Premises & Estate Department,
Local Head Office, Nungambakkam
Chennai-600006
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INVITES BID APPLICATION FOR SALE OF BANK'S OWN PROPERTY THROUGH E-AUCTION AT

SBIN000748233	House Property at Plot No. 23, R.S No. 369/1 & 369/14, Manoranjitham Street, Kannanenthal Village, Thiruppalai, Madurai North Taluk, Chokkikulam Sub District, Madurai North Registration District, Madurai District (measuring 2,415 sq. ft)

THE DATE OF e-AUCTION WILL BE ON **27TH APRIL 2026(MONDAY)**

FROM 11:00 AM TO 03:00PM WITH UNLIMITED EXTENSIONS OF 10 MINUTES EACH

SALE OF BANK'S PROPERTY THROUGH e-AUCTION

The Assistant General Manager, Premises & Estate Department, Local Head Office, Nungambakkam, Chennai-600006, invites application from prospective buyers to participate in the proposed e- auction for the sale of Bank's properties vested by virtue of the orders passed by Honorable Madurai Bench of Madras High Court in Criminal Appeal (MD) No. 254/2019. The Schedule mentioned properties are now in physical possession and enjoyment of the bank. The Bank has proposed to sell the under mentioned properties in **"As is where is", "As is what is" and "whatever there is" basis only.**

SCHEDULE DESCRIPTION OF IMMOVABLE PROPERTIES

PROPERTY ID : SBIN000748233 House Property at Plot No. 23, R.S No. 369/1 & 369/14, Manoranjitham Street, Kannanenthal Village, Thiruppalai, Madurai North Taluk, Chokkikulam Sub District, Madurai North Registration District, Madurai District (measuring 2,415 sq. ft) and bounded as follows:-

North : 20ft wide East-West Common Road
East : Plot No 22
South : Property in R.S No 369/15
West : 20ft wide North south common road

Note: The properties are fenced and Bank's caution board is displayed. Area mentioned as above are in actual possession which have been measured and confirmed. They are final and undisputable. Discrepancy, if observed, regarding area measurement shall NOT be entertained at any stage of the process. Bidder should satisfy themselves about the area calculations by calculating themselves the area from the dimensions available at the site of the property.

Please note that offers from brokers will not be entertained. No conditional bids will be accepted.

GENERAL INSTRUCTIONS

E-Auction is being held on "**AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"** will be conducted "On Line".

The auction will be conducted online only, through the web portal https://baanknet.com. The bidder registration should be completed by bidder well in advance, before e-auction date as the process takes minimum of 2 to 3 working days. For detailed terms and conditions of the E-auction sale, steps to be followed by bidder for registration with e-auction portal and E-Auction tender documents containing online e-auction bid form, Declaration etc, please refer to the link provided in https://baanknet.com

(a) For any clarifications regarding details of the property, submission of bid, e-auction procedure etc, the bidders may contact: smt. J Revathy, Chief Manager, State Bank of India, Regional Business Office-1, "Madhuram Complex" No. 2, Dr. Ambedkar Road, Madurai- 625002. Mobile No. 9445863565.

e-Auction date and Time: **27TH APRIL 2026(MONDAY)**Between 11.00 AM to 03.00PM with unlimited time extension of 10 minutes each.

(b) Bidders should login and bid during the auction hours on the date of e-auction as per auction rules.

(c) To the best of knowledge and information of the Bank, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies 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 Bank shall not be responsible in any way for any third party claims/ rights/ dues.

(d) Any information contained in this document will be superseded by any later written information on the same subject made available/accessible to Bidder(s) by SBI. All the bidders are advised to see amendments to the bid document and newspaper advertisement also, if any, before submission of the bid. Any further Addenda/ Corrigenda/ Extension of Dates/ Clarifications/ Responses to bidders' queries in respect of the above tender shall be posted in Bank's website www.sbi.co.in under "SBI In the News→ Auction Notices→ (b) Sarfaesi & Others" and bidders need to download and submit the same with the bid. In case the bidder does not submit the amended Addenda/ Corrigenda/ Extension of Dates/ Clarifications/ Responses to bidders' queries etc., it will be presumed that the bidder has seen the amendments / Addenda/ Corrigenda/ Extension of Dates/ Clarifications/ Responses to bidders' queries etc. and bid would be evaluated accordingly. The decision of the State Bank of India in this regard will be whatsoever.

(e) If a holiday is declared on the dates mentioned above, the bids shall be received / scheduled on the next working day at the same time specified above and at the same venue unless communicated otherwise.

Assistant General Manager (Premises & Estate),
State Bank of India
Local Head Office, Chennai - 600006

Place: Chennai
Date: 09.04.2026

ANNEXURE-I

GENERAL TERMS AND CONDITIONS OF SALE

THE BANK'S PROPERTIES IS SOLD ON 'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS' AND 'WHATEVER THERE IS BASIS'.

