

**Authorised Officer's Details:**

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**STATE BANK OF INDIA
STRESSED ASSETS RECOVERY BRANCH
MADURAI**

No. 8, Dr. Ambedkar Road
Vinayaga Nagar Branch First Floor
Madurai – 625 020
Land Line No:(Office) 0452 - 2531821

THE TERMS AND CONDITION OF SALE

Properties will be sold on "AS IS WHEREIS, AS IS WHAT IS AND WHATEVER THERE IS "Basis

1	Name and address of the Borrower	Shri. Lingesh Venugopal represented by its S/o Mr. Venugopal No. 2/47, Hari Baskar Colony, Kallikudi, Srirengam Po, Trichy-620 009. Mr.V.Vijayakumar S/o Venugopal , No. 2/47, Hari Baskar Colony, Kallikudi, Srirengam Po, Trichy-620 009.
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, No. 8, Dr. Ambedkar Road, Vinayaga Nagar Branch First Floor, Madurai – 625 020
3	Property ID - SBIN86893185336 – (Doc No. 426 of 2014.dt 03.03.2014 standing in the name of Mr.V.Vijayakumar S/o Mr.R.Venugopal) Plot Nos.433,434,435,427,428 & 429, Flat No. G-6,Ground Floor, Sankaraparani Block, Rajarajeswari Township, Ennai Village, Illupur Taluk, Pudukkottai District. Undivided Area-607.99 Sq.Ft / superbuiltup Area of the Flat-1127.00 Sq.Ft / Carpet Area-845 Sq.Ft Overall site area bounded by: North by : Ragavan Salai 40 ft Road South by : Proposed block of Shanmuganadhi East by : Rabindranath Tagore 30 ft Road West by : Krishnammal Salai 60 ft Road Undivided share of land in Sankaraparani Block, Flat No.G6 comprising of an area of 607.99 sq.ft. out of an area of 14300 Sq.Ft and situated in Plot No.433,434,435,427,428,429 Survey No's.5 Punja Hectare 2.47.5 ares, Acres 6.11 cents and Survey No.1/5 Punja Hectare 4.88.0 ares, Acres 12.05 cents and other details are as described in above. Super Builtup area of Flat is 1127 Sq.Ft. Carpet area -845 Sq.FtDistrict, Tiruchirapalli District.	
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. 45,70,609/- (Rupees Forty five Lakh seventy Thousand six Hundred and nine Only) as on 02.04.2026 .
6	Deposit of earnest money Last Date and Time within which EMD to be remitted:	EMD: Rs. 1,37,900/- being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their own Wallet provided by 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 & immovable secured assets: Bank account in which EMD to be remitted.	Rs.13,79,000/- In case of successful bid, the remaining part of successful bid amount should be paid through RTGS / NEFT/NET BANKING/FUND TRANSFER to A/c No.: 38676668762 IFSC: SBIN0001479 Bank : State Bank of India Address: Vinayaga Nagar Branch, Madurai-625 020

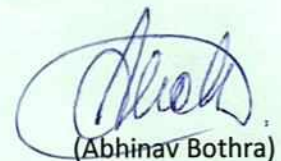
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75 % of the sale price is payable on or before the 15 th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Property ID: <u>SBIN86893185336</u> 11:00 AM to 04:00 PM Online Date :24.04.2026
10	The e-Auction will be conducted through web portal https://baanknet.com For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registration with e-auction portal and for E-Auction tender documents containing online e-auction bid form, Declaration etc., please refer to the link provided in https://baanknet.com .	
11	(i) Compulsory Bid increment amount:	Rs. 50,000/-
	(ii) Auto extension: (limited / unlimited)	Unlimited
	(iii) Bid currency & unit of measurement	INR
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	17.04.2026 between 11:00 am and 04:00 pm Name: - Abhinav Bothra, Chief Manager, Mobile No. 9310850535. Rajkumar R, Dy. Manager, Mobile No.875412277. E mail: - sbi.13165@sbi.co.in
13	<u>Other conditions</u> - The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by BAANKNET, well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). - The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with BAANKNET Ltd 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. - 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 BAANKNET is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. - 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. - It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. - 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. - 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. - 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.
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 BAANKNET. The Bidder has to place a request with EBKRAY Ltd 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 and maintenance charges payable to the Residents Welfare Association/ Society, 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: 02.04.2026

Place: Madurai



(Abhinav Bothra)
Authorised Officer
SBI, SARB, MADURAI