| Authorised Official Details : | City Case Officer details: |
|---|---|
| Name : Shri Ramesh Pandiian | Name : Shri S Venkatesan |
| Mobile No. 88703 20425 | Mobile No. 82487 40526 |

| Borrower Address: | Borrower Address: |
|---|---|
| Shri. T.Ayyathurai Naidu<br>No. 2, Balaji Nagar<br>2nd Main Road, Ekkatuthangal<br>Guindy Industrial Estate<br>Chennai 600 032. | Shri. T.Ayyathurai Naidu<br>No. 24, Sea View Enclave<br>Neelankarai<br>Chennai 600 041 |
| **Property Address:**<br>Shri.T.Ayyathurai Naidu<br>"The Village" , Phase I, Villa No.13 , Block-1, No.106, Fabiola<br>OMR Kalavakkam , Chengalpet, Kancheepuram District , Chennai-603110 | |

**Date: 27.10.2026**

**SBI /SARB-II/SARFAESI/E-AUCTION/2026-27/**

[ See Proviso to Rule 8(6) ]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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 property 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 on **23.09.2022** , will be sold on **"As is Where is", "As is what is" and "Whatever there is"** basis on **18.11.2026** for recovery of **Rs.3,56,53,693/- (Rupees Three crores fifty six lacs fifty three thousand six hundred ninety three only) as on 26.10.2026** with future interest, costs, etc., due to the State Bank of India, Stressed Asset Recovery Branch II, Chennai, from **Mr.T.Ayyathurai Naidu.**

The Reserve Price will be **Rs.1,08,00,000/-** (Rupees One crore eight lacs only) and the Earnest Money Deposit will be **Rs.10,80,000/-(**Rupees Ten lakhs eighty thousand only)

**Name of Title Deed Holder: Mr. T.Ayyathurai Naidu**

**Property Schedule**

**SCHEDULE "A"**

All that part and parcel of the land totally admeasuring Acres 40.130 Cents in Survey Nos.225/3B, 226/1C, 227,229/1A, 241/2B3B, 247/6A, 247/7B, 247/8, 247/9, 247/10,

248/1, 248/2, 248/3, 248/4, 248/5, 248/6, 248/7, 248/8, Old Survey no.199/2 new Survey 258/14 of KalavakkamVillage,Thiruporur, Chengalpattu Taluk, Kancheepuram District, TamilNadu.

Bounded on:-

North by: Survey Nos. 223,241(P), 231 (P)

South by: Survey Nos 229/2, 241(P), 228, 229/1 B

East by: Survey No.242

West by: Road

Within the Registration District of Chengalpattu and Sub Registration District of Thiruporur

**SCHEDULE "B"**

All that piece and parcel of the land admeasuring 35.745 Acres being the Saleable Area after deducting 4.385 Acres gifted out of 40.130 Acres and comprised in Survey Nos.225/3B, 226/1C, 227, 229/1A, 241/2B3B, 247/6A, 247/7B, 247/8, 247/9, 247/10, 248/1, 248/2, 248/3, 248/4, 248/5, 248/6, 248/7, 248/8, old Survey no.199/2 new survey 258/14 of Kalavakkam Village,Thiruporur, Chengalpattu Taluk Kancheepuram District, Tamil Nadu.

The Developer has duly obtained necessary permission from the Executive officer of Thiruporur vide Planning Permit No.06/2010 in Letter No.97/2008 Dated 30th December 2010, in letter No.344/2008 Dated 21st December 2010 for the Project.

**SCHEDULE "C" PROPERTY**

(Undivided Share in the Schedule B Land)

All that the undivided right title interest and ownership in the land admeasuring 2000 Sq.ft out of the Schedule B mentioned land.

Property Address: The Village by Phoneix Hodu Developers, Phase-I, Villa No.13, Block-1, No.106, Fabiola, OMR, Kalavakkam,Thiruporur, Chennai-603110 Chengalpattu Taluk, Kancheepuram District. Super Built up Area: 2705 Sq.ft.

( Covered under sale deed No. 10238 / 2020 dated :27.10.2020 and construction agreement No. 10237 / 2020 dated : 25.08.2020 )

**Asset Id : SBIN400050773258**

Encumbrances known to the Bank : NIL

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website **https://baanknet.com**

