

 <div>ASSETS RECOVERY MANAGEMENT BRANCH, No.44. Eldams Road, 1st Floor, Teynampet CHENNAI – 600 018. E-mail: sbi.70674@sbi.co.in</div>	
<u>Authorised Offical's Details:</u> Name: Shri.Govind.L.Balal Mobile No: 9449086490 Land Line No:04424338112	<u>City Case Officer details:</u> Name: Shri. Jithin Anto Mobile : 9043563133

<u>Overseas Residence Address -1(Borrower)</u> Mr. MOHAN KRISHNA URATH S/o Mr. RAVINDRANATH KONTHATH 9010 SUNNI PERCH CT, PERRY HALL,MD 21128, POST BOX 37007,USA	<u>Overseas Present Address (Co-Borrower)</u> MRS. ANITHA MOHAN W/O MR. MOHAN KRISHNA URATH 502, WASHING AVE STE 200, TOWNSON , MD 21204, WASHINGTON, USA
<u>Overseas Residence Address -2(Borrower)</u> Mr. MOHAN KRISHNA URATH S/o Mr. RAVINDRANATH KONTHATH 707, YORK ROAD, APT.7036, MD 21204-202, TOWNSON, USA	<u>Permanent Residence Address (Co-Borrower)</u> Mrs. ANITHA MOHAN PINE -901, L&T EDEN PARK- PRAGNYA, M. R. ROAD, SIRUSERI CHENNAI 603103
<u>Permanent Residence Address (Borrower)</u> Mr. MOHAN KRISHNA URATH PINE -901, L&T EDEN PARK- PRAGNYA, M. R. ROAD, SIRUSERI CHENNAI 603103	<u>Property Address(Borrower)</u> Mrs. ANITHA MOHAN W/o Mr. MOHAN KRISHNA URATH VILLA NO. 58, TYPE-B, HEBRON ENCLAVE, HALEHALLI VILLAGE, T.C.PALYAMAIN ROAD, BANGALORE- 560 016
<u>Office Address(Borrower)</u> Mr. MOHAN KRISHNA URATH CEO M/s RAIN BIRD HEALTH CARE BUSINESS SERVICES PVT LTD No.2, Wing-A, 1 st floor, OZONE TECHNO PARK,ABU GARDEN, NAVALLUR, OMR, CHENNAI-600130	<u>Property Address(Borrower)</u> Mr. MOHAN KRISHNA URATH VILLA NO. 58, TYPE-B, HEBRON ENCLAVE, HALEHALLI VILLAGE, T.C.PALYA MAIN ROAD, BANGALORE- 560 016

SBI/ARMB/SARFAESI/E-AUCTION/2023-24/

Date: 12.02.2024

[See Proviso to Rule 8(6)]

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(s) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the Constructive Possession of which has been taken by the Authorised Officer of State Bank of India, being the Secured Creditor, will be sold on “Äs is where is”, “Äs is what is“, and “Whatever there is” on **28.03.2024** for recovery of Rs.5,57,48,136.00 (Rupees Five crore fifty seven lakhs forty eight thousand one hundred and thirty six only) as on 01.02.2024 with future interest, costs and expenses thereon due to the State Bank of India, ARMB, Chennai from Mr. Mohan Krishna Urath & Mrs. Anitha Mohan

The Reserve Price is **Rs. 6,55,00,000.00** and the Earnest Money Deposit (EMD) is **Rs. 65,50,000.00**

DESCRIPTION OF PROPERTY

Name of Title Deed Holder : Mr. MOHAN KRISHNA URATH & Mrs. ANITHA MOHAN	
<div><div><u>Schedule “ A ” Property</u> (Description of the entire Property)</div><div>All that piece and parcel of residentially converted lands bearing Khatha No.91/60, 61,62, 69 totally measuring 11 acres 15 guntas (4,95,495 square feet) comprised in Survey No.60,61,62 & 69 all situated at Halehalli Village, BidarahalliHobli, Bangalore East Taluk, Bangalore (within the administrative jurisdiction of Avalahalli Village Panchayat) and bounded on the: North by : Lands in Survey No.68 and 33 South by : Lands in Survey No.63 and 77 West by : By Road East by : Lands in Survey No.34</div><div><u>Schedule “ B ” Property</u> (Property hereby conveyed to PURCHASER)</div><div>All that piece and parcel of plot bearing No.58 in Project Hebron Enclave situated in Schedule ‘A’ Property, equivalent to about 7,317 Sq.ft. (6,300 sq. ft. of individual land plot area and common area of 1,017 Sq. ft.)</div><div><u>Schedule “ C ” Property</u> (Description of the Residential Villa hereby conveyed)</div><div>All that Residential Villa bearing No.58 Type B in Project Hebron Enclave comprising of 5 Bed Rooms being constructed on the Schedule Property and measuring about 5,100 Sq. ft. of super built-up area along with right to use the car parking area together with proportionate share in common areas such as passages, garden and other areas of common use, between villas jointly belonging to such other Villa Owners equally and bounded on the: North by : Drive Way South by : Villa No.59 Type B2 & Villa No.69 Type B1 West by : Drive Way East by : Drive Way</div></div>	
Property ID: SBIN200033420148	
Encumbrances known to the Bank, if any : NIL	

The demand notice U/S 13(2) issued on 09.06.2023 and symbolic possession notice U/S 13(4) taken on 07.10.2023. Physdical Possession of the property was taken on 28.11.2023

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 bidders, in their own interest are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.

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 and <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

**Place: Chennai.
Date: 12.02.2024**

**Chief Manager & Authorised Officer
State Bank of India
Assets Recovery Management Branch,
Chennai**