

Date: 30.04.2022

Smt Ayswarya R, W/o Shri.Ramesh, No.5031, Shobha Merita Apartments, 4 th Floor, Vandalur High Road, Pudupakkam, Kelambakkam. Chennai – 603 103.	Office Address: Smt Ayswarya R, W/o Ramesh, Vokian Localisation Pvt Ltd., No 237/1, Rohini Flats, J N Road, Anna Nagar, CHENNAI – 600 101.	Co-Applicant Address: Mr. M Ramesh, S/o Muthuraman, No.5031, Shobha Merita Apartments, 4 th Floor, Vandalur High Road, Pudupakkam, Kelambakkam. Chennai – 603 103.
Smt. Ayswarya R, W/o Shri Ramesh, No. C93, Shanthi Nikethan Apt., Anna Nagar, Madurai North, Near Ambika Theatre, MADURAI – 625 020.	Property Address: Smt. Ayswarya R, W/o Ramesh, Flat No S1, 2 nd Floor, Old No 28/24, New No 9, Plot No A1 & A2, Besant Nagar, PH-1, Ashtalakshmi Garden, Thiruvanmiyur Extension, CHENNAI – 600 090.	Co-Applicant Address: Shri. Ramesh Muthuraman No. C93, Shanthi Nikethan Apt., Anna Nagar, Madurai North, Near Ambika Theatre, MADURAI – 625 020.

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 Securitization 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 to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of State Bank of India, the Secured Creditor on 20.12.2019, will be sold on “**As is Where is**”, “**As is what is**” and “**Whatever there is**” basis on **25.05.2022** for recovery of Rs.2,46,55,981/= (Rupees Two Crores Forty Six Lakhs Fifty Five Thousand and Nine Hundred and Eighty One Only) as on 29.04.2022 with future interest, costs, etc., due to the State Bank of India, Asset Recovery Management Branch, Chennai, from **Smt.P.Ayswarya & Shri. Ramesh Muthuraman**. The Reserve Price will be Rs.66,50,000/= (Rupees Sixty Six Lakhs and Fifty Thousand only) and the Earnest Money Deposit will be Rs.6,65,000/= (Rupees Six Lakhs and Sixty Five Thousand only). Interested bidder may deposit Pre-bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC’s Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidder, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.

Name of the Title Deed Holder: Sri. M. Ramesh & Smt. P. Ayswarya

SCHEDULE ‘A’

(Total property)

All that piece and parcel of the land situated in the sanctioned plan of Besant Nagar Phase – I, Thiruvanmiyur Extension, bearing Old Door No.28/24, New Door No.9, Plot Nos. A1 & A2, Astalakshmi Garden Coastal Road, Besant Nagar, Chennai – 600 090, situated at Survey No.158, T.S.No.62, Block No.54 part an extent of 2024 sq.ft. lying within the Registration District of Chennai South and Sub-Registration District of Joint-1 Saidapet,

Land bounded on

North by : TNHB Land

South by : 33 feet Road

East by : 50 feet Road

West by : Door No.H 28/23

SCHEDULE 'B'

(Property hereby conveyed)

510 sq ft, undivided share out of Schedule 'A' land 2024 sq.ft, with super built up area of 1150 sq ft. (As per Document – Sale Deed No.6718/2018)

SCHEDULE 'C'

(Property hereby conveyed)

Flat in Second Floor Front Side Flat No.S-1 measuring 1150 Sq.Ft. Super Plinth Area (inclusive of common areas and common areas) [As per construction Agreement No.6717/2018]

Demand Notice U/s 13(2) issued on 15/05/2019; Possession Notice u/s 13(4) issued on 16/08/2019.

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.bank.sbi&https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp](https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp)

