

**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. P.M MURALIDHARAN (Borrower) Flat No B SF-6, B Block, Second Floor, R R Sai Abinav Apartment, Sundapalayam, Thondamuthur main road, Coimbatore 641 007 2. Mrs. Sabari. KK Flat No B SF-6, B Block, Second Floor, R R Sai Abinav Apartment, Sundapalayam, Thondamuthur main road, Coimbatore 641 007
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 377/1, Dr.Nanjappa Road, Behind: N. S.Palaniappa Nursing Home,Coimbatore-18
3	Description of the immovable secured assets to be sold.	<u>[Belonging to Mr.P.M.Muralidharan & Mrs. Sabari KK - Covered Under Sale Deed Document No.7224/2017 Dated 28.12.2017]</u> <u>Description of the property</u> <u>Schedule -A</u> Item No.1 Coimbatore Registration District, Thoundamuthur Sub Registration district , in Perur Taluk, Previously Coimbatore South Taluk, Kalillanaickenpalayam Village in Patta No.722 in S.F.No.79/2 an extent of 3.17 acres ,in this North of : The landed property situated in S.F.No.95 and 0.89 acres already sold by Velusamy situated in S.F.No.79/2 East of :Property belonging to Swarnamala's property South of : East West Road West of : The landed property situated in S.F.No.943, Main Road leading to Thondamuthur and 0.89 acres already sold by Velusamy in S.F.No.79/2



		In this, an extent of 1.50 acres with a right over the mamool cart track leading to the said property for all common use. The property includes: ½ feet wide, 100 feet deep bore well 5 H.P. Motor Pump set fitted in the borewell bearing service connection No. S.C.133 along with its security deposits 20 coconut trees. The property also includes: 400 sq.ft. tiled house and 100 sq.ft. cement sheet house Along with appurtenances attached thereto, bearing service connection S.C.No.12 and its security deposits. The property is situated within Dhaliyur Town Panchayat Limits. Item No. 2 Coimbatore Registration District, Thondamuthur Sub Registration District, in Perur Taluk (previously Coimbatore South Taluk), Kalikkanaickenpalayam Village in Patta No.722 in S.F.No.79/2, an extent of 3.17 acres, In this on the western side: North of :The landed property in S.F.No.95 East of:The landed property in S.F.No.78/2B South of :East West Road West of :The property belonging to K.R. Muruganand in S.F.No.79/2 And in this, an extent of 0.79 acres. Further, in S.F.No.78/2B, an extent of 1.20 acres situated within the following boundaries: North of :The landed property in S.F.No.78/3A East of :The landed property in S.F.No.78/2A South of :The East West Road West of :0.79 acres in S.F.No.79/2 In this, an extent of 1.20 acres.
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Thus, the above properties totaling 1.99 acres, together with 32 coconut trees, with a right over the mamool cart track leading to the said properties for all common use.

The above landed properties are situated within Dhaliyur Town Panchayat Limits.

Schedule 'A1'

(Developed by constructing residential apartment)

The total extent of Schedule 'A' property as per document is 1,52,024 sq.ft.

Out of this, the portion of the landed property to be developed for constructing residential apartment is 1,14,737 sq.ft., within specific boundaries.

North of :The landed property situated in S.F.No.95 & 78/3A

South of :30 feet wide East West Road

West of :The landed property in S.F.No.79/2 Part and the internal common 30 feet wide North South Road for egress and ingress to the residential and commercial area

East of :The landed property in S.F.No.78/2A

Schedule 'A2'

(Developed by construction of commercial space by the developer or the promoter or its nominee or nominees)

An extent of 21,980 sq.ft. situated within the following boundaries:

North of :The landed properties situated in S.F.No.79/2 Part

South of :30 feet wide East West Road

West of :North South Thondamuthur Road

East of :The internal common 30 feet wide North South Road for egress and ingress to the residential apartment to be constructed and commercial building



		<u>Schedule 'B'</u> <u>(Description of the property conveyed to the purchaser)</u> 298 sq.ft. of undivided share of vacant land in the Schedule A1 property <u>Schedule 'C'</u> Flat bearing No.6 in Block 'B', in Second Floor, having: Plinth area: 593.00 sq.ft. and a Common area: 121 sq.ft. and thus a total saleable area: 714 sq.ft. Constructed in the building on Schedule 'A1' property. The property includes right over the common area for ingress and egress. Additional Details Property tax assessment No.: 4771 Door No.: BSF-6, RR Abhinav Apartment, Kalikkanaickenpalayam. Electricity service connection No.: 111-007-956 Includes covered car parking space No.: BSF6 in stilt floor Situated within Dhaliyur Panchayat Limits						
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.29,93,293/- (Rupees Twenty Nine Lakhs Ninety Three Thousand Two Hundred and Ninety Three Only) as on 25.05.2026 with future interest, 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</th></tr> </thead> <tbody> <tr> <td>1</td><td>19,27,000/-</td><td>1,92,700/-</td></tr> </tbody> </table> Pre-bid EMD being the 10% of Reserve Price to be transferred by interested bidders in the global EMD wallet	S.NO	Reserve Price [Rs.]	(10% of Reserve Price) EMD	1	19,27,000/-	1,92,700/-
S.NO	Reserve Price [Rs.]	(10% of Reserve Price) EMD						
1	19,27,000/-	1,92,700/-						



		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						
7	(i) Reserve price of the immovable secured assets: (ii) Bank account in which EMD to be remitted.	<table border="1"> <thead> <tr> <th>S.NO</th><th>Reserve Price [Rs.]</th><th>(10% of Reserve Price) EMD</th></tr> </thead> <tbody> <tr> <td>1</td><td>19,27,000/-</td><td>1,92,700/-</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	1	19,27,000/-	1,92,700/-
S.NO	Reserve Price [Rs.]	(10% of Reserve Price) EMD						
1	19,27,000/-	1,92,700/-						
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: 24.06.2026 ✓ Time: 11.00 A.M to 4.00 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 auction will be conducted online only, through M/s.PSB Alliance at the web portal https://baanknet.com/eauction-psb/home .						



	the service provider as mentioned above	
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	Rs. 25,000/- 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: 15.06.2026 ✓ Time : 11.00 A.M to 4.00 P.M Name : Mr.R.Rajagopalan - Mobile No.90045-78960 Mrs.X. Kayalvizhi - 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
	x) 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).

Place: Coimbatore

Date: 30.05.2026

Chief Manager & Authorised Officer
State Bank of India , SARB, Coimbatore