(I) ELIGIBILITY CONDITIONS

The bidder should:-

i) Be any person, sole proprietorship firm, registered trust, registered firm, partnership firm, registered co – operative society, State Government, Central Government, Public Sector Undertakings, Public Financial Institutions, Non-Banking Financial Companies, Public Sector Banks, Private Sector Banks, Public Companies and Private Companies, Statutory Corporation formed and registered under any Statute/enactment/legislation not be a consortium of bidders.

ii) Not be represented through any broker or agent.

iii) Be legally competent to enter into contract as per prevailing laws.

The bidders who are satisfying the eligibility criteria will only be permitted to participate in the e- Auction.

1. Conduct of E-Auction	The auction will be conducted online only, through the web portal https://baanknet.com The bidder registration should be completed by bidder well in advance, before e-auction date as the process takes minimum of 2 to 3 working days. The e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the sites as mentioned above.
2. Bid increment amount:	Rs.10,000/-
3. Auto extension: limited / unlimited	with unlimited extensions of 10 Minutes each
4. Bid currency & unit of measurement	INR only
5. 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	On 22nd April 2026 between 10.00 AM to 04.00 PM Mr.J Revathy, Chief Manager, SBI, RBO 1, Madurai City Mobile No. 9445863565 (Please call during office hours)

number	
6. Date, Time and Place of public auction	Date of auction: 27.04.2026 & 11:00 AM to 03:00 PM The auction will be conducted online only, through the web portal https://baanknet.com
7. 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 after the acceptance of the offer by the officer conducting the sale failing which the earnest money deposit by the bidder shall be forfeited. The balance 75% of the sale price is payable on or before 15th day of confirmation of sale or within such extended period of further 15 days as agreed upon in writing and solely at the discretion of the officer conducting the auction sale.
8. Intimation of successful bidder	The intimation of acceptance would be conveyed to the successful bidder to the notified email address given by bidder. Upon receipt of the same the bidder is required to make payment as per the above schedule. Extension in payment schedule shall be at the sole discretion of SBI but not exceeding 15 days in any case, only for the payment of 75% of bid value.

(II) OTHER CONDITIONS:

(a) Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents.

(b) The e-Auction/bidding of above properties would be conducted exactly on the scheduled date & time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against each property. In case bid is placed in the last 10 minutes of the closing time of the eAuction, the closing time will automatically get extended for 10 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder.

(c) 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.

(d) The Bank / e-Auction web portal shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.

(e) 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.

(f) 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.

(g) Decision of the Officer conducting e-Auction, AGM(P&E), SBI, LHO, Chennai regarding declaration of successful bidder shall be final and binding on all the bidders.

(h) The Officer conducting e-Auction, AGM(P&E), SBI, LHO, Chennai shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

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

(j) 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.

(k) 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).

(l) The Officer conducting e-Auction, AGM(P&E), SBI, LHO, Chennai is not bound to accept the highest offer and 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 Officer conducting e-Auction, AGM(P&E), SBI, LHO, Chennai.

(m) 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 may it be subsequently sold.

(n) 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.

(o) 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.

(p) 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 Officer conducting e-Auction, AGM(P&E), SBI, LHO, Chennai 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 only the concerned officer conducting e-Auction, AGM(P&E), SBI, LHO, Chennai.

(q) .The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by the Bank. 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 auction will be entertained.

(r) This sale will attract the provisions of sec 194-IA of the Income Tax Act.

(III) TITLE OF THE PROPERTY

The immovable properties purchased by Shri.K.Thakshinamoorthy, the then Branch Manager of Arasaradi Branch of State Bank of India and his wife Smt. Shyamala were subjected to attachment by the CBI Court in the criminal case CC No. 1 of 2001. The CBI Court while convicting Shri. K.Thakshinamoorthy confiscated the immovable properties to the “State” vide judgement dated 28.09.2007. Aggrieved by the said order, State Bank of India being the defacto complainant filed Crl.A.(MD) No.203 & 204/2014 before the Hon’ble Madurai Bench of Madras High Court claiming that the properties purchased out of the money swindled from the bank. The Hon’ble High Court vide its order dated 12/04/2017 has agreed the bank’s contention and directed the CBI Court to conduct a fresh enquiry and to pass order. The CBI Court after enquiry once again confiscated the properties to the “State” vide order dated 31/07/2018.

State Bank of India preferred an appeal before High court by filing Crl. A.(MD) No. 254/2019. The Hon’ble Madurai Bench of Madras High court in its order dated 09/07/2019 has allowed the Bank’s prayer and declared that the bank is entitled for those immovable properties. The above said order was challenged by Shri. K Thakshinamoorthy by filing SLP No. 8340/2019 before Hon’ble Supreme Court of India and the same was dismissed on 18/11/2019. Thereafter, SBI approached the authorities and registered the Hon’ble High Court order vide document No.2/2020 dated 31.01.2020 and obtained patta in respect of the properties in the name of SBI. Therefore, the above immoveable properties are vested with SBI and in physical possession and enjoyment of the same.

