

STATE BANK OF INDIA Stressed Assets Recovery Branch

Authorised Offical's Details:

Name: R Bhaskar

Mobile No: 9444371413, 9445015534

2nd Floor, Red Cross Buildings, # 32, Red Cross

Road , Egmore, Chennai – 600008. Telephone: 044-28881034, 28881051

E-mail: sbi.05170@sbi.co.in

Annexure 15

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 **06.09.2019**, for recovery of Rs.1,58,10,781.56 (Rupees One Crore Fifty Eight Lakhs Ten Thousands Seven Hundred and Eighty One Paise Fifty Six Only) with future interest and costs due to the State Bank of India, SARB Chennai as on 31.07.2019 from Shri G Ravi Kumar, 5215 E Hartford Avenue, Scottsdale, Arizone, USA & Smt R Shanthakumari, W/o Shri G Ravi Kumar, 2/576 Door No G3, Sai Padhuka Homes, SIngaravelan Street, Chinna Neelankarai, Chennai – 600 115. The Reserve Price will be Rs.1.54 Crores and the Earnest Money Deposit will be Rs.15.40 Lakhs, the later amount to be deposited with the Bank on or before 04.09.2019

DESCRIPTION OF PROPERTY

All that piece and parcel of land with building at Plot No.19 of an extent of 1500 Sq Ft. and Plot No.20 of an extent of 1500 Sq.Ft. totaling 3000 Sq Ft. in the 3rd Street of the layout named "Jagannath Meadows" Survey No.162/2 situated at No.31, Thalambur village, Off-OMR Highway, Chengalpattu Taluk, Kanchipuram District.

This property is situated in the **Registration District of Chengalpattu** and **Sub-Registration District of Thirupporur**

Date: 13.08.2019 Place: SARB Chennai

(Name of the Authorised Officer) **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

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Other conditions

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- (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. C1 India Private Ltd (vendor name) may be conveyed through e mail.
- (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, Egmore, Chennai by **04.09.2019** (Date) before **4:00 PM** (Time). Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.
- (c) Names of Eligible Bidders will be identified by the State Bank of India, SARB, Egmore, Chennai (Branch Name) to participate in online e-Auction on the portal https://www.bankeauctions.com. (name of the portal) M/s.C1 India Private Limited (name of the vendor) who will provide User ID and Password after due verification of PAN of the Eligible Bidders
- (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.
- (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.
- (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.
- (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.
- (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.
- (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (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.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (I) 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.

Place: Chennai Date: 13.08.2019

> Chief Manager & Authorised Officer State Bank of India Stressed Assets Recovery Branch, Chennai