SBI	**STATE BANK OF INDIA** **STRESSED ASSETS RECOVERY BRANCH-II** **NO 44, ELDAMS ROAD 1ST FLOOR,** **TEYNAMPET,** **CHENNAI 600 018**
Authorised Offical Details: Name: Shri, Kailash Chandra Meena Mobile No: 8699009584 e-mail: sbi.70674@sbi.co.in	**City Case Officer details:** Name: R. Nani Kumar Mobile No: 9150414086 e-mail: sbi.70674@sbi.co.in

Ref.No: SBI/SARB-II/CHE/SARFAESI/EAUCTION/2026-27/408 Date:14.10.2026.

Smt. Supriya Lalit kumar **W/o E. Lalit Kumar** No. 2A, 2nd Cross street 2nd main road, Moogambikai Nagar, Nerkundram - Chennai-600 107	**Mr. E. Lalit kumar** **S/o Govindaraj Ekambaram** No. 2A, 2nd Cross street 2nd main road, Moogambikai Nagar, Nerkundram - Chennai-600 107
Smt. Supriya Lalit kumar **W/o E. Lalit Kumar** M/s Lokjii Associates. No. 11, 1st street, Azhagambal Nagar, 1st main road. Nerkundram Chennai - 600107	**Mr. E. Lalit kumar** **S/o Govindaraj Ekambaram** M/s Lokjii Associates. No. 11, 1st street, Azhagambal Nagar, 1st main road. Nerkundram Chennai – 600107

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 **05.11.2026** for Recovery of **Rs. 68,24,823.00 (Rupees Sixty Eight Lakh Twenty Four Thousand Eight Hundred and Twenty Three only)** as on 07.10.2026 with future interest, costs, legal charges, expenses, etc., due to the State Bank of India, No.44 Stressed Assets Recovery Branch -II, Chennai from **Borrower(s) Smt. Supriya. L** The Reserve Price and the Earnest Money Deposit [EMD] are as under:

Sl.No.	Reserve Price [Rs.]	Earnest Money Deposit [Rs.]
1	35,00,000/-	3,50,000/-

The Earnest Money Deposit amount to be deposited in the Bidder Global EMD Wallet available in https://baanknet.com

Description of the immovable property

Name of the title Holder: Mrs. Supriya Lalithkumar & Mr. E. Lalithkumar

SCHEDULE – 'A'

[*TOTAL PROPERTY*]

All that Piece and Parcel of Vacant Land Measuring 13952 Square Feet (Planning permit and Building Plan Approval issued by the Maraimalar Nagar Municipality vide B.A.No 213/2015 & D.Dis No. 2123/14/A1 dated 27.05.2015 & Approved by the Town Planning Authority, chengalpatu vide approval No.3421/14 dated 10.10.2014) in old Survey No 526A/1C, as per Patta No. 2440 in New Survey No. 526A/1C2 situate at Thirukkatchur Village,

Bounded on the:

North by : S.No. 526A/1A1 Part, 526 A/13 to 16 Part

South by : S.No. 526A/1D

East by : S.No. 526A/12 Part and 526 A/18 Part

West by : S.No. 526 A/1C.

The above property is situated within the Maraimalai Nagar Municipality Limits and with in the Registration District of Chengalpattu and Registration Sub-District of Joint II Chengalpattu.

SCHEDULE – 'B'

[PROPERTY ALLOTED TO THE DEVELOPER]

448 Suare feet, of undivided share of land out of 13952 Square feet, in the property described in Schedule 'A' above.

SCHEDULE – 'C'

[FLAT TO BE HANDED OVER TO THE PARTY – FLAT A-3]

Flat A-3, on the First Floor with Super -Built-Up Area of 1161 Sq.ft. (inclusive of common area) together with One **Car Parking** allotted in the Ground floor (vide B.A.No. 213/2015 & D.Dis No.2123/14/A1 dated 27.05.2015 Approved by the Town planning Authority, Chengalpattu vide approval No. 3421/14 dated 10.10.2014)

(Covered under Saled Deed Doc.No.8659 Dated: 15.07.2019

Construction Agreement Doc.No. 8657 dated 15.07.2019)

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website www.sbi.co.in & https://baanknet.com

Place :Chennai

Authorised Officer

Date:14.10.2026.

State Bank of India
Stressed Assets 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 Borrower	**Smt. Supriya Lalit kumar** **W/o E. Lalit Kumar** No. 2A, 2nd Cross street 2nd main road, Moogambikai Nagar, Nerkundram - Chennai-600 107	**Mr. E. Lalit kumar** **S/o Govindaraj Ekambaram** No. 2A, 2nd Cross street 2nd main road, Moogambikai Nagar, Nerkundram - Chennai-600 107		
		Smt. Supriya Lalit kumar **W/o E. Lalit Kumar** M/s Lokjii Associates. No. 11, 1st street, Azhagambal Nagar, 1st main road. Nerkundram Chennai - 600107	**Mr. E. Lalit kumar** **S/o Govindaraj Ekambaram** M/s Lokjii Associates. No. 11, 1st street, Azhagambal Nagar, 1st main road. Nerkundram Chennai – 600107		
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch –II Chennai No.44, Eldams Road, 1st Floor, Teynampet, Chennai-600 018			
3	Description of the movable and immovable secured assets to be sold (Physical Possession available with Bank).				

