

SPEED POST WITH ACK DUE

1. (Residential Address) Mr. Bhackiyaraj Tamilmani, No16/2 Kanchamanathapuram, Vadalur,Cuddalore 607 303	2. (Residential Address) Mr. Bhackiyaraj Tamilmani, No 9/16/2 East Street, Abatharanapuram, Kurinji padi Tk,Vadalur, Cuddalore 607 303
3. (Office Address) Mr Bhackiyaraj Tamilmani, No 57 103 Alyarmook Near Labour Office, Sharjah UAE 600 092	4. (Property Address) Mr. Bhackiyaraj Tamilmani, Villa No Atlantis 11, The white villas, Plot No 77C Annai Padmavathy Nagar, Perumalthangal Village (Village No 59) Chennai 603 204

SBI/SARB/NIV/2026-27/149

Date: 15.06.2026

Madam / Dear Sir,

NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES.

Please take notice that the secured assets mortgaged/charged to the Bank more fully described in the schedule hereunder shall be sold by public e-auction to be held on **10.07.2026** through the Bank's approved service provider BAANKNET at the web portal <https://baanknet.com> between **10.00 a.m. and 4.00 p.m.** For further details, please refer to the notice to be published in the newspapers and websites.

Yours faithfully

(Authorized Officer)

Encl: e-Auction Sale Notice dated 15.06.2026

	STATE BANK OF INDIA Stressed Assets Recovery Branch
Authorised Official's Details: Name: SRI JIDAGAM S.R.L. SWAMY Mobile No: 7810068331 Land Line No: 044-28881034	2 nd Floor, Red Cross Buildings, # 32, Red Cross Road, Egmore, Chennai – 600008. Telephone: 044-28881037 E-mail: sbi.05170@sbi.co.in

[See Proviso to Rule 8(6)]

Date: 15.06.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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/ies mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank of India, being the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **10.07.2026** for recovery of **Rs. 70,85,274.23/- (Rupees Seventy Lakhs Eighty-Five Thousand Two Hundred and Seventy-Four and paise Twenty-Three Only.)** as on 12.06.2026 with future interest and costs due to the State Bank of India, SARB Chennai from Mr. Bhackiyaraj Tamilmani.

DESCRIPTION OF IMMOVABLE PROPERTY/IES:

DETAILS OF E-AUCTION SALE:

Residential villa with 937 sq ft as UDS including common area and 1246 Sqft built up area inclusive of common area with one car parking located at "The White Villas", Plot No 77C, Annai Padmavathi Nagar, Perumalthangal Village, Chengalapattu.

Property ID AT Baanknet Website: SBIN020032371483

Primary Securities:

Schedule A

Description of Total Extent

All that piece and parcel of Plot bearing No 77 C, Villa Name: Atlantis-11 measuring 937 sqft in the Annai Padmavathy Nagar layout approved vide DTCP No LP/DTCP 177/88 vide LR No ROC.21811/88LA situated in perumalthangal village (Village No 59) Chengalpattu Taluk Kanchipuram District forming part of the land measuring 7 acres out of 7 acres and 16 cents in S No 1A/4 – C. On subdivision it is identified as SNo 1A-4C2

Bounded on the

North Plot No 76 C

South Plot No 78 C

West Plot No 71 C

East 16' wide pathway & Plot No 77B

Measuring

East West on Northern side 20'4"

East West on Southern side 20'4"

North South on western side 40'

North South on Eastern side 40'

Total Extent conveyed

Plot Area 813 sqft

Common Access Area 124 sqft (UDS)

Total 937 sqft

Schedule B

Residential Individual House known as **Villa Name Atlantis 11** at the project named **"The White Villas"** at Plot No 77C, Annai Padmavathi Nagar, Perumalthangal village, Chengalpattu taluk, Chennai - 603 204 having super built up area of **1246 sqft** which includes common area with **one car parking** on the schedule A property.

Property Id at Baanknet website

SBIN0200032371483

Google Map Co ordinates

12.81257N 79.97196E

Encumbrances known to the Bank if any: Nil

Details of Sale

Reserve Price: Rs. 37,00,000/-

Earnest Money Deposit (EMD): Rs. 3,70,000/-

Date & Time of
e-auction

10.07.2026; From 10.00 AM to 04.00 PM

With auto time extension of 10 minutes each till sale is completed.

