

	STATE BANK OF INDIA STRESSED ASSETS RECOVERY BRANCH-II NO 44, ELDAMS ROAD 1ST FLOOR, TEYNAMPET, CHENNAI 600 018
Authorised Official Details: Name: Smt. Meenakumari Mobile No: 9790960729 Land Line No: 044-24338112	City Case Officer details: Name: Shri.Surendar.S Mobile No: 9514251429 e-mail: sbi.70674@sbi.co.in

[See Provision to Rule 8(6)]

Date :04.03.2026.

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 provisio 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(Property No.6 Below is under Symbolic Possession) of which 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" on **25.03.2026** for recovery of Rs. 21,21,82,905/- (Rupees Twenty One Crore Twenty One Lakh Eighty Two thousand Nine hundred Five Only) as on 02.03.2026 with future interest, costs and expenses thereon due to the State Bank of India, SARB II, Chennai from M/s Akhilesh Hypermarket, M/s Akhilesh Food Park, Mr. P. G. Baabu and Mrs. B. Anandhi (Borrower(s). The Reserve Price of the properties under sale, are listed below

<u>Residence Address</u> Shri. P G Baabu S/o Gunasekaran, No. 25, Millers Road, Arasu Garden, Arni Thiruvannamalai Distrcit – 632301	<u>Residence Address</u> Smt. Anandhi B W/o Mr. P G Baabu, No. 25, Millers Road, Arasu Garden, Arni Thiruvannamalai Distrcit – 632301
<u>Permanent Address</u> Mr. P G Baabu S/o Gunasekaran No. 13D, Narayana Street, Kolathur, Arni, Thiruvannamalai Distrct – 632301	<u>Office / Business Address</u> Mr. P G Baabu No. 46, Parasuraman Street, Arni, Tiruvannamalai District Pin - 632301
<u>Guarantors Address :</u> Mr. Parasuraman, S/o Mr. Munusamy, D.No. 20/2, , Ward – D, Block 18, Kalayanasundaranar Street, Arni, Thiruvannamalai District - 632301	<u>Partner / Guarantor Address:</u> Mrs. P. Yamuna W/o Parasuraman D.No. 20/2, , Ward – D, Block 18, Kalayanasundaranar Street, Arni, Thiruvannamalai District – 632301
<u>Unit address:</u> M/s Akhilesh Hyper Market, No. 16/17, Mundy Street, Arni, Thiruvannamalai District – 632301	<u>Unit address:</u> M/s Akhilesh Food Park, NO.52A, 52B, Gandhi Market Road, Arni, Thiruvannamalai District - 632301



Property No.1

Title Holder : Mr. P G Baabu & Mrs. B. Anandhi; Reserve Price: Rs.335.00 Lakhs; EMD: Rs.33.50 Lakhs

Commercial Land and Building situated at Thiruvannamalai District, Cheyyar Registration District, Arni Taluk, Arni sub District, Arni town municipal limits, Gandhi Market road, Door No. 52A, 52B situated in Tonw Survey No. D/7 Block, T.S. NO. 96/1B, in which Land area admeasuring 2474 sq ft along with RCC building. The land and building bounded on the

North by : Loganathan, Mohan, Balaraman & owner's property
 South by : Rani stores shop, Gunasekaran property
 East by : A.R.C. Gunasekaran and others sold out property
 West by : Gandhi Road, Rani Stores, Loganathan's shop, Kumar's shop.

(Covered under Sale Deed Document No.2258/2015 dated 25.03.2015)

Property No.2 :

Title Holder : P G Baabu Reserve Price: 47.00 Lakhs EMD: Rs.4.7 Lakhs

Residential Land and Building situated at Thiruvannamalai District, Cheyyar Registration District, Arni Taluk, Arni sub registration District, Paiyur Vilalge, Survey No. 153/3A/4, New Survey No. 153/10, Arasu Garden, Plot no. 25 measuring to an extent of 1122 Sq ft. with RCC roofed building bounded on the

North by : Common Road
 West by : House of Lakshmikanthan
 East by : House of Lakshmikanthan
 South by : E. Arasu Land

Measuring 1122 sq

(Covered under Sale Deed Document No. 2496/2011 dated 21.03.2011)

