



भारतीय स्टेट बैंक
State Bank of India

CENTRALISED RETAIL ASSET MANAGEMENT CELL (CRAMC)
STATE BANK OF INDIA,
157, 3RD FLOOR,
SB ANNEX BUILDING,
ANNASALAI CHENNAI – 600 002.
Phone: 044-2854 0016, 044-2854 0017.
rwcramc.lhoche@sbi.co.in

DATE:09.06.2026

‘REGISTERED POST WITH A.D.’

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

HTL A/c No. 41246486540

APPENDIX- IV-A

[See proviso to rule 8 (6)]

To,

Borrower(s): **Mr. Elumalai Chinnappaiyan, S/o Mr. Chinnappaiyan**

Mr. Elumalai Chinnappaiyan (Residential Address): No. 4885, Sunami Nagar, TNSCB, Semmanjeri, Sholinganallur, Chennai – 600119.

Ms. Priyanka E (POA – Residential Address): No. 4885, 5th Avenue, 9th Cross Street, Semmanjeri, Sholinganallur, Chennai – 600119

Mr. Elumalai Chinnappaiyan (Property Address): Villa No. SKY 18, “THE SKY GARDEN”, Plot No. 182/1, 7th Street, Farm Grove Srinivasa Nagar, Padur, Chennai – 603103.

Ms. Priyanka E (POA – Property Address): Villa No. SKY 18, “THE SKY GARDEN”, Plot No. 182/1, 7th Street, Farm Grove Srinivasa Nagar, Padur, Chennai – 603103.

Mr. Elumalai Chinnappaiyan (Permanent Address): No. 123, Velankanni Koil Street, Besant Nagar, Chennai – 600090.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **29.06.2026**, for recovery of **Rs. 75,02,291/- (Rupees Seventy Five Lakhs Two Thousand Two Hundred and Ninety One Only)** as on **09.06.2026** and further interest at contractual rate from **10.06.2026** with incidental expenses, costs, charges etc., due to the State Bank of India, the Secured Creditor from **Mr. Elumalai Chinnappaiyan** represented by his POA **Ms. Priyanka. E.** The reserve price will be **Rs. 58,37,000/- (Rupees Fifty Eight Lakhs and Thirty Seven Thousand Only)** and the earnest money deposit will be **Rs. 5,83,700/- (Rupees Five Lakhs Eighty Three Thousand and Seven Hundred Only)**. Last date for Earnest Money Deposit is **25.06.2026**.

DESCRIPTION OF PROPERTIES

Tender No. SBI/CRAMC/19/2026-27

SCHEDULE OF THE PROPERTY

SCHEDULE - A

All that Part and Parcel of Vacant land being “Plot No. 182” admeasuring a total extent of about 25 Cents or **10,900 Sq.ft.** or 1011.80 Sq. Mts, comprised in Survey No. **42/13**, as per Patta No. **4179** (Old Survey Nos. 42/1A2B pt, 42/1B1 pt, 42/1B2 pt) Regularized vide approval Letter No NA. KA. No. **3215/2020/AA1**,



dated 13.01.2021 and situated in 7th Street, Farm Grove Srinivasan Nagar', in Village No.43 - Padur, presently under Tiruporur Taluk (formerly under Chenglepet Taluk) and presently under Chenglepet District (formerly under Kanchipuram District) within the Registration District of Chengalpattu and sub-registration District of Tiruporur and bounded on the,

North By : Plot No.183
South By : Plot No.181
East By : 24 Feet Wide Road
West By : Plot No. 216

within the Registration District of Chengalpattu and sub-registration District of Tiruporur.

SCHEDULE -B
(Description of the Subdivided Plots)

All that Piece and parcel of vacant plots namely **Plot No. 182/1 and 182/2** admeasuring a Total extent of 8464 SqFt (after Gifting 2427 SqFt) out of Schedule A Property comprised in Survey No. 42/13, as per Patta No. 4179 by Subdivision approval letter vide Na. Ka. No. 3215-1/2020/AA1 dated 18.03.2022 from Special Officer, Thiruporur Panchayat Union situated in Farm Grove Srinivasa Nagar', in Village No.43- Padur, within the Registration District of Chengalpattu and sub-registration District of Tiruporur as detailed in the table below

PLOT DETAILS				BOUNDARIES				MEASUREMENTS			
S.No	Survey No	PLOT NO	PLOT AREA in SqFt	North	South	West	East	North	South	West	East
1	42/13	182/1	4232	18' Wide Passage	Plot 181	Plot 216	24' Wide Road	134'-10.5"	134'-10.5"	31'-4.5"	31'-4.5"
2	42/13	182/2	4232	Plot 183	18' Wide Passage	Plot 216	24' Wide Road	134'-10.5"	134'-10.5"	31'-4.5"	31'-4.5"
8464				TOTAL AREA OF SUBDIVIDED PLOTS IN SQFT							

SCHEDULE C
(Description of share of land/plot hereby agreed to be conveyed to the Purchaser)

All the piece and parcel of Part of **Plot No. 182/1** admeasuring an extent of **631 Sq.ft.**, or thereabouts, comprised in Present Survey No. 42/13A as per Patta 4179, out of SCHEDULE 'B' Property and registered in TNRERA vide **TN/01/Regularisation - Layout/5241 /2022** dated **29.06.2022** situated in 7th Street, 'Farm Grove Srinivasa Nagar', in Village No.43 Padur and Bounded on the,

