Appendix – IV-A

[See Proviso to Rule 8(6)]

Date: 27.10.2026

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) / Legal Heirs that the below described immovable property mortgaged to the Secured Creditor, the physical possession with respect to the property has been taken by the Authorised Officer of State Bank of India, being the Secured Creditor, will be sold on "As is where is", "As is what is ", and "Whatever there is" basis on **20.11.2026** for recovery of **Rs. 23,98,00,000/- (Rupees Twenty Three Crores Ninety Eight Lakhs Only)** as on 30.09.2026 with future interest and costs due to the State Bank of India, Stressed Assets Management Branch, Chennai from the Borrower(s) and the Guarantor(s) as mentioned below:

Name of the Borrower: M/s. STAR TRACE PRIVATE LIMITED New No : 5, Old No : 7 Jeevanandham Street, Redhills, Chennai - 600052, Also at: M/s. STAR TRACE PRIVATE LIMITED, No.158/3c, Bypass Road, Mosque Street Redhills, Chennai – 600 052 Also at M/s. STAR TRACE PRIVATE LIMITED,(Under Liquidation) Venkatakrishnan (Liquidator) "Rajparis Trimeni Towers" First Floor, 147, G N Chetty Road, Chennai – 600017
Name of the Guarantors / Legal Heirs: 1. Mr. K. Parthiban Rasu(Deceased), New No.5, Old No.7, Jeevanadham Street, Red Hills, Naravarikuppam, Chennai – 600 052

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2. Mr. P.R. Maheshwaran (Deceased), New No.5, Old No.7, Jeevanadham Street, Red Hills, Naravarikuppam, Chennai – 600 052 3. Mrs. Mohanasundari, New No.5, Old No.7, Jeevanadham Street, Red Hills, Naravarikuppam, Chennai – 600 052 (Guarantors and also Legal heir of the deceased Guarantor Mr. P.R. Maheswaran & Mr. K. Parthiban Rasu) 4. Mrs. P. Ponnal(Deceased), New No.5, Old No.7, Jeevanadham Street, Red Hills, Naravarikuppam, Chennai – 600 052 (Legal heir of the deceased Guarantors Mr. P.R. Maheswaran & Mr. K. Parthiban Rasu) 5. Miss. M. Harshika, D/o. Mr. P.R. Maheswaran, New No.5, Old No.7, Jeevanadham Street, Red Hills, Naravarikuppam, Chennai – 600 052 (Legal heir of the deceased Guarantors Mr. P.R. Maheswaran & Mr. K. Parthiban Rasu)
6. Master M. Krishnan Harivel, S/o. Mr. P.R. Maheswaran (Legal heir of the deceased Guarantors Mr. P.R. Maheswaran & Mr. K. Parthiban Rasu) Represented by his Mother and Natural Guaradian Mrs. M. Mohanasundari, New No.5, Old No.7, Jeevanadham Street, Red Hills, Naravarikuppam, Chennai – 600 052 7. Ms.Leela Parthiban Rasu D/o Ponnal(legal heir of Smt.P.Ponnal,(Legal heir of deceased Guarantors Shri.P.R Maheshwaran & Mr. K. Parthiban Rasu)), New No.5, Old No.7, Jeevanadham Street, Red Hills, Naravarikuppam, Chennai – 600 052 8. Mrs.Latha, D/o Ponnal(legal heir of Smt.P.Ponnal,(Legal heir of deceased Guarantors Shri.P.R Maheshwaran & Mr. K. Parthiban Rasu)),Plot No 39, Park Street, Santhoshapuram, Vengaivasal, Selaiyur, Chennai 600 073

The Reserve Price and Earnest Money Deposit will be Rs.11,49,00,000/- (Rupees Eleven Crores and Forty-Nine Lakhs Only) and the earnest money deposit will be Rs.1,14,90,000/- (Rupees One Core Fourteen Lakhs Ninety Thousand Only)

DESCRIPTION OF PROPERTY

All that piece and parcel of land measuring 0.99 acres or 4000 sq.mt or 43040 Sq.ft together with constructed area of 24000 sq.ft, known as developed Plot No 102 in SIDCO women's Industrial park, Thirumullaivoyil, comprised in Survey number 153 part and 154 part of Vellanur village, Ambattur Taluk, Thriuvallur District, Registration District of Chennai South and Sub Registration District of Avadi, belonging to Smt. M Mohanasundari. (Covered under document no.1164/2018 dated 31.01.2018)

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	Boundaries	Measuring
North by	12 mtrs wide road SIDCO Road	East to West on North side – 50 mtr
South by	Public purpose road	East to West on South side– 50 mtr
East by	Developed Plot No.101	North to South on East Side– 80 mtr
West by	Developed Plot No.103	North to South on West Side – 80 mtr

In total Measuring 43040 Sq.ft., Land and with 24000 sq.ft., main building GF Metallic Sheet roof steel truss etc., Compound wall with gate, Electrical facility, E.B Service No SC.09-453-005-464 & Deposit, Rolling Shutter, Extra Grill, Water Supply Assignments, Drainage Arrangements etc., situated within the sub Registration District of Avadi and Registration District of South Chennai.

