SBI

பாரத ஸ்டேட் பாங்கு
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Authorised Offical's Details: Name: Smt. Meenakumari P Mobile No: 9790960729	**City Case Officer details:** Name: Shri. Jithin Anto Mobile: 9043563133

Mr. Balamurugan S, S/o Mr. Shanmugam P, Old No. 11/4, New No.45/5, Naidu Street, Near Ganapathy Avenue, Kottur, Chennai - 600 085.	Mrs. Sujatha B, W/o Mr. Balamurugan S, Old No. 11/4, New No.45/5, Naidu Street, Near Ganapathy Avenue, Kottur, Chennai - 600 085
Mr. Balamurugan S , S/o Mr. Shanmugam P, Emp No. 0284, Senior Manager, Logistics & Imports Department, BSH House Hold Appliances Manufacturing Pvt. Ltd, Appliance Park-Chennai, Plot No.S-45, Sipcot Industrial Park, Pillaipakkam, Sriperumpudur, Kancheepuram - 602 105	

Date: 02.03.2026

SBI/SARB-II/SARFAESI/E-AUCTION/2025-26/ 811

[See Proviso to Rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) that the below described immovable property mortgaged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of State Bank of India, being the Secured Creditor, will be sold on "Äs is where is", "As is what is", and "Whatever there is" on **25.03.2026** for recovery of Rs. 4758592.00 (Rupees Forty seven lakhs fifty eight thousand five hundred ninety two only) as on 02.03.2026 with future interest, costs and expenses thereon due to the State Bank of India, SARB-II, Chennai from Mr. Balamurugan S and Mrs Sujatha B, Old No. 11/4, New No.45/5, Naidu Street, Near Ganapathy Avenue, Kottur, Chennai - 600 085.

The Reserve Price is **Rs.29,50,000.00** and the Earnest Money Deposit (EMD) is **Rs.2,95,000.00**

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

DESCRIPTION OF PROPERTY

Name of Title Deed Holder: Mr. Balamurugan S and Mrs Sujatha B
As per Sale Deed No 544/2018 dated 19/01/2018 and Construction Agreement no. 543/2018 dated 19/01/2018 in the name of Mr. Balamurugan S and Mrs. B Sujatha SCHEDULE-A All that piece and Parcel of land and building in Plot No.246, in Sai Srivari Nagar Part-I (DTCP Approval No. 145/2003) measuring an extent of 2025 square feet comprised in Survey No.18/2A situated at Old No. 83, New No 60, Sengundram Village, Chengalpattu Taluk Kanchipuram District Measuring on the North by: 66 feet South by: 69 feet East by: 30 feet West by: 30 feet . Bounded on the North by: Plot Nos.244 & 245 South by: Plot No.247 East by: 23 feet wide Road West by: Vacant Land situated within the Registration District of Chengalpattu and Sub Registration District of Chengalpattu Joint-II, within the Maraimalai Nagar Municipality limit. SCHEDULE 'B' Residential Flat No. F1, measuring 903 sq.ft (Super built up area) on the first floor excluding UDS 405 sq. ft out of 2025 sq. ft., of the property situated at Plot No.246 in Sai Srivari Nagar Part-I, (DTCP Approval No.145/2003) building Plan Approved Maraimalai Nagar Municipality, Comprised in Survey No.18/2A, of No.60 Sengundram Village, Chengalpattu Taluk, Kancheepuram District, within the Sub Registration District of Chengalpattu-II and Registration District of Chengalpattu.

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.sbi.co.in and https://baanknet.com

Place: Chennai.
Date: 02.03.2026

Chief Manager & Authorised Officer
State Bank of India
Stressed Assets Recovery Branch-II, Chennai

(07674) SARB-II Chennai-18 STATE BANK OF INDIA

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

PHYSICAL POSSESSION IS WITH THE BANK

1	Name and address of the Borrower	Mr. Balamurugan S and Mrs Sujatha B, Old No. 11/4, New No.45/5, Naidu Street, Near Ganapathy Avenue, Kottur, Chennai - 600 085.
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch-II, No.44, Eldams Road, 1st Floor, Teynampet, Chennai – 6000018. Email: sbi.70674@sbi.co.in
	Description of the immovable secured assets to be sold.	As per Sale Deed No 544/2018 dated 19/01/2018 and Construction Agreement no. 543/2018 dated 19/01/2018 in the name of Mr. Balamurugan S and Mrs. B Sujatha SCHEDULE-A All that piece and Parcel of land and building in Plot No.246, in Sai Srivari Nagar Part-I (DTCP Approval No. 145/2003) measuring an extent of 2025 square feet comprised in Survey No.18/2A situated at Old No. 83, New No 60, Sengundram Village, Chengalpattu Taluk Kanchipuram District Measuring on the North by: 66 feet South by: 69 feet East by: 30 feet West by: 30 feet . Bounded on the North by: Plot Nos.244 & 245 South by: Plot No.247 East by: 23 feet wide Road West by: Vacant Land situated within the Registration District of Chengalpattu and Sub Registration District of Chengalpattu Joint-II, within the Maraimalai Nagar Municipality limit. SCHEDULE 'B' Residential Flat No. F1, measuring 903 sq.ft (Super built up area) on the first floor excluding UDS 405 sq. ft out of 2025 sq. ft., of the property situated at Plot No.246 in Sai Srivari Nagar Part-I, (DTCP Approval No.145/2003) building Plan Approved Maraimalai Nagar Municipality, Comprised in Survey No.18/2A, of No.60 Sengundram Village, Chengalpattu Taluk, Kancheepuram District, within the Sub Registration District of Chengalpattu-II and Registration District of Chengalpattu.
		Encumbrances known to the Bank, if any: NIL

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 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.
5	The secured debt for recovery of which the property is to be sold	HTL: 37478382196 - Rs. 4531402.00 Suraksha: 37550845607 – Rs. 227190.00 Total: 4758592.00
6	Deposit of earnest money (**EMD**) (10% of Reserve Price)	**EMD: Rs. 2,95,000.00** Pre-bid EMD being the 10% of Reserve price has to be paid against the property ID through the bidder's wallet created in the web portal https://baanknet.com **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	(i) Reserve price of the immovable secured assets: (ii) Bank account in which EMD to be remitted.	(i) **Rs.29,50,000.00** (ii) EMD to be paid against the property ID through the bidder's wallet created in the web portal https://baanknet.com
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: 25.03.2026** 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	M/s PSB Alliance at the web portal https://baanknet.com

	e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs.50,000.00 (ii) With 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	Date: 16.03.2026 Time: Time :11.00 a.m to 4.00 p.m Name: Jithin Anto (Mobile No. 9043563133)
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. 67394803954; IFSC: SBIN0070570; 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 it may 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.

State Bank of India (70674) SARB-II Chennai-18

	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

Place: Chennai.
Date: 02.03.2026

Chief Manager & Authorised Officer
State Bank of India
Stressed Assets Recovery Branch-II,
Chennai

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