

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	1) Mr.NAVANEETHAN S/O Mr.RAJAGOPALAN NO:45/1 , Amaravathy Street, Kamadhenu Nagar,Avarampalayam Coimbatore-641 006
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 377/1, DrNanjappa Road, Behind: N. S.Palaniappa Nursing Home,Coimbatore-18
3	Description of the immovable secured assets to be sold.	<u>Property belonging to Mr.Navaneethan covered under sale deed no 432/2017 dated 01.02.2017</u> <u>SCHEDULE – “A”</u> Item No.1: In Coimbatore Registration District, Gandhipuram sub-registration District, Coimbatore Taluk, Ganapathi village,In SF No. 160 Acre 5.44, which has been carved into lay out house site No.2, in this house site measuring an extent of 2298 sq ft or 5 cents and 120 sq ft secured within the following boundaries. East of: Property belonging to Narayanasamy Naidu South of: Property belonging to Rajagopal Naidu and Subbaiyah Naidu West of: Property belonging to Vennal Naidu North of: Road and Property belonging to Venkitasamy Naidu Item No.2: In Coimbatore Registration District, Ganapathy sub-registration District, Coimbatore Taluk, Ganapathi village,In SF No. 160 Acre 5.44, which has been carved into lay out house sites No.2, in this house site measuring an extent of 1169 sq ft or 2 cents and 297 sq ft secured within the following boundaries. East of: Property belonging to Mrs Geetha South of: Property belonging to Mr N Raveendran West of: Property belonging to Vennal Naidu North of: Road



		Item No.3: In Coimbatore Registration District, Ganapathy sub-registration District, Coimbatore Taluk, Ganapathi village, In SF No. 160 Acre 5.44, which has been carved into lay out house sites under the name of Rajagopalapuram site No.3 in this house site measuring an extent of 2169 sq ft or 4 cents and 427 sq ft secured within the following boundaries. East of: North South- 7'-common passage South of: Property belonging to Mrs R Geetha West of: Property belonging to Mrs R Geetha North of: Corporation school and Avarampalayam Road Item No.4: In Coimbatore Registration District, Ganapathy sub-registration District, Coimbatore north Taluk, Ganapathi village, In SF No. 160 Acre 5.44, which has been carved into lay out house sites No.2, in this house site measuring an extent of 981 sq ft or 2 cents and 104 sq ft secured within following boundaries. East of: Property belonging to Narayanasamy Naidu South of: Property belonging to Mr N Raveendran West of: Property belonging to Mr N Raveendran North of: Road Item No.5: In Coimbatore Registration District, Ganapathy Sub-registration District, Coimbatore Taluk, Ganapathi village, In SF No. 160 Acre 5.44, which has been carved into lay out house sites under the name of Rajagopalapuram site No.3, in this house site measuring an extent of 2214 ½ sq ft secured within the following boundaries. East of: Site No.4 existing house and compound wall South of: Property belonging to Mr N Raveendran West of: Property belonging to Vendors North of: Corporation School and Avarampalayam road Item No.6: In Coimbatore Registration District, Ganapathy Sub-registration District, Coimbatore Taluk, Ganapathi village, in SF No. 160 Acre 5.44, which has been carved into lay out house known as Rajagopalapuram bearing house
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sites, in this house site No.28 measuring an extent of 10 cents and 240 sq ft extent land bearing secured within the following boundaries.

East of: Site No.27

South of: 20 feet east to west Balasundaramveedhi

West of: Site No.29

North of: Site No.3

Item No.7:

In Coimbatore Registration District, Ganapathy Sub-Registration District, Coimbatore Taluk, Ganapathi village, In SF No. 160 Acre 5.44, which has been carved into lay out known as Rajagopalapuram bearing house sites Nos. 29 and 30. In this total extent of 21 cents and 29 sq ft out of which 10 cents and 259 sq ft extent land secured within the following boundaries.

East of: Property of Kondaswamy Naidu, Mrs Kamalam

South of: 20 feet wide Balasundaramveedhi

West of: Property belonging to Mr P Ravichandran

North of: Site No.1 and 2 belongs Mrs Geetha, Mr Ravindran

Item No.8:

In Coimbatore Registration District, Ganapathy sub-registration District, Coimbatore Taluk, Ganapathi village, in SF No. 160 Acre 5.44, which has been carved into lay out known as Rajagopalapuram bearing house site nos 29 and 30. In this total extent of 21 cents and 29 sq ft out of which 10 cents and 202 sq ft extent land secured within the following boundaries.