SCHEDULE – 'A' [*TOTAL PROPERTY*]

All that Piece and Parcel of Vacant Land Measuring 13952 Square Feet (Planning permit and Building Plan Approval issued by the Maraimalar Nagar Municipality vide B.A.No 213/2015 & D.Dis No. 2123/14/A1 dated 27.05.2015 & Approved by the Town Planning Authority, chengalpatu vide approval No.3421/14 dated 10.10.2014) in old Survey No 526A/1C, as per Patta No. 2440 in New Survey No. 526A/1C2 situate at Thirukkatchur Village,

Bounded on the:

North by : S.No. 526A/1A1 Part, 526 A/13 to 16 Part

South by : S.No. 526A/1D

East by : S.No. 526A/12 Part and 526 A/18 Part

West by : S.No. 526 A/1C.

The above property is situated within the Maraimalai Nagar Municipality Limits and with in the Registration District of Chengalpattu and Registration Sub-District of Joint II Chengalpattu.

SCHEDULE – 'B'

[PROPERTY ALLOTED TO THE DEVELOPER]

448 Suare feet, of undivided share of land out of 13952 Square feet, in the property described in Schedule 'A' above.

STATE BANK OF INDIA (70674) SARB-II Chennai-18

	SCHEDULE – 'C' **[FLAT TO BE HANDED OVER TO THE PARTY – FLAT A-3]** **Flat A-3**, on the First Floor with Super -Built-Up Area of 1161 Sq.ft. (inclusive of common area) together with One **Car Parking** allotted in the Ground floor (vide B.A.No. 213/2015 & D.Dis No.2123/14/A1 dated 27.05.2015 Approved by the Town planning Authority, Chengalpattu vide approval No. 3421/14 dated 10.10.2014) (Covered under Sale Deed Doc.No.8659 Dated: 15.07.2019 Construction Agreement Doc. No. 8657 dated 15.07.2019)	
4	Details of the encumbrances known to the secured creditor.	
	There are presently no claim/ Statutory dues against the property till date to the knowledge of the Bank. 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.	
5	The secured debt for recovery of which the property is to be sold	
	Rs. 68,24,823.00 (Rupees Sixty Eight Lakh Twenty Four Thousand Eight Hundred and Twenty Three only) as on 07.10.2026.	
6	Deposit of earnest money	EMD: Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only) Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of https://baanknet.com by means of NEFT/challan. **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.**
7	**Reserve price** of the immovable secured assets: **Bank account** in which EMD to be remitted.	Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) (ii) Bidders own wallet Registered with M/s PSB Alliance on its e-auction site https://baanknet.com by means of NEFT.



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.	**Date: 05.11.2026** Between:11.00 hrs. to 16.00 hrs. 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	M/s PSB Alliance at the web portal https://baanknet.com
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs.25,000/- (ii)Unlimited extensions of 10 minutes each. iii)In Rupee
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	29.10.2026 between 1:00 pm and 4:00 pm (with Prior intimation) City Case Officer **SBI, SARB-II, Chennai** Name : R. Nani Kumar Mobile No.: 9150414086
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. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/ Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid email ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, ARMB Branch. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (c) Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of https://baanknet.com by means of NEFT. Interested bidder may deposit pre-bid EMD with PSB Alliance before the e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance Bank account and updating 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. (d) The intending bidders should make their own independent enquiries regarding the encumbrances, title /extent/ quantity and quality 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) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

(f) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the Bank and the remaining amount i.e 25% of sale price after adjusting EMD already paid, to be paid immediately i.e on the same day or not later than next working day, as the case may be. **The said amount has to be remitted to the Bank Collection Account No: 67394803954, IFSC:SBIN0070674, Account Name-SBI, SARB-II, Chennai.** The sale confirmation advice will be issued on satisfactory verification of the KYC and other formalities.

(g) 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.

(h) 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.

(i) 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.

(j)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.

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

(l) 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.

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

(n) 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.

(o) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s PSB Alliance. The Bidder has to place a request with MSTC Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(p) 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.

(q) 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.

(r) 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.

(s) 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. (t)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 ascertain any other dues /liabilities /encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting bids. It would 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 encumbrances or any other ground whatsoever. (u) 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. (v) 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. (w) The sale will attract the provision of Sec 194-IA of the Income Tax Act. (x)GST @ 18% will be applicable on the sale value of Plant & Machinery and Stocks.
14	Details of pending litigation, if any, in respect of property proposed to be sold: Not known to Bank.

Date:14.10.2026
Place: Chennai

Authorised Officer
State Bank of India
Stressed Assets Recovery Branch - II
Chennai