Property No.3

Title Holder : Mr. M. Parasuraman Reserve Price: Rs.50.00 Lakhs EMD: Rs.5.00 Lakhs

Residential cum commercial Land and Building situated at Thiruvannamalai District, Cheyyar Registration Distrit, Arni Taluk, Arni Sub Registration Office, Arunagirichathriam, Kalayana sundaranar Street, T.S.No. 120, New T. S. No. 120/3 , Block E 18 measuring 1155 Sq.ft. with the RCC Roof House Bounded

East by : D & E Scheduled Houses in the partition deed
 West by : A and B Schedule Hosue in the partition deed
 North by : Kalayana Sundaranar Street and
 South by : House of Alampoondi Arunchalam

Covered under Partition Deed Document No. 15/1987

Property 4

Title Holder : Mrs.Anandhi.B Reserve Price: Rs. 21.00 Lakhs EMD: Rs.2.1 Lakhs

Schedule – A

All that piece and parcel of total Land at Thiruvannamalai district, Cheyyar Registration District, Arni Taluk, Arni Sub Registration office, Paiyur village measuring 12 Acre 97 cents comprised in Old S.No. 163/8, New S.No. 163/8B measuring 2 Acre 40 Cents (Out of 2 Acre 84 Cents) , 162/3 measuring 1 Acre 20 Cents , 162/4 measuring 0 Acre 23 Cents - 162/5A measuring 0 Acre 89 Cents , 162/5B measuring 0 Acre 78 , 165/1A measuring 1 Acre 13 Cents , 163/6 measuring 1 Acre 29 Cents , 164/2 measuring 5 Acre 05 Cents

Schedule – B

Out of Above Schedule A , residential plot No.139 at Sri Dhanalakshmi Garden measuring 1000

North of : Plot No. 140



South of : Plot Nos. 138
East of : Public Street
West of Plot Nos. 115
Covered under Sale Deed Document No. 3191/2016

Property No 5

Title Holder : Mrs.Anandhi.B Reserve Price: Rs. 17.00 Lakhs EMD: Rs.1.7 Lakhs

Schedule – A

All that piece and parcel of total Land at Thiruvannamalai district, Cheyyar Registration District, Arni Taluk Sub Registration office, Paiyur village measuring 1 Acre 35 cents comprised in Block 6 S.no.143/8, S.No.143/8B1

Schedule – B

Out of Above Schedule A , RCC Terraced house bearing plot No.1 measuring 600 Sq.ft

Covered under Sale Deed Document No. 6630/2013

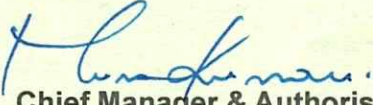
On the East of : K Natarajan and Other Plots
On the West of: Remaining extent of plot
On the North of: Tamil Selvam and Balakrishnan Sold Plot
South of: Public Street

Encumbrances known to the Bank, if any : Nil

Sale will be considered on “As is where is”, “As is what is “and “Whatever There is” basis.

