



STATE BANK OF INDIA
Asset Recovery Management Branch
Address of the Branch:No.44, First Floor,
Eldams Road, Teynampet, Chennai 600018
Phone: 044 – 24338112 / 24340392

**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	M/s. Vira Builders, No. 3 (Old No. 2), Perumal Koil Street, Arumbakkam, Chennai 600106.
2	Name and Address of the Branch, the secured Creditor	State Bank of India, Asset Recovery Management Branch, 44, First Floor, Eldams Road, Chennai 600018
3	Description of the immovable secured assets to be sold	All that piece and parcel of Vacant Residential Plot situated at Plot No.2B, V.R. Nagar Extension, Park Road, Padi, Chennai 600050 comprised in survey No.11/1 and 11/2 now bearing S.No.11/1A2, 11/2B2, 11/1A1 and 11/2B1, Padi Village, Ambattur Taluk, Thiruvallur District. Extent of Land 5970 sq.ft along with ½ rights in portion left as common pathway for ingress and egress for property conveyed to purchaser herein and for property of Mr. Subramaniam leading to passage for a total extent of 960 sq.ft and 1/3 rights in portion of common pathway for a total extent of 2200 sq.ft. The total extent of area owned by Shri R.J. Veeraraghavan (Proprietor M/s. Vira Builders) is 5970+480+733.33 = 7183.30 sq.ft.
4	Details of the encumbrances known to the secured creditor	NIL
5	The secured debt for recovery of which the property to be sold	Rs.2,20,31,331.30 (Rupees Two crore Twenty Lakh Thirty One Thousand Three Hundred Thirty one and paisa thirty Only)
6	Deposit for earnest money	EMD Rs.54,80,000/- (Rupees Fifty Four Lakh Eighty Thousand Only) being the 10% of Reserve Price to be remitted by RTGS/NEFT to the Bank Account or Demand Draft drawn in favour of SBI account “M/s. Vira

		Builders, ARMB, CHENNAI” drawn on any Nationalised or Scheduled Bank
7	Reserve Price of the immovable secured assets : Bank account in which EMD to be remitted Last Date and Time within which EMD to be remitted Rs.1,30,000/-	Rs.5,48,00,000/- (Rupees Five Crore Forty Eight Lakh Only) A/c No.67394803954 IFSC : SBIN0070570 Bank : State Bank of India, 4/1, Balvinayagar Building, Eldams Road, Chennai 600018 Time : 5.00 p.m. Date : 06.06.2019
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 15 th 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	Date: 10.06.2019 Time : 60 minutes 11.00 AM to 12.00 noon with unlimited extensions of five 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.	C1 INDIA PVT LTD at the web portal www.bankeauctions.com
11	(i) Bid increment amount : (ii) Auto extension: Times (limited/unlimited) (iii) Bid Currency and unit measurement	Rs.1,00,000.00 (Rupees One Lakh only) Unlimited extensions of five minutes each Rupees INR
12	Date and Time during which inspection of the immovable secured assets to be sold and	

	<p>intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p>Date: 04.06.2019 Time : 11.00 AM to 4.00 PM</p> <p>Name : SHRI V.S. VENKATARAMAN Mobile No : 7823923791</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 password by M/s C1 India Pvt Ltd may be conveyed through mail.</p> <p>(b) The intending bidders 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 e-mail ID (v) Contact number (mobile/Landline of the bidder etc., to the Authorized Officer of State Bank of India, Asset Recovery Management Branch (ARMB), 44, First Floor, Eldams Road, Chennai 600018 by 06.06.2019 Time :5.00 PM Scanned copies of the original of these documents can also be submitted to e-mail id of Authorized Officer.</p> <p>(c) Name of Eligible Bidders will be identified by the State Bank of India, ARMB, Chennai to participate in online e-Auction on the portal (bankeauctions.com) (C1 India Pvt Ltd) who will provide User ID and Password after due verification of PAN of the Eligible Bidders.</p> <p>(d) The successful bidders shall be required to submit the final prices, quoted during the e-Auctions 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.</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</p>

		<p>Terms and 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 bidders shall be bound to buy the property at the final bid price. The failure on the part of bidders 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 Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorized 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 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 Authorized Officer is not bound to accept the highest offer and the Authorized 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 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>
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DATE: 30.04.2019

PLACE: CHENNAI

(SHRI V.S. VENKATARAMAN)
AUTHORIZED OFFICER
STATE BANK OF INDIA