Demand Notice u/s 13(2) issued on 27.01.2022,

Symbolic Possession Notice u/s 13(4) issued on 05.05.2022.

Physical Possession of Item B taken on 07.08.2024

The auction will be conducted online only, through the web portal https://baanknet.com. The bidder registration should be completed by bidder well in advance.

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://baanknet.com & https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others.

***Note**: Before submitting the bids, the intending bidders should inspect the physical features of the properties.*

Place: Chennai.

Date: 27.10.2026

Authorised Officer
State Bank of India
Stressed Assets Management Branch, Chennai

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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.

<table>
<tr><td>1</td><td>Name and address of the Borrower</td><td>M/s. STAR TRACE PRIVATE LIMITED,
New No : 5, Old No : 7 Jeevanandham Street, Redhills, Chennai – 600052</td></tr>
<tr><td>2</td><td>Name and address of Branch, the secured creditor</td><td>State Bank of India, Stressed Assets Management Branch, "Red cross Buildings", 32, Red cross Road, Egmore, Chennai-8.
Phone No: 044-2888 1002
E-mail ID: sbi.04105@sbi.co.in.</td></tr>
<tr><td>3</td><td colspan="2">Description of the immovable secured assets to be sold.</td></tr>
<tr><td></td><td colspan="2">All that piece and parcel of land measuring 0.99 acres or 4000 sq.mt or 43040 Sq.ft together with constructed area of 24000 sq.ft, known as developed Plot No 102 in SIDCO women's Industrial park, Thirumullaivoyil, comprised in Survey number 153 part and 154 part of Vellanur village, Ambattur Taluk, Thriuvallur District, Registration District of Chennai South and Sub Registration District of Avadi, belonging to Smt. M Mohanasundari. (Covered under document no.1164/2018 dated 31.01.2018)

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</table>

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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. 23,98,00,000/- (Rupees Twenty Three Crores Ninety Eight Lakhs Only)** as on 30.09.2026 with future interest and costs
6	Deposit of earnest money **(EMD)**	**EMD: Rs 1,14,90,000/- being the 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last-minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system.**
7	Reserve price of the immovable secured assets: **Bank account** in which EMD to be remitted. **(iii) Last Date and Time** within which EMD to be remitted	Rs.11,49,00,000/- Bidder EMD wallet maintained with PSB Alliance on its e-auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal. 19.11.2026
8	**Time and manner of payment**	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. 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 amount 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 or such extended period as may be agreed upon in writing



	Bank Account in which the payment to be remitted	between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction. A/c. No: 30319576399 IFSC: SBIN0000878 Name of Branch: Anna Salai Branch Bank: State Bank of India
9	**Time and place of public e-Auction** or time after which sale by any other mode shall be completed.	**Date: 20.11.2026** Between 11.00 A.M and 04.00 P.M with unlimited extensions of 10 minutes each.
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	https://www.baanknet.com/eauction-psb/x-login 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://baanknet.com & https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	i) Rs.5,00,000/- ii) with unlimited extensions of 10 minutes each. iii) 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	16.11.2026 Between 11.00 A.M. to 3.00 P.M. A Mark (Mobile No.9849891226) Hemanth Kumar S (Mobile No.8374666922)



13	**OTHER CONDITIONS:** (1) Intending Bidders should get themselves registered on https://baanknet.com/eauctionpsb/bidder-registration by providing requisite KYC documents and registration fee as per the guidelines provided on BAANKNET well before the auction date (The registration process is detailed on the above website). (2) Bidders have to visit the website (https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com (3) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) (4) 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. (5) 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. (6) The bidders are required to submit acceptance of the terms & conditions and modalities of eauction adopted by the service provider before participating in the e-auction. (7) 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. (8) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (9) 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. (10) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (11) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. (12) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system the bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (13) 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

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	adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. (14) 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. (15) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees/GST etc. over and the above the sale price for transfer of the property in his/her name. (16) 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. (17) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertained any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It is not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid,either on the ground of discrepancy in size/area, defect in title, encumbrance, litigations or any other ground whatsever. (18) 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 of 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. (19) 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. Provided if the sale price is above Rs.50,00,000.00, it shall be responsibility of the auction purchaser to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained. 20) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale

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	certificate. Further, no interest will be paid on the amount deposited during this period. No request of for return of deposit either in part or full/ cancellation of sale will be entertained. (21) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com, portal only (22) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e-auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatso ever from the bidder thereon affecting the auction process. (23) The land and building are put on auction and shall not include prevailing Plant and Machinery, which is not part of the secured asset, if not removed from the property.	
14	Details of pending litigation, if any, in respect of property proposed to be sold	1. SA 675/2024 Dated: 20.12.2017 is pending with DRT -3, Chennai with respect to the subject property. 2. The Physical Possession of the property will be handed over to the auction purchaser subject to the outcome of the SA 675/2024.

Place: Chennai.

Date: 27.10.2026

Authorised Officer
State Bank of India
Stressed Assets Management Branch, Chennai