(IV) EXECUTION OF SALE DEED

The Bank would endeavour to execute the sale deed in favour of the successful bidder within 30 days or as decided by the Competent Authority of the Bank, from the date of receipt of the full bid amount.

The sale deed would be executed with the buyer specifying therein all the terms and conditions related to the sale of the property. The Sale/ Conveyance Deed shall be executed with the buyer and the documents would be duly registered and the possession of the property purchased and the title thereof shall be transferred to the successful bidder only on receipt of full payment. No other mode of conveyance including request for power of attorney will be entertained by the State Bank of India. Sale deed will be subject to jurisdiction of the court where the property is situated.

All the outgoings, like property tax, etc., if any, will be borne by Bidder from the date of handing over of possession of the Property or conclusion of the sale transaction, whichever is earlier. Any dues pertaining to the Property prior to the said date of possession will be borne by SBI. The Transfer Fees/registration fee or transfer premium and any other charges or contributions or outgo and all other expenses whatsoever it may be and whatever name it is called and which is demanded by and/or payable to society or to any entity/ authorities, person etc. whosoever for transfer of the above mentioned premises would be borne and paid by Successful Bidder. All expenses of conveyance, including legal charges, stamp duty &registration fees, as applicable, rates, any taxes, Service tax, GST, charges, fees, society transfer fees, if any, assessment and other levies, cost of registration, stamp duty etc., of whatsoever nature shall have to be paid by the successful Bidder to the concerned authority/body.

(V) COMPLIANCE WITH STATUTORY REGULATIONS

Purchaser shall comply with all statutory provisions, rules and regulations, bye-laws etc in all respects, including paying of all fees, taxes in accordance with the provisions of:

(i) Any central or State enactment, ordinance or other statute, or any regulation or bye – law of any local or other duly constituted authority.
(ii) The rules and regulations of all Public bodies and Companies whose property or rights are affected or may be affected in any way.

(VI) INDEMNITY

The intending purchaser shall indemnify State Bank of India against all actions, suits, claims and demands brought for, made against it in respect of anything done or omitted to be done by the intending purchaser in execution of, or in connection with the work of the Agreement.

(VII) RIGHT TO REJECT OFFERS

State Bank of India reserves the right to accept or reject any or all applications without assigning any reason.

(VIII) HANDING OVER OF POSSESSION OF SITE

The Bank would hand over possession of the subject property to the successful bidder after receipt of full consideration amount & completion of registration formalities.

(IX) PROVISION FOR SETTLEMENT OF DISPUTES

In case of any dispute: arising in the transaction, such disputes or difference shall be referred to the Deputy General Manager & CDO, State Bank of India, Local Head Office, Nungambakkam, Chennai-600006. The Deputy General Manager & CDO or his/her authorized representative is empowered to adjudicate and decide all such disputes. Such decision shall be final, conclusive and binding on all parties.

(X) MISREPRESENTATION/ FRAUD / BREACH OF TERMS AND CONDITIONS

If it is discovered that the bidder/ purchaser has indulged in any of the following such as;

(a) Suppressed material facts,
(b) Made false statements/ misrepresentation,
(c) Indulged in fraud/ breach of conditions etc, then such bidder would be disqualified and completed transaction, if any, is also liable to be cancelled. In such an event, the bidder/ purchaser will not be entitled to any compensation or refund of any earnest money or any other amount paid.

(XI) ACCEPTANCE OF THE OFFER

a) The eligible bidders shall be allowed to participate in the e-auction to be conducted for price bidding.
b) The decision of the State Bank of India in this matter shall be final.
c) The State Bank of India reserves the right to reject any bid, including that from the highest bidder without adducing any reason for rejection of the bid.
d) After approval of the acceptance of bid by the State Bank of India, the bidder shall be informed of the same, asking the successful bidder to deposit the required amount.

(XII) AMENDMENT OF BID DOCUMENTS

The Bank has the right to modify the bid document, if found necessary. Such modifications would be advised to all the bidders through appropriate channel or by publishing in Bank's website at www.sbi.co.in under "SBI In the News→ Auction Notices→ (b) Sarfaesi & Others and the same shall be binding on all parties.

(XIII) E – AUCTION

The auction will be conducted online only, through the web portal https://baanknet.com The bidder registration should be completed by bidder well in advance, before e-auction date as the process takes minimum of 2 to 3 working days.

NOTE

a. Canvassing in any form would be a disqualification

b. Any conditional offer not acceptable to the Bank and is liable to be rejected

c. Intending bidders are advised to go through the terms and conditions carefully and satisfy themselves the extent of land, title of the property and any other documents related to the property before submitting their bids.