

BY SPEED POST WITH AD

Mrs.U.Thiruselvi, W/o Mr.Murugan, SSS Enclave, No.3/171, Govindasamy Nagar, 2 nd Street, Madipakkam, Near Sadhasivam Nagar Bus Stop, Chennai-600091	Mrs.U.Periya Nayagi, W/o Mr.Ulaganathan, SSS Enclave, No.3/171, Govindasamy Nagar, 2 nd Street, Madipakkam, Near Sadhasivam Nagar Bus Stop, Chennai-600091
Mrs.U.Thiruselvi, W/o Mr.Murugan, Rainbow Enterprises-RNG Towers, Old No.398,New No.824/2, 2 nd Floor, Anna Salai-Nandanam, Near Hyundai Show Room, Chennai-600035.	Mrs.U.Periya Nayagi, W/o Mr.Ulaganathan, Mono Super market, No.751/5,Sabari Salai, Madipakkam, Chennai-600091.
Mrs.U.Thiruselvi, W/o Mr.Murugan, " The Sea Shore Town " Layout, Villa No.1, Plot No.460,461 &462, 13 th Avenue, Off : ECR Panaiyur, Sholinganallur, Chennai-600119.	Mrs.U.Periya Nayagi, W/o Mr.Ulaganathan, " The Sea Shore Town " Layout, Villa No.1, Plot No.460,461 &462, 13 th Avenue, Off : ECR Panaiyur, Sholinganallur, Chennai-600119.
Mrs.U.Thiruselvi, W/o Mr.Murugan, " The Sea Shore Town " Layout, Villa No.3, Plot No.460,461 &462, 13 th Avenue, Off : ECR Panaiyur, Sholinganallur, Chennai-600119.	Mrs.U.Periya Nayagi, W/o Mr.Ulaganathan, " The Sea Shore Town " Layout, Villa No.3, Plot No.460,461 &462, 13 th Avenue, Off : ECR Panaiyur, Sholinganallur, Chennai-600119.

SBI/SARB II/SARFAESI/E-AUCTION/2024-25/ 562

Date: 21.12.2024

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[See Proviso to rule 8 (6)]

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 properties 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, will be sold on "**As is Where is**", "**As is what is**" and "**Whatever there is**" basis on **21.01.2025** for Recovery of **Rs. 10,64,16,845.00 (Rupees ten crore sixty four lakhs sixteen thousand eight hundred forty five only) - as on 20.12.2024** with future interest, costs, etc., due to the State Bank of India, Stressed Asset Recovery Branch II, Chennai from the borrowers **Mrs. U. Thiruselvi and Mrs. U. Periyayagi**. The Reserve Price will be **Villa No. 1 - Rs.2,73,00,000.00 (Rupees Two Crore Seventy Three lakhs only) and Villa No. 3 - Rs.2,77,00,000.00 (Rupees Two Crore Seventy Seven Lakhs Only)**

bank.sbi

+91 44 - 2433 8112 ஒடுக்கப்பட்ட சொத்து வசூல் கிளை-II
+91 44 - 2434 0392 44, எல்டாம்ஸ் ரோடு, 1-வது மாடி,
sbi.70674@sbi.co.in தேனாம்பேட்டை, சென்னை-600 018.

तनावग्रस्त परिसंपत्ति वसूली शाखा-II
44, एल्डाम्स रोड, पहला मंजिल,
तेनाम्पेट, चेन्नै-600 018.

STRESSED ASSETS RECOVERY BRANCH-II
No. 44, Eldams Road, 1st Floor,
Teynampet, Chennai - 600 018.



The Earnest Money Deposit will be **Villa 1 - Rs.27,30,000-00 (Rupees Twenty Seven Lakhs Thirty Thousand Only)** and **Villa 3 - Rs.27,70,000-00 (Rupees Twenty Seven Lakhs Seventy Thousand Only)** The Earnest Money Deposit amount to be deposited in the Bidder EMD Wallet available in <https://baanknet.com>

[Property hereby conveyed]

Name of the Title Deed Holder: Mrs. U. Thiruselvi and Mrs. U. Periyanaayagi

(Details of the properties)

SCHEDULE OF PROPERTY

VILLA No - 1

SCHEDULE 'A' PROPERTY(Total Property)

All that piece and parcel of Plots bearing Plot No.460, measuring 3689 Sq ft, PlotNo.461, measuring 3539 Sq ft. and Plot No.462, measuring 3324 Sq ft, admeasuring an extent of 10552 Sq ft in the layout "The Sea Shore Town", comprised in Survey No.12/1, Patta Nos.845, 334 & 1899, New Survey Nos.12/324, 12/325, 12/326 situated in No.189, Sozhinganallur Village, Sozhinganallur Panchayat Limits, Kancheepuram District.

