

Annexure II

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 mortgaged/charged to the Secured Creditor, the constructive 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” basis on 13-03-2019 (date of the sale) for recovery of Rs.102,14,000/- due to the secured creditor from Sri V Shankar and Mrs. Nalini Shankar (name of the Borrower(s). The reserve price will be **Rs 27,00,000/- (Flat No.FF-2, I Floor) & Rs 27,00,000/- (Flat No.SF-5 II Floor)** and the earnest money deposit will be Rs.2,70,000/-, the latter amount to be deposited with the Bank on or before 26-02-2019 (the last date for receipt of EMD).

Short description of the immovable property with known encumbrances, if any):**DESCRIPTION OF PROPERTY:****SCHEDULE-A:**

All that piece and parcel of land bearing plot No.370, 10th cross street (formerly known as Vallalar Road), Viduthalai Nagar, S.Kolathur, Chennai-600117, approved layout No. LPDM/DDTP/No.12/75, situated at No.153, S.Kolathur Village, comprised in S.No.386/10B3, New S.No.386/10B3C as per Patta No.1794, Sholinganallur Taluk, Kancheepuram District, within the registration district of South Chennai and sub-registration district of Pallavaram and being bounded on the :
North by : 20 ft wide 10th cross street (Vallalar Road); South by: Plot No.361; East by: Plot No.371, ; West by: Plot No.369
Measuring on the
East to West on the northern side: 40ft
East to West on the southern side : 40ft
North to South on the eastern side : 60ft
North to South on the western side : 60ft
in all measuring an extent of 2400 sq.ft as per Patta No.1794,2152 sq.ft.

SCHEDULE-B: (property hereby conveyed)

- Flat No.FF-2, 1st Floor measuring 851 sq.ft super built up area with 404 sq.ft UDS(50% of UDS in 808 sq.ft)
- Flat No.SF-5, IIrd Floor measuring 851 sq.ft super built up area with 404 sq.ft UDS(50% of UDS in 808 sq.ft)

Encumbrances known to the Bank if any :Nil

- For detailed terms and conditions of the E-auction sale, please refer to the link provided in State Bank of India, the Secured Creditor's website www.sbi.co.in and the Bank's approved service provider M/s.C1 India Private Limited at their web portal <https://www.bankeauctions.com>.
- **Last date and time for submission of proof of EMD: 26-02-2019 up to 4.00 PM**
- The property can be inspected from 05-02-2019.to 25-02-2019 between 10 am to 4.00pm.
- **The auction will be conducted online through the Bank's approved service provider M/s.C1 India Private Limited at their web portal <https://www.bankeauctions.com>.**

Date:04-02-2019
Place:Chennai

(V.Koteeswara 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	Sri V Shankar and Mrs. Nalini Shankar <u>Office :</u> Mr. V Shankar, No.47, Medavakkam Main Road,, Madipakam, Chennai-91. Mrs. Nalini Shankar Flat No.4,II Floor, Door No.4/29, 8 th street, Viduthalai Nagar, S Kolathur, Chennai-600117. <u>Residence:</u> FLAT NO.4,II FLOOR, DOOR NO.4/29, 8 TH STREET, VIDUTHALAI NAGAR, S KOLATHUR, CHENNAI-600117.
2	Name and address of Branch, the secured creditor	<u>SBI, SARB, CHENNAI (Code: 05170)</u> No.32, Montieth Road, II Floor, Indian Red Cross Buildings, Egmore, Chennai-600008.
3	<u>DESCRIPTION OF PROPERTY:</u> <u>SCHEDULE-A:</u> All that piece and parcel of land bearing plot No.370, 10 th cross street (formerly known as Vallalar Road), Viduthalai Nagar, S.Kolathur, Chennai-600117, approved layout No. LPDM/DDTP/No.12/75, situated at No.153, S.Kolathur Village, comprised in S.No.386/10B3, New S.No.386/10B3C as per Patta No.1794, Sholinganallur Taluk, Kancheepuram District, within the registration district of South Chennai and sub-registration district of Pallavaram and being bounded on the : North by : 20 ft wide 10 th cross street (Vallalar Road); South by: Plot No.361; East by: Plot No.371, ; West by: Plot No.369 Measuring on the East to West on the northern side: 40ft East to West on the southern side : 40ft North to South on the eastern side : 60ft North to South on the western side : 60ft in all measuring an extent of 2400 sq.ft as per Patta No.1794,2152 sq.ft. <u>SCHEDULE-B: (property hereby conveyed)</u> • Flat No.FF-2, Ist Floor measuring 851 sq.ft super built up area with 404 sq.ft UDS(50% of UDS in 808 sq.ft) • Flat No.SF-5,IInd Floor measuring 851 sq.ft super built up area with 404 sq.ft UDS(50% of UDS in 808 sq.ft)	
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	HOUSING LOAN
6	<u>Deposit of earnest money :</u> <u>EMD: Rs. 2,70,000/- (Flat No.FF-2, I Floor) & Rs. 2,70,000/- (Flat No.SF-5 II Floor)</u> being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI, Stressed Assets Recovery Branch, 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:	• 27.00 lakhs (Flat No.FF-2, I Floor) below which the properties will not be sold. • 27.00 lakhs (Flat No.SF-5 II Floor) below which the properties will not be sold. <u>A/c No.: 31277537776</u> <u>IFSC: SBIN0001516</u> <u>Bank : State Bank of India</u> <u>Address: No.32, Montieth Road,II Floor, Indian Red Cross Buildings, Egmore, Chennai-600008.</u> Time : 4.00 pm Date : 26-02-2019
	<u>Time and manner of payment:</u> 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.	Date: 27-02-2019 Time: 60 Minutes. From 11.00 am to 12.00 pm with unlimited extensions of 5 minutes each. Place: Chennai
10	The e-Auction will be conducted through the Bank's approved service provider <u>M/s C1 India Private Limited</u> . e-Auction tender documents containing -e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned here :	<u>M/s C1 India Private Limited (approved service provider)</u> at the web portal <u>https://www.bankeauctions.com</u>
11	(i) <u>Bid increment amount: Rs.30000/- (Flat No.FF-2, I Floor) & Rs.30,000/- (Flat No.SF-5 II Floor)</u> (ii) <u>Auto extension: Unlimited times</u> (iii) <u>Bid currency & unit of measurement</u> : Indian Currency & Rupees	
12	Date and Time 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	Date: From 04-02-2019 to 25-02-2019 Time: 10.00 am to 4.00 pm Name: <u>MR. PRAKASH / MR DAMODHARAN</u> Mobile No. <u>80723 80815 / 98408 24384 & 86675 56932</u>
	<u>Other conditions</u>	
	<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 <u>M/s C1 India Private Limited</u> (vendor name) 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, SARB (code:05170) No.32, Montieth Road, II Floor, Indian Red Cross Buildings, Egmore, Chennai-600008) by 26-02-2019 and by 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, SARB (code:05170) to participate in online e-Auction on the portal <u>https://www.bankeauctions.com</u> (name of the portal) & <u>M/s C1 India Private Limited</u> (name of the vendor) 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 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 & 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>	

- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below 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 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).
- (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 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 shall be the sole responsibility of successful bidder only.
- (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.
- (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.

Date:04-02-2019
Place: CHENNAI
STATE BANK OF INDIA

AUTHORISED OFFICER