

SPEED POST WITH ACK DUE

Mr.Thiyagarajan Kalayana Sundaram No.25 ,2nd Main Road , Mahalakshmi Nagar, Adambakkam, Chennai – 600 088.	Mrs.Indira Thiyagarajan W/o Mr.Thiyagarajan No.25, 2nd Main Road , Mahalakshmi Nagar, Adambakkam, Chennai – 600 088.
Mr.Thiyagarajan Kalayana Sundaram & Mrs.Indira Thiyagarajan Represented Mr,K.G.Ravi, Power Agent Plot No:4, Door No:31, F1, SVC Flats, Mandapam Link Road, Krishna nagar extn, Ullagram, Chennai – 600 091.	

SARB/RMK/2025/ 902

Date: 13.03.2026

Dear Sir,

NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES

Please take notice that the secured assets mortgaged/charged to the Bank more fully described in the schedule hereunder shall be sold by public e-auction to be held on 06.04.2026 through the Bank's approved service provider <https://BAANKNET.com>, between 11.00 a.m. and 4.00 p.m. For further details, please refer to the notice to be published in the newspapers.

Yours truly,



(Authorized Officer)

Encl: e-Auction Sale Notice dated 13.03.2026

 bank.sbi

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 sbi.05170@sbi.co.in

Branch Code : 05170

ஒடுக்கப்பட்ட சொத்து வசூல் கிளை
ரெட் கிராஸ் பில்டிங், இரண்டாம் தளம்,
எண்.32, மான்டியத் ரோடு,
எழும்பூர், சென்னை - 600 008.

संकटग्रस्त आस्ति वसूली शाखा
रेड क्रॉस बिल्डिंग, दूसरा तल,
नं.32, मोंटियत रोड,
एगमोर, चेन्नै - 600 008.

Stressed Assets Recovery Branch
Red Cross Building, II Floor,
No.32, Montieth Road,
Egmore, Chennai - 600 008.

	STATE BANK OF INDIA Stressed Assets Recovery Branch
Authorised Official's Details: Name: Shri. Parthasaradhi C Mobile No: 9444719444 Land Line No: 044-28881058	2 nd Floor, Red Cross Buildings, # 32, Red Cross Road, Egmore, Chennai – 600008. Telephone: 044-28881082 E-mail: sbi.05170@sbi.co.in

NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised 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 06.04.2026 (Date of Sale) for recovery of **USD 54,88,742.05** as on 12.03.2026 with future interest together with (legal and other charges) due to the State Bank of India, Tel Aviv Branch from M/s.Thangam Limited represented by 1.Mr.Thiyagarajan Kalayana Sundaram,2.Mrs.Indira Thiyagarajan W/o Thiyagarajan & Ms.Puja Iyer all residing at No.25,2nd Main Road ,Mahalakshmi Nagar,Adambakkam, Chennai – 600 088.

Description of the immovable property :

PROPERTY-I

SCHEDULE “A”

All that piece and parcel of property being land of a total extent of 26 acres 91 cents comprising the following survey nos. and extents situated at no: 79, gudalur village, maraimalai nagar, chengalpet taluk, kancheepuram district, and Tamil nadu.

Survey No.	Extent
155/11	60Cents
155/14	1 Acre 66 Cents
155/12	1 Acre 72 Cents
155/13	1 Acre 46 Cents
155/10E	65 Cents
93/1C	1 Acre41 Cents
155/16	5 Acres 28 Cents
155/23	72 Cents
155/10A	58 Cents
155/10B	62 Cents
155/10C	67 Cents
155/11	1 Acre 18 Cents
155/10F	66 Cents
155/10H	1 Acre 1 Gent
155/10G	67 Cents
155/18C	90 Cents
155/19	1 Acre 57 Cents
155/15	2 Acres 80 Cents
155/15	2 Acres 75 Cents
Total	26 Acres 91 Cents

Situated within the sub-registration district of Chengalpet and registration district of Kancheepuram.

SCHEDULE "B"

An undivided 1001 sq.ft of land of share out of 9, 19,589.10 sq.ft in the schedule- A mentioned land minus O.S.R. and other recreational areas.

SCHEDULE "C"

Flat no. 301, in the third floor, block –B, wing no: 5, 3bhk of a super built up area of 1619 sq.ft., approximately (as per the specifications annexed hereto) in the project called golden county" situated at 79, gudalur village, maraimalai nagar satellite city, chengalpet taluk, kancheepuram district with common rights and benefits proportionate to schedule-B mentioned undivided share of land and and exclusive covered car parking space marked in red.

PROPERTY-II**SCHEDULE "A"**

All that piece and parcel of property being land of a total extent of 26 acres 91 cents comprising the following survey nos. and extents situated at no: 79, gudalur village, maraimalai nagar, chengalpet taluk, kancheepuram district, and Tamil nadu.

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Total	26 Acres 91 Cents

Situated within the sub-registration district of Chengalpet and registration district of kancheepuram.

SCHEDULE "B"

An undivided 1033 sq.ft of land of share out of 9,19,589.10 sq.ft in the schedule- A mentioned land minus O.S.R. and other recreational areas.