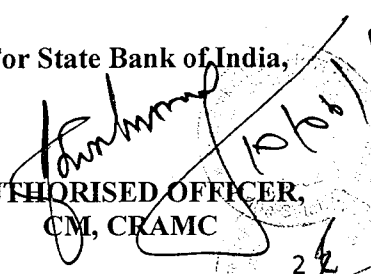
North By : 18' Wide Passage
South By : Villa No. 7
West By : Lands in Plot No. 216
East By : Villa No. 17

Measuring
East West on the Northern Side : 20'-0"
East West on the Southern Side : 20'-0"
North South on Western Side : 31'-7"
North South on Eastern Side : 31'-7"
Within the Sub Registration District of Thiruporur & Registration District of Chengalpet.

SCHEDULE D
Residential VILLA over the Schedule 'C' property with **VILLA NAME & No. "SKY 18"** with **960 sq.ft.**, **built up Area** along with **ONE OPEN CAR PARK** in the Project named as **"THE SKY GARDEN"** with RERA approval vide **TN/01/Building/0237/2022** Dated **29.06.2022**.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website www.sbi.co.in

Date : 09.06.2026,
Place: Chennai.

For State Bank of India,

AUTHORISED OFFICER,
CM, CRAMC
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THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

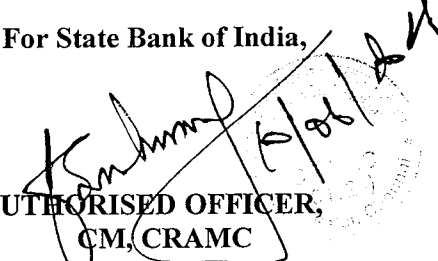
Property will be sold on 'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:

1	Name and address of the Borrowers	Mr. Elumalai Chinnappaiyan represented by his POA Ms. Priyanka. E No. 4885, Sunami Nagar, TNSCB, Semmanjeri, Sholinganallur, Chennai – 600119.
2	Name and address of Branch, the Secured Creditor	State Bank of India, HLC CHENNAI (04487) No.16, Whannels Road, Egmore, Chennai – 600008.
3	Description of the immovable secured assets to be sold.	Tender No: SBI/CRAMC/19/2026-27 Villa No. SKY 18, "THE SKY GARDEN", Plot No. 182/1, 7 th Street, Farm Grove Srinivasa Nagar, Padur, Chennai – 603103.
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. 75,02,291/- (Rupees Seventy Five Lakhs Two Thousand Two Hundred and Ninety One Only) as on 09.06.2026 and further interest at contractual rate from 10.06.2026 with incidental expenses, costs, charges etc.
6	Deposit of earnest money	Rs. 5,83,700/- (Rupees Five Lakhs Eighty Three Thousand and Seven Hundred Only) being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. PSB Alliance (BAANKNET) on its e-auction site: https://baanknet.com/eauction-psb/bidder-registration by means of RTGS/NEFT.
7	Reserve Price of the immovable secured assets: Account / Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	Rs. 58,37,000/- (Rupees Fifty Eight Lakhs and Thirty Seven Thousand Only) Bidders own wallet Registered with M/s. PSB Alliance (BAANKNET) on its e- auction site https://baanknet.com/eauction-psb/bidder-registration by means of RTGS/NEFT. Date: 25.06.2026 Time: Up to 5.00 P.M.
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 amount 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.
9	Time and place of public e-auction or time after which sale by any other mode shall be completed.	Date: 29.06.2026 Time: From 11.30 A.M. to 12.30 P.M. Duration : 60 Minutes with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.
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	M/s. PSB Alliance (BAANKNET) at the web portal https://baanknet.com/eauction-psb/bidder-registration
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited)	Rs. 50,000/- Unlimited extensions of 10 minutes each.

12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	Date: 20.06.2026 Time: Between 11.00 A.M. and 3.00 P.M. with prior appointment Mr. A. Sundarraj, Chief Manager, Mobile No. 9123591119. Mr. Murugesan S, Manager, Mobile No. 8939903909.
13	Other Conditions	(a) The Bidders should get themselves registered on https://baanknet.com/eauction-psb/bidder-registration by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance (BAANKNET) 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 (BAANKNET) at https://baanknet.com/eauction-psb/bidder-registration by means of NEFT/ RTGS 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, CRAMC, CHENNAI by 25.06.2026 before 5 PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (c) 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. PSB Alliance (BAANKNET) is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (d) The EMD of the successful bidder will be automatically transferred to the bank account once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e. 25% 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. (e) 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. (f) 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. (g) 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. 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. (h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (i) 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.

	(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (k) 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. (l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s. PSB Alliance (BAANKNET) The Bidder has to place a request with M/s. PSB Alliance (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). (m) 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. (n) 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. (o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, tax, fees etc. for transfer of the property in his/her name. (p) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever. (r) 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 of 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 authorised officer of the concerned bank branch only. (s) 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 auction will be entertained. (t) This sale will attract the provision of sec.194-IA of the Income Tax Act
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Date : 09.06.2026,
Place: Chennai.

For State Bank of India,

AUTHORISED OFFICER,
CM, CRAMC