Total Boundaries and measurement for Plot Nos. 460, 461 & 462.

North by : 20 feet Road, 180 feet,
South by : Private Land, 182 feet,
East by : Plot No.459, 64 feet,
West by : Plot No. 463, 52 feet,

Boundaries and measurement for Plot Nos. 460- 3689 Sq ft

North by : 20 feet Road, 60 feet,
South by : Private Land, 59 feet,
East by : Plot No.459, 64 feet,
West by : Plot No. 461, 60 feet,

Boundaries and measurement for Plot Nos. 461- 3539 Sq ft

North by : 20 feet Road, 60 feet,
South by : Private Land, 61 feet,
East by : Plot No.460, 60 feet,
West by : Plot No. 462, 57 feet,

Boundaries and measurement for Plot Nos. 462- 3324 Sq ft

North by : 20 feet Road, 60 feet,
South by : Private Land, 62 feet,
East by : Plot No.461, 57 feet,
West by : Plot No. 463, 52 feet,

SCHEDULE 'B' PROPERTY

2543 Sq ft Undivided Share out of Schedule 'A' land total extent 10552 Sq ft.

SCHEDULE 'C' PROPERTY

Villa No.1, measuring 4500 Sq ft, Super Plinth Area (inclusive of common areas and common shares) situated in "The Sea Shore Town" Layout, Plot No.460, 461, & 462, 13th Avenue, Off: ECR Panaiyur, Sholinganallur, Chennai -600119.

VILLA No - 3

SCHEDULE 'A' PROPERTY (Total Property)

All that piece and parcel of Plots bearing Plot No.460, measuring 3689 Sq ft, PlotNo.461, measuring 3539 Sq ft. and Plot No.462, measuring 3324 Sq ft, admeasuring an extent of 10552 Sq ft in the layout "The Sea Shore Town", comprised in Survey No.12/1, Patta Nos.845, 334 & 1899, New Survey Nos.12/324, 12/325, 12/326 situated in No.189, Sozhinganallur Village, Sozhinganallur Panchayat Limits, Kancheepuram District.

Total Boundaries and measurement for Plot Nos. 460, 461 & 462.

North by : 20 feet Road, 180 feet,



South by : Private Land, 182 feet,
East by : Plot No.459, 64 feet,
West by : Plot No. 463, 52 feet,

Boundaries and measurement for Plot Nos. 460- 3689 Sq ft

North by : 20 feet Road, 60 feet,
South by : Private Land, 59 feet,
East by : Plot No.459, 64 feet,
West by : Plot No. 461, 60 feet,

Boundaries and measurement for Plot Nos. 461- 3539 Sq ft

North by : 20 feet Road, 60 feet,
South by : Private Land, 61 feet,
East by : Plot No.460, 60 feet,
West by : Plot No. 462, 57 feet,

Boundaries and measurement for Plot Nos. 462- 3324 Sq ft

North by : 20 feet Road, 60 feet,
South by : Private Land, 62 feet,
East by : Plot No.461, 57 feet,
West by : Plot No. 463, 52 feet,

SCHEDULE 'B' PROPERTY

2600 Sq ft Undivided Share out of Schedule 'A' land total extent 10552 Sq ft.

SCHEDULE 'C' PROPERTY

Villa No.3, measuring 4500 Sq ft, Super Plinth Area (inclusive of common areas and common shares) situated in "The Sea Shore Town" Layout, Plot No.460, 461, & 462, 13thAvenue, Off: ECR Panaiyur, Sholinganallur, Chennai - 600119.

