b> upto 4.00 pm. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(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 <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> M/s.C1 India Private Limited who will provide User ID and Password after due verification of PAN of the Eligible Bidders</p> <p>(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</p>

		<p>acceptance without any new condition other than those already agreed to before start of e-Auction.</p> <p>(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.</p> <p>(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.</p> <p>(g) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(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.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(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).</p> <p>(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.</p> <p>(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> <p>(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.</p> <p>(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.</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>
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Date: 04.02.2019  
Place: Chennai 600008

(V KOTTEESWARA RAO)  
AUTHORISED OFFICER  
STATE BANK OF INDIA