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 & <https://baanknet.com>

Place: Chennai.
Date:04.03.2026


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



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	<u>Residence Address</u> Shri. P G Baabu S/o Gunasekaran, No. 25, Millers Road, Arasu Garden, Arni Thiruvannamalai Distrcit – 63230	<u>Residence Address</u> Smt. Anandhi B W/o Mr. P G Baabu, No. 25, Millers Road, Arasu Garden, Arni Thiruvannamalai Distrcit – 632301
		<u>Permanent Address</u> Mr. P G Baabu S/o Gunasekaran No. 13D, Narayana Street, Kolathur, Arni, Thiruvannamalai Distrct – 632301	<u>Office / Business Address</u> Mr. P G Baabu No. 46, Parasuraman Street, Arni, Tiruvannamalai District Pin - 632301
		<u>Guarantors Address :</u> Mr. Parasuraman, S/o Mr. Munusamy, D.No. 20/2, , Ward – D, Block 18, Kalayanasundaranar Street, Arni, Thiruvannamalai District - 632301	<u>Partner / Guarantor Address:</u> Mrs. P. Yamuna W/o Parasuraman D.No. 20/2, , Ward – D, Block 18, Kalayanasundaranar Street, Arni, Thiruvannamalai District – 632301
2	Name and address of Branch, the secured creditor	State Bank of India, Assets Recovery Management Branch, No.44, Eldams Road, 1 st Floor, Teynampet, Chennai – 6000018. Email: sbi.70674@sbi.co.in	
3	Description of the immovable secured assets to be sold.	Property No.1 Title Holder : Mr. P G Baabu & Mrs. B. Anandhi; Reserve Price: Rs.335.00 Lakhs; EMD: Rs.33.50 Lakhs Commercial Land and Building situated at Thiruvannamalai District, Cheyyar Registration District, Arni Taluk, Arni sub District, Arni town municipal limits, Gandhi Market road, Door No. 52A, 52B situated in Tonw Survey No. D/7 Block, T.S. NO. 96/1B, in which Land area admeasuring 2474 sq ft along with RCC building. The land and building bounded on the North by : Loganathan, Mohan, Balaraman & owner's property South by : Rani stores shop, Gunasekaran property East by : A.R.C. Gunasekaran and others sold out property West by : Gandhi Road, Rani Stores, Loganathan's shop, Kumar's shop. (Covered under Sale Deed Document No.2258/2015 dated 25.03.2015) Property No.2 : Title Holder : P G Baabu Reserve Price: 47.00 Lakhs EMD: Rs.4.7 Lakhs Residential Land and Building situated at Thiruvannamalai District, Cheyyar Registration District, Arni Taluk, Arni sub registration District, Paiyur Vilalge, Survey No. 153/3A/4, New Survey No. 153/10, Arasu Garden, Plot no. 25 measuring to an extent of 1122 Sq ft. with RCC roofed building bounded on the North by : Common Road West by : House of Lakshmikanthan East by : House of Lakshmikanthan South by : E. Arasu Land Measuring 1122 sq (Covered under Sale Deed Document No. 2496/2011 dated 21.03.2011) Property No.3 Title Holder : Mr. M. Parasuraman Reserve Price: Rs.50.00 Lakhs EMD: Rs.5.0 Lakhs Residential cum commercial Land and Building situated at Thiruvannamalai District, Cheyyar Registration Distrit, Arni Taluk, Arni Sub Registration Office, Arunagiricharanam, Kalayana sundaranar Street, T.S.No. 120, New T. S. No. 120/3 , Block E 18 measuring 1155 Sq.ft. with the	



		RCC Roof House Bounded East by : D & E Scheduled Houses in the partition deed West by : A and B Schedule Hosue in the partition deed North by : Kalayana Sundaranar Street and South by : House of Alampoondi Arunchalam Covered under Partition Deed Document No. 15/1987 dated 31.12.1986 Property Item 4 Title Holder : Mrs.Anandhi.B Reserve Price: Rs. 21.00 Lakhs EMD: Rs.2.1 Lakhs Schedule – A All that piece and parcel of total Land at Thiruvannamalai district, Cheyyar Registration District Arni Taluk, Arni Sub Registration office, Paiyur village measuring 12 Acre 97 cents comprised Old S.No. 163/8, New S.No. 163/8B measuring 2 Acre 40 Cents (Out of 2 Acre 84 Cents) , 162/3 measuring 1 Acre 20 Cents , 162/4 measuring 0 Acre 23 Cents - 162/5A measuring 0 Acre 89 Cents , 162/5B measuring 0 Acre 78 , 165/1A measuring 1 Acre 13 Cents , 163/6 measuring 1 Acre 29 Cents , 164/2 measuring 5 Acre 05 Cents Schedule – B Out of Above Schedule A , residential plot No.139 at Sri Dhanalakshmi Garden measuring 1000 Sq.ft North of : Plot No. 140 South of : Plot Nos. 138 East of : Public Street West of Plot Nos. 115 Covered under Sale Deed Document No. 3191/2016 Property No 5 Title Holder : Mrs.Anandhi.B Reserve Price: Rs. 18.00 Lakhs EMD: Rs.1.8 Lakhs Schedule – A All that piece and parcel of total Land at Thiruvannamalai district, Cheyyar Registration District Taluk, Arni Sub Registration office, Paiyur village measuring 1 Acre 35 cents comprised in Blo S.no.143/8, New S.No.143/8B1 Schedule – B Out of Above Schedule A , RCC Terraced house bearing plot No.1 measuring 600 Sq.ft Covered under Sale Deed Document No. 6630/2013 On the East of : K Natarajan and Other Plots On the West of: Remaining extent of plot On the North of: Tamil Selvam and Balakrishnan Sold Plot South of: Public Street								
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	of Rs. 21,21,82,905/- (Rupees Twenty One Crore Twenty One Lakh Eighty Two thousand Nine hundred Five Only) as on 02.03.2026 with future interest, costs, etc.								
6	Deposit of earnest money (EMD)	<table><tr><th>PROPERTY</th><th>EMD</th></tr><tr><td>Property No 1</td><td>33,50,000.00</td></tr><tr><td>Property No 2</td><td>4,70,000.00</td></tr><tr><td>Property No 3</td><td>5,00,000.00</td></tr></table>	PROPERTY	EMD	Property No 1	33,50,000.00	Property No 2	4,70,000.00	Property No 3	5,00,000.00
PROPERTY	EMD									
Property No 1	33,50,000.00									
Property No 2	4,70,000.00									
Property No 3	5,00,000.00									