Demand Notice U/s 13(2) issued on 04.11.2022; Possession Notice u/s 13(4) issued on 18.01.2023

Physical possession of the property taken on: Villa 1: 03.02.2024, Villa 3: 18.10.2023

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://baanknet.com>

Place: Chennai
Date: 21.12.2024



Authorised Officer
State Bank of India

Stressed Asset Recovery Branch II
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 Borrowers	Mrs. U. Thiruselvi and Mrs. U. Periyanaayagi
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Asset Recovery Branch II, No.44, Eldams Road, 1 st Floor, Teynampet, Chennai-600 018
3	Description of the movable and immovable secured assets to be sold.	
	<p><u>[Property hereby conveyed]</u> Name of the Title Deed Holder : Mrs. U. Thiruselvi and Mrs. U. Periyanaayagi <u>SCHEDULE OF PROPERTY</u></p> <p align="center"><u>VILLA No- I</u></p> <p><u>SCHEDULE 'A' PROPERTY (Total Property)</u> All that piece and parcel of Plots bearing Plot No.460, measuring 3689 Sq ft, PlotNo.461, measuring 3539 Sq ft. and Plot No.462, measuring 3324 Sq ft, admeasuring an extent of 10552 Sq ft in the layout "The Sea Shore Town", comprised in Survey No.12/1, Patta Nos.845, 334 & 1899, New Survey Nos.12/324, 12/325, 12/326 situated in No.189, Sozginganallur Village, Sozginganallur Panchayat Limits, Kancheepuram District. <u>Total Boundaries and measurement for Plot Nos. 460, 461 & 462.</u> North by : 20 feet Road, 180 feet, South by : Private Land, 182 feet, East by : Plot No.459, 64 feet, West by : Plot No. 463, 52 feet, <u>Boundaries and measurement for Plot Nos. 460- 3689 Sq ft</u> North by : 20 feet Road, 60 feet, South by : Private Land, 59 feet, East by : Plot No.459, 64 feet, West by : Plot No. 461, 60 feet, <u>Boundaries and measurement for Plot Nos. 461- 3539 Sq ft</u> North by : 20 feet Road, 60 feet, South by : Private Land, 61 feet, East by : Plot No.460, 60 feet, West by : Plot No. 462, 57 feet, <u>Boundaries and measurement for Plot Nos. 462- 3324 Sq ft</u> North by : 20 feet Road, 60 feet, South by : Private Land, 62 feet, East by : Plot No.461, 57 feet, West by : Plot No. 463, 52 feet, <p align="center"><u>SCHEDULE 'B' PROPERTY</u> 2543 Sq ft Undivided Share out of Schedule 'A' land total extent 10552 Sq ft. <u>SCHEDULE 'C' PROPERTY</u> Villa No.1, measuring 4500 Sq ft, Super Plinth Area (inclusive of common areas and common shares) situated in "The Sea Shore Town" Layout, Plot No.460, 461, & 462, 13th Avenue, Off: ECR Panaiyur, Sholinganallur, Chennai - 600119.</p> <p align="center"><u>VILLA No- 3</u></p> <p><u>SCHEDULE 'A' PROPERTY (Total Property)</u> All that piece and parcel of Plots bearing Plot No.460, measuring 3689 Sq ft, PlotNo.461, measuring 3539 Sq ft. and Plot No.462, measuring 3324 Sq ft, admeasuring an extent of 10552 Sq ft in the layout "The Sea Shore Town", comprised in Survey No.12/1, Patta Nos.845, 334 & 1899, New Survey Nos.12/324, 12/325, 12/326 situated in No.189, Sozginganallur Village, Sozginganallur Panchayat Limits, Kancheepuram District. <u>Total Boundaries and measurement for Plot Nos. 460, 461 & 462.</u> North by : 20 feet Road, 180 feet, South by : Private Land, 182 feet, East by : Plot No.459, 64 feet, West by : Plot No. 463, 52 feet,</p> </p>	