East of: Property settled to Mr Rajeshkumar and Mr Vivek

South of: 20 feet wide Balasundaramveedhi

West of: Krishnarayapuram SF No.131

North of: Site Nos.1 and 2 belongs Mrs Geetha and Mr Ravindran

SCHEDULE 'B' PROPERTY

(Combined Property of Item Nos.1 to 8 in the Schedule 'A' herein above)



		Belonging to Mr. Navaneethan Rajagopalan -Covered under the Document No.432/2017 dtd.01.02.2017] All that piece and parcel of the land measuring an extent of 22393 sq ft bearing house site Nos. 2,3,28 29 & 30 in the layout known as Rajagopalapuram formed in an area of 5.44 Acres comprised in T.S Nos.115 to 130 ,133 and 134 SF No.160,Ganapathy Village Coimabtoe Taluk and bounded on the North by: 20 feet wide Balasundaramveedhi South by: Avarampalayam road East by: Krishnarayapuram SF No.131 and Temple West by: Site no.4 existing house And situated within the Registration Sub District of Ganapathy and Registration District of Coimbatore <u>SCHEDULE 'C'</u> All that 726 sq ft of undivided share of land in the 'B' schedule property herein above. <u>SCHEDULE 'D'</u> Flat bearing No.2-B in the second floor above stilt floor, having super built up area of 1867 sq ft and a car park space in the stilt floor ,earmarked for parking in the building named as "Imperial Square" constructed in the Schedule 'B' property . The property bearing D.No.40/2-B, Imperial Square Apartment Avarampalayam road, Coimbatore. The property tax Assessment No. 48369907 The Electricity Sc No.27-001-1869 Water Connection No. 48369724 Common. The said property is presently situated within the limits of Coimbatore City Municipal Corporation.
4	Details of the encumbrances known to the secured creditor.	Nil. However, bidders are requested to make their own enquires /due diligence.



5	The secured debt for recovery of which the property is to be sold	Rs.1,38,56,494/- (Rupees One Crore Thirty Eight Lakhs Fifty Six Thousand Four Hundred and Ninety Four Only) as on 15.04.2026, with future interest and costs, etc.,						
6	Deposit of earnest money (EMD) (10% of Reserve Price)	<table border="1"> <thead> <tr> <th>S.NO</th><th>Reserve Price [Rs.]</th><th>(10% of Reserve Price) EMD [Rs.]</th></tr> </thead> <tbody> <tr> <td>1</td><td>76,50,000/-</td><td>7,65,000/-</td></tr> </tbody> </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/eauction-psb/home by means of NEFT. Interested bidder may deposit pre-bid EMD with psballiance 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 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"	S.NO	Reserve Price [Rs.]	(10% of Reserve Price) EMD [Rs.]	1	76,50,000/-	7,65,000/-
S.NO	Reserve Price [Rs.]	(10% of Reserve Price) EMD [Rs.]						
1	76,50,000/-	7,65,000/-						
7	Reserve price of the immovable secured assets:	<table border="1"> <thead> <tr> <th>S.NO</th><th>Reserve Price [Rs.]</th><th>(10% of Reserve Price) EMD [Rs.]</th></tr> </thead> <tbody> <tr> <td>1</td><td>76,50,000/-</td><td>7,65,000/-</td></tr> </tbody> </table> Bidders own wallet Registered with M/s PSB Alliance on its e-auction site https://baanknet.com/eauction-psb/home by means of NEFT	S.NO	Reserve Price [Rs.]	(10% of Reserve Price) EMD [Rs.]	1	76,50,000/-	7,65,000/-
S.NO	Reserve Price [Rs.]	(10% of Reserve Price) EMD [Rs.]						
1	76,50,000/-	7,65,000/-						
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. Amount should be paid through RTGS/NEFT/NET BANKING/ FUND TRANSFER to the A/c No.: 31282412150 IFSC : SBIN0000827, Account Name: SARB Parking Account; Bank : State Bank of India Address: Main Branch, Bank Road, Coimbatore.						
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 15.05.2026 Time: 11.00 a.m to 04.00 p.m with unlimited extensions of 10 minutes each. Online						



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	The auction will be conducted online only, through M/s.PSB Alliance at the web portal https://baanknet.com/eauction-psb/home .
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	Rs. 50,000/- Unlimited extensions of 10 minutes each 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: 02.05.2026 Time :11.00 a.m to 4.00 p.m Contact Persons 1.Mr.R.Rajagopalan - Mobile No.90045-78960 2.Mrs. X. Kayal Vizhi - Mobile No-93424-97017
13	Other conditions	
	a) The Bidders should get themselves registered on https://baanknet.com/eauction-psb/home 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/eauction-psb/home 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,Coimbatore 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/eauction-psb/home by means of NEFT. Interested bidder may deposit pre-bid EMD with psballiance 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 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”
	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. 31282412150; IFSC: SBIN0000827; Account Name: SARB parking account. 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 be sold above 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.
	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) This sale will attract the provisions of sec 194-IA of the Income Tax Act.
	w) Dues payable such as EB dues/Arrears, statutory dues, taxes, pending payments, etc., if any to be borne by the successful auction purchaser

Place: Coimbatore


 Chief Manager & Authorised Officer

Date : 22.04.2026

State Bank of India, SARB. Coimbatore