Place:Chennai

Date: 27.10.2026

**Authorised Officer , State Bank of India,**

Stressed Assets Recovery Branch – II , Chennai

STATE BANK OF INDIA SBI 70674 SARB-II, CHENNAI-18

**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 **(Possession with the Bank)**

| | | |
|---|---|---|
| 1 | Name and address of the Borrower | Mr.T.Ayyathurai Naidu<br>No. 2, Balaji Nagar<br>2nd Main Road, Ekkatuthangal<br>Guindy Industrial Estate<br>Chennai 600 032.<br><br>Mr.T.Ayyathurai Naidu<br>No.24, Sea View Enclave<br>Neelankarai<br>Chennai- 600 041.<br><br>**Property Address**:<br>Mr.T.Ayyathurai Naidu<br>"The Village"<br>Phase- 1, Villa No.13<br>Block -1, Fabiola No.106<br>OMR Kalavakkam<br>Chennai<br>Chengalpet<br>Kancheepuram District |
| 2 | Name and address of Branch, the secured creditor | SARB II Branch<br>No.44, 1st Floor, Eldams Road,<br>Teynampet, Chennai 600 018. |
| 3 | Complete Description of the Immovable secured assets to be sold with identification marks or number, if any, on them | **SCHEDULE "A"**<br><br>All that part and parcel of the land totally admeasuring Acres 40.130 Cents in Survey Nos.225/3B, 226/1C, 227,229/1A, 241/2B3B, 247/6A, 247/7B, 247/8, 247/9, 247/10, 248/1, 248/2, 248/3, 248/4, 248/5, 248/6, 248/7, 248/8, Old Survey no.199/2 new Survey 258/14 of Kalavakkam Village, Thiruporur, Chengalpattu Taluk, Kancheepuram District, TamilNadu.<br><br>Bounded by:-<br><br>North by: Survey Nos. 223,241(P), 231 (P)<br><br>South by: Survey Nos 229/2, 241(P), 228, 229/1 B<br><br>East by: Survey No.242<br><br>West by: Road<br><br>Within the Registration District of Chengalpattu and Sub Registration District of Thiruporur.<br><br>**SCHEDULE "B"**<br><br>(" Saleable Area")<br><br>All that piece and parcel of the land admeasuring 35.745 Acres being the Saleable Area after deducting 4.385 Acres gifted out of 40.130 Acres and comprised in Survey Nos.225/3B, 226/1C, 227, 229/1A, 241/2B3B, 247/6A, 247/7B, 247/8, 247/9, 247/10, 248/1, 248/2, 248/3, 248/4, 248/5, 248/6, 248/7, 248/8, old Survey no.199/2 new survey 258/14 of Kalavakkam Village, Thiruporur, Chengalpattu Taluk Kancheepuram District, Tamil Nadu. |



| | | | |
|---|---|---|---|
| | | The Developer has duly obtained necessary permission from the Executive officer of Thiruporur vide Planning Permit No.06/2010 in Letter No.97/2008 Dated 30th December 2010, in letter No.344/2008 Dated 21st December 2010 for the Project.<br><br>**SCHEDULE "C" PROPERTY**<br><br>(Undivided Share in the Schedule B Land)<br><br>**Name of Title Deed Holder: Mr. T.Ayyathurai Naidu**<br><br>All that the undivided right title interest and ownership in the land admeasuring 2000 Sq.ft out of the Schedule B mentioned land.<br><br>Property Address: The Village by Phoneix Hodu Developers, Phase-I, Villa No.13, BlockNo.106, Fabiola OMR, Kalavakkam, Thiruporur, Chennai-603110 Chengalpattu Taluk, Kancheepuram District. Super Built up Area: 2705 Sq.ft of saleable area. | |
| 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.<br><br>The property will be sold in "**AS IS WHERE IS" , "AS IS WHAT IS" and "whatever there is"** 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.3,56,53,693/- (Rupees Three crores fifty six lacs fifty three thousand six hundred ninety three only) as on 26.10.2026** with further expenses & cost and interest from **27.10.2026.** | |
| 6 | Deposit of earnest money | **EMD: Rs.10,80,000/-**<br>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. "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 MIs 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 | |
| 7 | Reserve price of the Immovable secured assets:<br><br>**Bank account in which EMD to be remitted** | **Rs.1,08,00,000/-**<br>Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site **www.bank.sbi & https://baanknet.com** by means of NEFT<br><br>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 up dation of such information in the e-auction website. This may take some time as per banking process and hence bidder, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute rush. | |
| 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 | |

STATE BANK OF INDIA SBI 70674 SARB-II, CHENNAI-18

| | | | |
|---|---|---|---|
| | | 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.<br><br>**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 SBI, Eldams Road Branch, Chennai.**<br>**IFSC – SBIN0070674** | |
| 9 | Time and place of public e-Auction or time after which sale by any other mode shall be completed. | **18.11.2026 Between 11.00 AM to 04.00 PM** | |
| 10 | The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above. | The auction will be conducted online only, through M/s PSB Alliance at the web portal **https://baanknet.com**<br><br>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 **M/s PSB Alliance & https://baanknet.com** | |
| 11 | (i) Bid increment amount:<br>(ii) Auto extension: unlimited times. (limited / unlimited)<br>(iii) Bid currency & unit of measurement | **Rs.1,00,000/-**<br><br>**With unlimited extensions of 10 minutes each**<br><br>INR | |
| 12 | **Date and Time** during which inspection of the Immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number | **Date : 11.11.2026 Time: 11.00 a.m. to 4.00 p.m.**<br><br>**Shri S Venkatesan, Deputy Manager**<br><br>**Mobile No. 8248740526** | |

STATE BANK OF INDIA SBI 70674 SARB-II, CHENNAI-18

| | | | |
|---|---|---|---|
| 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 Licence/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, SARB-II, Chennai. 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 M/s PSB Alliance before the 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 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) | 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) | 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. 6 7 3 9 4 8 0 3 9 5 4 , IFSC: SBIN0070674; Account Name: SBI, SARB-II, Chennai.** The sale confirmation advice will be issued on satisfactory verification of the KYC & 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 shall not be sold below 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 M/s PSB |



| | | |
|---|---|---|
| | | Alliance 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 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 may it be subsequently sold. |
| | | r) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST, etc. for transfer of the property in his/her name. |
| | | s) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees, GST 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 Authorized 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 Authorized 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) This sale will attract the provisions of sec 194-IA of the Income Tax Act. |
| | | x) GST @ 18% will be applicable on the sale value of Plant & Machinery and Stocks |

**Date: 27.10.2026**

**Place: Chennai**

**Authorised Officer, State Bank of India**

**Stressed Assets Recovery Branch, Chennai**

STATE BANK OF INDIA SBI 70674 SARB-II, CHENNAI-18