SCHEDULE "C"

Flat no.302, in the third floor, block B, wing no:5 , 3bhk of a super built up area of 1671 sq.ft., approximately (as per the specifications annexed hereto) in the project called "golden county" situated at 79, Gudalur village, Maraimalai nagar satellite city, Chengalpet taluk, kancheepuram district with common rights and benefits proportionate to schedule-B mentioned undivided share of land and exclusive covered car parking space marked in red.

Encumbrances known to the Bank if any :Nil

Details of Sale

Reserve Price:

Property-1. Rs.41,00,000/-

Property-2. Rs.42,00,000/-

Earnest Money Deposit (EMD):

Property-1. Rs.4,10,000/-

Property-2. Rs.4,20,000/-

Date & Time of e-auction	06.04.2026; From 11.00 AM to 04.00 PM With auto time extension of 10 minutes each till sale is completed.
EMD Remittance:	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.
Bid Multiplier	Rs.50,000 /-
Inspection of property	Date: 20.03.2026 Time: 11.00 AM to 1.00 PM & 28.03.2026 Time: 3.00 P.M to 5.00 PM

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.baanknet.in.

Place: Chennai.
Date: 13.03.2026. .

For STATE BANK OF INDIA
Stressed Assets Recovery Branch, Chennai

Authorised Officer
Authorised Officer

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

1	Name and address of the Borrower	1. Mr.Thiyagarajan Kalayana Sundaram, 2.Mrs.Indira Thiyagarajan W/o Thiyagarajan both residing at No.25,2nd Main Road , Mahalakshmi Nagar, Adambakkam, Chennai – 600 088.
2	Name and address of Branch, the secured creditor	State Bank of India, Contact Branch: Stressed Assets Recovery Branch, Chennai 2nd Floor, Red Cross Buildings, No: 32, Red Cross Road, Egmore, chenai-600008.
3	Description of the immovable secured assets to be sold	
	<u>SCHEDULE “A”</u> All that piece and parcel of property being land of a total extent of 26 acres 91 cents comprising the following survey nos. and extents situated at no: 79, gudalur village, maraimalai nagar, chengalpet taluk, kancheepuram district, and Tamil nadu.	
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155/19	1 Acre 57 Cents	
155/15	2 Acres 80 Cents	
155/15	2 Acres 75 Cents	
	Total	26 Acres 91 Cents
Situated within the sub-registration district of chengalpet and registration district of kancheepuram.		
<u>SCHEDULE “B”</u> An undivided 1001 sq.ft of land of share out of 9, 19,589.10 sq.ft in the schedule- A mentioned land minus O.S.R. and other recreational areas.		
<u>SCHEDULE “C”</u> Flat no. 301, in the third floor, block –B, wing no: 5, 3bhk of a super built up area of 1619 sq.ft., approximately (as per the specifications annexed hereto) in the project called golden county" situated at 79, gudalur village, maraimalai nagar satellite city, chengalpet taluk, kancheepuram district with common rights and benefits proportionate to schedule-B mentioned undivided share of land and and exclusive covered car parking space marked in red.		
<u>PROPERTY-II</u> <u>SCHEDULE “A”</u> All that piece and parcel of property being land of a total extent of 26 acres 91 cents		

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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	USD 54,84,088.59
6	Deposit of earnest money	Earnest Money Deposit (EMD) : Property-1. Rs.4,10,000/- Property-2. Rs.4,20,000/- 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 https://BAANKNET.com before 3.00 P.M. on 06.04.2026. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in M/s.BAANKNET's wallet 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: Account/ Wallet in which EMD to be remitted:	(i) Property-1. Rs.41,00,000/- (ii) Property-2. Rs.42,00,000/- (ii) Bidders own wallet Registered with <u>BAANKNET</u> on its e-auction site https://BAANKNET.COM by means of NEFT. Bank : State Bank of India, SARB, Egmore, Chennai-600 008. (iii) Please refer to item 6 above
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: 06.04.2026 Between 11:00 A.M and 4:00 P.M. with unlimited extensions of 10 minutes each.
10	The e-Auction will be conducted through the Bank's approved service provider	web portal https://BAANKNET.com
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) ₹ 50,000/- (ii) with unlimited extensions of 10 minutes each. (iii) Rupees
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:	Date: 20.03.2026 Time: 11.00 AM to 1.00 PM & 28.03.2026 Time: 3.00 P.M to 5.00 PM Name: R.Muthukumar , City Case Officer Mobile No: 94441751818
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 Ebkray 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 eBKray 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 eBKray is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (d) 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 to be paid immediately i.e. on the same day or not later than next working day, as the case may be (e) During e-Auction, if no bid is received without

	increment 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. (f) 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. (g) 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. (h) 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. (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (j) 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. (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (l) 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. (m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (n) 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. (o) 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. (p) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name. (q) 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. (r) 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.
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		(s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale .0certificate 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.
		(t) This sale will attract the provisions of sec 194-IA of the Income Tax Act.
		(u) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

Date: 13.03.2026
Place: CHENNAI

For STATE BANK OF INDIA
Stressed Assets Recovery Branch, Chennai

Authorised Officer

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