



**STRESSED ASSETS RECOVERY BRANCH,  
2ND FLOOR, INDIAN RED CROSS BUILDINGS  
NO. 32, MONTIETH ROAD - EGMORE, CHENNAI – 600 008.**

**Authorised Official's Details:**

Name: Shri N Jayarajan  
Mobile No: 9940563670  
Land Line No: 044-28881034

**City Case Officer details:**

Name: Vinodhini K  
Mobile No: 9840554633; Fax No. 044-28881031  
Land Line No: 28881048; e-mail: sbi.05170@sbi.co.in

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

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 and Guarantor that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic 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 **29-04-2022 (Date of Sale)** for recovery of Rs.47,14,000/- (Rupees Forty Seven Lakhs Fourteen Thousand only) as on 06.04.2022 due to the State Bank of India, SARB, Chennai from Mr. A. Mark, S/o.Mr.Alanpaul, (**name of the Borrower**) with further interest together with all other costs, incidental expenses and charges.

**Description of the immovable property :**

**SCHEDULE A**

**(Entire land)**

All that piece and parcel of property being vacant land of an extent of 2190 sq.ft comprised in Survey No:611/1B1A, as per Patta No:TK8A/1663/1420 dated 09.12.2012 Town Survey No:17/4, Ward-C, BlockNo:3 situated in Madhavaram Village, bearing Plot No:2 in "Arignar Anna Nagar First street", Mettupalayam, formerly Reddy III cross street, Madhavaram taluk, Thiruvallur district, within the limits of Chennai Corporation admeasuring;

East to West on the Northern side: 87 feet East to West on the Southern side: 95 feet 6 inches

North to South on the Eastern side: 24 feet North to South on the Western side: 24 feet.

And the same bounded on the:

North by : Plot No:1

South by : Plot No:3

East by : Survey No:611/1B1B

West by : Survey No:611/1A1

Situated within the Sub-Registration district of Madhavaram and Registration District of Chennai North.

**SCHEDULE B**

**(Land hereby conveyed )**

438 sq.ft undivided share (out of 2190 sq.ft) in all that piece and parcel of land described in the Schedule "A" herein above.

**SCHEDULE C**

Flat No. SF-1, second floor, measuring super built up area of 922 sq ft (inclusive of common area) known as "Vethathiri Flats".

**Encumbrances known to the Bank if any :Nil**

<b>Details of Sale</b>	
<b>Reserve Price:</b> Rs.30,00,000/-	<b>Earnest Money Deposit (EMD):</b> Rs.3,00,000/-
<b>Date &amp;Time of auction</b>	<b>e- 29-04-2022; From 1.00 PM to 05.00 PM</b> With auto time extension of 10 minutes each till sale is completed.
<b>EMD Remittance:</b>	EMD being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their Wallet provided by M/s MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT.
<b>Bid Multiplier</b>	Rs.25,000/-
<b>Inspection of property</b>	<b>Date: 13-04-2022 Time: 2.00 PM to 5.00 PM</b>
<b>Last date for submission of online bid application with EMD</b>	28-04-2022 up to 4 PM

For detailed terms and conditions of the sale, please refer to the link provided in the State Bank of India, the Secured Creditor's website [www.sbi.co.in](http://www.sbi.co.in).

**Place: Chennai.**  
**Date: 07-04-2022**

**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	Mr. Mark A S/o Mr. Alanpaul 59, 2 <sup>nd</sup> floor, 8 <sup>th</sup> street, AGS colony, Pallikaranai, Chennai - 600100
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 2 <sup>nd</sup> Floor, Red Cross Buildings, # 32, Red Cross Road , Egmore, Chennai – 600008.
3	Description of the immovable secured assets to be sold. <b>SCHEDULE A</b> <b>(Entire land)</b> All that piece and parcel of property being vacant land of an extent of 2190 sq.ft comprised in Survey No:611/1B1A, as per Patta No:TK8A/1663/1420 dated 09.12.2012 Town Survey No:17/4, Ward-C, BlockNo:3 situated in Madhavaram Village, bearing Plot No:2 in "Arignar Anna Nagar First street", Mettupalayam, formerly Reddy III cross street, Madhavaram taluk, Thiruvallur district, within the limits of Chennai Corporation admeasuring; East to West on the Northern side: 87 feet East to West on the Southern side: 95 feet 6 inches North to South on the Eastern side: 24 feet North to South on the Western side: 24 feet. And the same bounded on the: North by : Plot No:1 South by : Plot No:3 East by : Survey No:611/1B1B West by : Survey No:611/1A1 Situated within the Sub-Registration district of Madhavaram and Registration District of Chennai North. <b>SCHEDULE B</b> <b>(Land hereby conveyed )</b> 438 sq.ft undivided share (out of 2190 sq.ft) in all that piece and parcel of land described in the Schedule "A" herein above. <b>SCHEDULE C</b> Flat No. SF-1, second floor, measuring super built up area of 922 sq ft (inclusive of common area) known as "Vethathiri Flats". Situated within the Sub-Registration district of Madhavaram and Registration District of Chennai North.	
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	Rs.45,09,828/-as on 06.11.2021 (Rupees Forty Nine lakhs Nine Thousand Eight Hundred and Twenty Eight only) with future interest and costs.
6	Deposit of earnest money (EMD) (10% of Reserve Price)	<b>EMD: Rs.3,00,000/- (Rupees Three Lakhs only)</b> being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT.
7	(i) Reserve price of the immovable secured assets: (ii) <b>Bank account</b> in which EMD to be remitted.  (iii) <b>Last Date and Time</b> within which EMD to be remitted:	<b>Rs.30,00,000/- (Rupees Thirty Lakhs only)</b> (Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT. Bank : State Bank of India, SARB, Egmore, Chennai-600 008  (iii) <b>Date : 28-04-2022 and Time : 4:00 PM</b>
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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<b>Date : 29-04-2022</b> <b>Between 1:00 PM and 05:00 P.M.</b> with unlimited extensions of 10 minutes each.

10	<p>The e-Auction will be conducted through the Bank's approved service provider.</p> <p>e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above</p>	<p>M/s.MSTC Ltd at the web portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a></p>
11	<p>(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency &amp; unit of measurement</p>	<p>(i) Rs.25,000/- (ii) with unlimited extensions of 10 minutes each.  (iii) Rupees</p>
12	<p><b>Date and Time</b> 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</p>	<p>Date: 13-04-2022  Time: <b>2.00 PM. to 04:00 P.M.</b>  Name: Vinodhini K (Mobile No: 9840554633)</p>
13	<p>Other conditions</p>	<p>a) The Bidders should get themselves registered on <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> 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).</p> <p>(b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT transfer from his bank account.</p> <p>(c) The Intending bidder should take care 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.</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 &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</p>

	<p>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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Place: Chennai.  
Date: 07-04-2022

Authorised Officer  
State Bank of India  
SARB Chennai