	(10% of Reserve Price)	<table><tr><td>Property No 4</td><td>2,10,000.00</td></tr><tr><td>Property No 5</td><td>1,70,000.00</td></tr></table> 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.	Property No 4	2,10,000.00	Property No 5	1,70,000.00								
Property No 4	2,10,000.00													
Property No 5	1,70,000.00													
7	(i) Reserve price of the immovable secured assets: (ii) Bank account in which EMD to be remitted.	(i) <table><tr><td>PROPERTY</td><td>RESERVE PRICE</td></tr><tr><td>Property No 1</td><td>3,35,00,000.00</td></tr><tr><td>Property No 2</td><td>47,00,000.00</td></tr><tr><td>Property No 3</td><td>50,00,000.00</td></tr><tr><td>Property No 4</td><td>21,00,000.00</td></tr><tr><td>Property No 5</td><td>17,00,000.00</td></tr></table> (ii) Bidders own wallet Registered with M/s PSB Alliance on its e-auction site https://baanknet.com by means of NEFT	PROPERTY	RESERVE PRICE	Property No 1	3,35,00,000.00	Property No 2	47,00,000.00	Property No 3	50,00,000.00	Property No 4	21,00,000.00	Property No 5	17,00,000.00
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Property No 5	17,00,000.00													
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.	25.03.2026 Between 11.00 A.M to 4.00 P.M												
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) <table><tr><td>PROPERTY</td><td>EMD</td></tr><tr><td>Property No 1</td><td>1,00,000.00</td></tr><tr><td>Property No 2</td><td>50,000.00</td></tr><tr><td>Property No 3</td><td>50,000.00</td></tr><tr><td>Property No 4</td><td>25,000.00</td></tr><tr><td>Property No 5</td><td>25,000.00</td></tr></table> (ii) With unlimited extensions of 10 minutes each. (iii) Rupees	PROPERTY	EMD	Property No 1	1,00,000.00	Property No 2	50,000.00	Property No 3	50,000.00	Property No 4	25,000.00	Property No 5	25,000.00
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Property No 3	50,000.00													
Property No 4	25,000.00													
Property No 5	25,000.00													
12	Date and Time during which inspection of the immovable	Date: 18.03.2026 Between 11.00 A.M to 4.00 P.M												

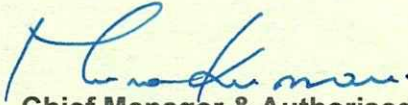


	secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Name: Shri.Surendar.S (Mobile No.9514251429)
13	Other conditions	
	a) The Bidders should get themselves registered on https://baanknet.com by providing 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, 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.
	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) 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.
	u) 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.
	v) GST @ 18% will be applicable on the sale value of Plant & Machinery and Stocks
	w) This sale will attract the provisions of sec 194-IA of the Income Tax Act.

Place: Chennai.
Date: 04.03.2026


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

