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 and Guarantors	**(i) M/s.Pratyush Ginners,** 152 Railway Feeder Road, Virudhunagar-626 001 (ii) **Mr.Ramadoss Natarajan,** S/o Mr.Natarajan **Partner Cum Guarantor : M/s.Pratyush Ginners,** Door No. 53/1, Odai Street, Virudhunagar-626 001 (iii) **Mr. Rama Sangu Ramadoss,** S/o Mr.Marimuthu Natarajan Ramadoss **Partner Cum Guarantor : M/s.Pratyush Ginners,** Door No. 53/1, Odai Street Virudhunagar-626 001 (iv) **Mr. R. Ram Prasanna,** S/o Mr.Marimuthu Natarajan Ramadoss, **Guarantor : M/s.Pratyush Ginners,** Door No. 53/1, Odai Street Virudhunagar-626 001
2	Name and address of Branch, the secured creditor	**SBI, SARB, MADURAI (Br Code: 13165)** No. 8, Dr. Ambedkar Road, Vinayaga Nagar Branch First Floor, Madurai – 625 020.
3	**Complete Description of the immovable secured assets to be sold with identification marks or number, if any, on them** **Property ID SBIN90809411627–Reserve Price Rs.3,00,00,000/-** **(Doc. No. 1365/2021 dated 21.04.2021 in the name Shri.Ramprasanna Ramadoss)** All that piece and parcel of the land situated at Virudhunagar District, Virudhunagar Registration District, Kariyapatti Sub Registrar, Kattukuthagaikarisalkulam Village, as per Patta No.1508, old S.No.26/3 measuring Acres 3 cents 08 eastern side south Cents 90 eastern side Cents 45, Survey No.26/3 measuring Acres 3 Cents 08 eastern side south Cents 90 western side Cents 45, total extent of Cents 90, the said Survey No.26/3 sub divided as R.S.No.26/3A1C, now as per sub division S.No.272/1A1A, for the extent of 11,360 sq.ft. **Boundaries: -** North : Property of Jeyaprakash and Durairaj South: Road East : Property of Veerapathiran and Ramsangu West : Property of Chellammal, Samuvel, Kanagavalli and Victor Jeyasingh	
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	**Rs.4,33,96,334/- (Rupees Forty Three Lakh Thirty Nine Thousand Six Hundred and Thirty Four Only) dues as on 03.03.2026** with further interest together with all other costs, incidental expenses and charges.
	Deposit of earnest money	**EMD:** Rs.30,00,000/-

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	Last Date and Time within which EMD to be remitted	being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their own Wallet provided by M/s BAANKNET on its e-auction site https://baanknet.com by means of NEFT. Interested bidder may deposit pre-bid EMD with BAANKNET before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in baanknet'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	**Rs.3,00,00,000/-** (Rupees Three Crore Only)
		In case of successful bid, the remaining part of successful bid amount should be paid through RTGS / NEFT/NET BANKING/FUND TRANSFER to the account mentioned below A/c No.: **38676668762** IFSC :**SBIN0001479** Bank : State Bank of India Address: Vinayaga Nagar Branch, Madurai-625 020
	Bank account in which EMD to be remitted.	Bidders' own wallet Registered with BAANKNET on its e-auction site https://baanknet.com by means of NEFT.
	Last Date and Time within which EMD to be remitted:	Interested bidder may deposit Pre-Bid EMD with BAANKNET before the 24.03.2026 Time 03:00 PM
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.	**Online** **Date:** on **24.03.2026** & between 11:00 AM to 04:00 PM
10	The e-Auction will be conducted through the Bank's approved service provider as mentioned here: e-Auction tender documents containing -e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned here :	M/s BAANKNET at the web portal https://baanknet.com
11	Bid increment amount:	Rs.1,00,000/-
	Auto extension:	Unlimited extension of 10 minutes if bidding continues till sale is concluded
	Bid currency & unit of measurement:	INR

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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: 17.03.2026** **Time:** Between 11:00 A.M and 04.00 PM **Name**: 1.Shri.Vijayakumar. A (Case Lead Officer) Mobile no: 9791110093 2.Shri.Ramesh Pandiian P (City Case Oficer) Mobile No: 9790444548 Land Line No: 0452 - 2531821; e-mail: sbi.13165@sbi.co.in

Other conditions

1. 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. BAANKNET, well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).

2. The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with BAANKNET 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, Madurai. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.

3. 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 M/s. BAANKNET is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.

4. 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.

5. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

6. 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 15 % 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.

7. 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.

8. 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.

9. 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.

10. 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.

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

12. 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.

13. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

14. 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.

15. The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s BAANKNET. The Bidder has to place a request with BAANKNET 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).

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. This sale will attract the provisions of sec 194-IA of the Income Tax Act.

Date: 03.03.2026
Place: Madurai

For STATE BANK OF INDIA
Chief Manager & Authorised Officer

Shri.Vijayakumar A
Authorised Officer
SBI SARB, Madurai.

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