Boundaries and measurement for Plot Nos. 460- 3689 Sq ft	
North by	: 20 feet Road, 60 feet,
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Boundaries and measurement for Plot Nos. 461- 3539 Sq ft	
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North by	: 20 feet Road, 60 feet,
South by	: Private Land, 62 feet,
East by	: Plot No.461, 57 feet,
West by	: Plot No. 463, 52 feet,
<u>SCHEDULE 'B' PROPERTY</u>	
2600 Sq ft Undivided Share out of Schedule 'A' land total extent 10552 Sq ft.	
<u>SCHEDULE 'C' PROPERTY</u>	
Villa No.3, measuring 4500 Sq ft, Super Plinth Area (inclusive of common areas and common shares) situated in "The Sea Shore Town" Layout, Plot No.460, 461, & 462, 13 th Avenue, Off: ECR Panaiyur, Sholinganallur, Chennai-600119.	
Demand Notice U/s 13(2) issued on 04.11.2022; Possession Notice u/s 13(4) issued on 18.01.2023	
Physical possession of the property taken on: Villa No 1: 03.02.2024, Villa No 3: 18.10.2023	
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 on "As is Where is", "As is what is" and "Whatever there is" basis 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>1. HTL 1 : 5.19 Cr 2. Suraksha 1 : 0.09 Cr 3. HTL 2 : 5.27 Cr 4. Suraksha 2 : 0.09 Cr Total : 10.64 Cr</p>
6	<p>Deposit of earnest money</p> <p>Property 1 - Villa No. 1 - Rs.27,30,000-00 Property 2 - Villa No. 3 - Rs.27,70,000-00</p> <p>EMD being the 10% of Reserve price to be transferred by bidders in his / her/ their own Wallet provided by M/s PSB Alliance on its e-auction site https://baanknet.com by means of NEFT.</p> <p>"Interested bidder may deposit Pre-Bid EMD with M/s PSB Alliance before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in M/s PSB Alliance 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."</p>



7	<p>Reserve price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted.</p>	<p>Property 1 Villa No. 1 - Rs.2,73,00,000-00 (Rupees Two Crore Seventy Three lakhs only) and Property 2 Villa No. 3 - Rs.2,77,00,000-00 (Rupees Two Crore Seventy Seven Lakhs Only)</p> <p>Bidders own wallet Registered with M/s PSB Alliance on its e-auction https://baanknet.com</p> <p>“Interested bidder may deposit Pre-Bid EMD with M/s PSB Alliance before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in M/s PSB Alliance’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.”</p>
8	Time and manner of payment	<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> <p>The balance sale price after adjusting the EMD (10% of Reserve Price) already paid has to be deposited to SBI SARB II Branch, Account Number 67394803954 held with State Bank of India, Eldams Road Branch, Chennai, IFSC: SBIN0070570.</p>
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p>21.01.2025 from 11.00 hrs to 16.00 hrs Online.</p>
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>The auction will be conducted online only, through the web portal https://baanknet.com</p> <p>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 <u>M/s PSB Alliance & https://bank.sbi</u></p>
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: (limited / unlimited)</p> <p>(iii) Bid currency & unit of measurement</p>	<p>Rs. 1,00,000/-</p> <p>Unlimited extensions of 10 minutes each.</p> <p>INR</p>
12	<p>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.</p> <p>Contact person with mobile number</p>	<p>10.01.2025 between 11:00 am and 04:00 pm</p> <p>City Case officer Name : Jithin Anto Mobile No.9043563133</p>



13 **Other conditions :**

(a) The Bidders should get themselves registered on <https://baanknet.com> by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance 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 M/s PSB Alliance at <https://baanknet.com> by means of NEFT transfer from his bank account.

(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 PSB Alliance 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 M/s PSB Alliance 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) 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.

(g) 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.

(h) 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.

(i) 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.

(j) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(k) 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.

(l) The bid submitted without the EMD shall be summarily rejected. The property shall be sold above the reserve price.

(m) 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.

(n) 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).



(o) 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) 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 may it be subsequently sold.

(q) 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.

(r) 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.

(s) 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.

(t) 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.

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

(v) The Bank has filed complaint against the borrower with CBI and the original title deeds are with CBI. The original Title Deeds will be handed over to the successful buyer only upon closure of case or receipt of Title Deeds from CBI/Court.

Date: 21.12.2024

Place: Chennai



Authorised Officer
State Bank of India
Stressed Asset Recovery Branch II
Chennai