Place: Chennai
Date: 30.04.2022

Authorised Officer
State Bank India,
Asset Recovery Management Branch,
Chennai

THE TERMS AND CONDITIONS OF SALE

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	<p><u>Residential Address:</u></p> <p>i) Smt.P.Ayswarya W/o Ramesh.M No 5031, Shobha Merrita Apartments 5th Block, Third Floor Vandalur High Road Pudupakkam Chennai- 603103</p> <p>ii) Smt. Ayswarya R, W/o Shri Ramesh, No. C93, Shanthi Nikethan Apt., Anna Nagar, Madurai North, Near Ambika Theatre, MADURAI – 625 020.</p> <p><u>Office Address:</u></p> <p>iii) M/s. Vokian Localisation Pvt Ltd No. 237/1, Rohini Flats J.N.Road, Annanagar West Extn., Chennai- 600 101.</p> <p><u>Property Address:</u></p> <p>iv) Flat No. S1, Second Floor Plot No.A1 & A2 Old Door No.28/24 New Door No.9 Ashtalakshmi Garden Thiruvanmiyur Extn Besant Nagar Chennai- 600 090</p>
	Name and address of Branch, the secured creditor	State Bank of India, Asset Recovery Management Branch, No.44, Eldams Road, 1 st Floor, Teynampet, Chennai-600 018
3	Description of the movable and immovable secured assets to be sold (Constructive Possession available with Bank).	<p><u>Name of the Title Deed Holder: Sri. M. Ramesh & Smt. P. Ayswarya</u></p> <p style="text-align: center;"><u>SCHEDULE 'A'</u> <u>(Total property)</u></p> <p>All that piece and parcel of the land situated in the sanctioned plan of Besant Nagar Phase – I, Thiruvanmiyur Extension, bearing Old Door No.28/24, New Door No.9, Plot Nos. A1 & A2, Astalakshmi Garden Coastal Road, Besant Nagar, Chennai – 600 090, situated at Survey No.158, T.S.No.62, Block No.54 part an extent of 2024 sq.ft. lying within the Registration District of Chennai South and Sub-Registration District of Joint-1 Saidapet,</p> <p>Land bounded on</p>

	<p>North by : TNHB Land South by : 33 feet Road East by : 50 feet Road West by : Door No.H 28/23</p> <p style="text-align: center;"><u>SCHEDULE 'B'</u> <u>(Property hereby conveyed)</u></p> <p>510 sq ft, undivided share out of Schedule 'A' land 2024 sq.ft, with super built up area of 1150 sq ft. (As per Document – Sale Deed No.6718/2018)</p> <p style="text-align: center;"><u>SCHEDULE 'C'</u> <u>(Property hereby conveyed)</u></p> <p>Flat in Second Floor Front Side Flat No.S-1 measuring 1150 Sq.Ft. Super Plinth Area (inclusive of common areas and common areas) [As per construction Agreement No.6717/2018]</p>
4	<p>Details of the encumbrances known to the secured creditor.</p> <p>There are presently no claim/ Statutory dues against the property till date to the knowledge of the Bank.</p> <p>The property will be sold in 'AS IS WHERE IS AND AS IS WHAT IS CONDITION' and the intending bidders should make discreet enquires as regards any claim/ Court Cases/ Litigation charges on the property of any authority besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting the bids. No claims of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc., will be entertained after submission of bid.</p>
5	<p>The secured debt for recovery of which the property is to be sold</p> <p>Rs. 2,46,55,981/= (Rupees Two Crores Forty Six Lacs Fifty Five Thousand Nine Hundred and Eighty One only) as on 29.04.2022</p>
6	<p>Deposit of earnest money</p> <p>Rs. 6,65,000/-</p> <p>EMD being the 10% of Reserve price to be transferred by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT.</p>
7	<p>Reserve price of the immovable secured assets:</p> <p>Rs. 66,50,000/-</p> <p>Bank account in which EMD to be remitted. Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT</p> <p>Last Date within which EMD to be remitted Interested bidder may deposit Pre-bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidder, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.</p>
8	<p>Time and manner of payment</p> <p>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.</p>
9	<p>Time and place of public e-Auction or time after which sale by any other mode shall be completed.</p> <p>25.05.2022 from 13.00 hrs to 17.00 hrs Online.</p>
10	<p>The e-Auction will be conducted through the Bank's approved service provider.</p> <p>The auction will be conducted online only, through the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</p>

	e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	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 https://ibapi.in & https://bank.sbi
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	Rs.50,000/- Unlimited extensions of 10 minutes each. INR
12	Date and Time 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	18.05.2022 between 11:00 am and 5:00 pm Name : Selvamuruges B Mobile No.: 7904321470
13	<u>Other conditions :</u> (a) The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp .by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC Ltd., well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp . by means of NEFT transfer from his bank account. (c) The Intending bidder should ensure that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s. MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (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) In case of unsuccessful/ failed bid, the bidder has to give request for refund of EMD in the MSTC website between 7 am to 1pm and it will be refunded in next two working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges. (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) 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. (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 be sold ABOVE 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, on receipt of refund request from them. 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) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(p) The successful bidder shall bear all the necessary expenses like applicable GST/ 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.

(t) The sale will attract the provision of Sec 194-IA of the Income Tax Act.

Date : 30.04.2022
Place: Chennai

Authorised Officer
State Bank of India
Asset Recovery Management
Chennai Branch