EMD Remittance:

Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of <https://baanknet.com> by means of NEFT.

Bid Multiplier

Rs. 50,000 /-

Inspection of
property

Date: 04.07.2026 Time: 11.00 AM to 1.00 PM

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://baanknet.com>.

Date: 15.06.2026,
Place: Chennai.



Authorised Officer,
SBI, SARB, Chennai



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

<u>1</u>	Name and address of the borrower	1. Mr. Bhackiyaraj Tamilmani, No16/2 Kanchamanathapuram, Vadalur, Cuddalore 607 303 2. Mr. Bhackiyaraj Tamilmani, No 9/16/2 East Street, Abatharanapuram, Kurinji padi Tk, Vadalur, Cuddalore 607 303 3. Mr. Bhackiyaraj Tamilmani, No 57 103 Alyarmook Near Labour Office, Sharjah UAE 600 092 4. Mr. Bhackiyaraj Tamilmani, Villa No Atlantis 11, The white villas, Plot No 77C Annai Padmavathy Nagar, Perumalthangal Village (Village No 59) Chennai 603 204
<u>2</u>	Name and address of the Branch, the secured creditor	State Bank of India Stressed Asset Recovery Branch "Red Cross Buildings" 32, Montieth Road Egmore, Chennai-8
<u>3</u>	Complete description of immovable secured assets to be sold with identification marks or number, if any, on them	<u>Primary Securities:</u> <u>Schedule A</u> <u>Description of Total Extent</u> All that piece and parcel of Plot bearing No 77 C, Villa Name: Atlantis-11 measuring 937 sqft in the Annai Padmavathu Nagar layout approved vide DTCP No LP/DTCP 177/88 vide LR No ROC.21811/88LA situated in perumalthangal village (Village No 59) Chengalpattu Taluk Kanchipuram District forming part of the land measuring 7 acres out of 7 acres and 16 cents in S No 1A/4 – C. On subdivision it is identified as SNo 1A-4C2 <u>Bounded on the</u> North Plot No 76 C South Plot No 78 C West Plot No 71 C East 16' wide pathway & Plot No 77B <u>Measuring</u> East West on Northern side 20'4" East West on Southern side 20'4" North South on western side 40' North South on Eastern side 40' <u>Total Extent conveyed</u> Plot Area 813 sqft Common Access Area 124 sqft (UDS) Total 937 sqft

		<u>Schedule B</u> Residential Individual House known as Villa Name Atlantis 11 at the project named "The White Villas" at Plot No 77C, Annai Padmavathi Nagar, Perumalthangal village, Chengalpattu taluk, Chennai - 603 204 having super built up area of 1246 sqft which includes common area with one car parking on the schedule A property. <u>Property Id at Baanknet website</u> SBIN0200032371483 <u>Google Map Co ordinates</u> 12.81257N 79.97196E
4	Details of the encumbrances known to the secured creditor	Nil
5	The secured debt for recovery of which the property to be sold	Rs. 70,85,274.23/- (Rupees Seventy Lakhs Eighty-Five Thousand Two Hundred and Seventy-Four and paise Twenty-Three Only) as on 12.06.2026
6	Deposit of earnest money	Earnest Money Deposit (EMD) : Rs. 3,70,000/- being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of https://baanknet.com by means of NEFT. Interested bidder may deposit pre-bid EMD with https://baanknet.com before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC'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.
<u>7</u>	(i) Reserve price of the immovable secured assets: (ii) Bank account in which EMD to be remitted. (iii) Last Date and Time within which EMD to be remitted	(i) Rs. 37.00 lacs (ii) Bidders own wallet Registered with M/s BAANKNET Ltd on its e-auction site https://baanknet.com by means of NEFT Bank : State Bank of India, SARB, Egmore, Chennai-600 008. (iii) DATE: 10.07.2026 Time : 2.00 PM
<u>8</u>	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 authorized

		officer, failing which the earnest money deposited by the bidder shall be for 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.
<u>9</u>	Time and place of public e-auction or time after which sale by any other mode shall be completed	Date: 10.07.2026 Time: 10.00 AM to 4.00 PM with unlimited extensions of 10 minutes each.
<u>10</u>	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. BAANKNET Ltd at the web portal https://baanknet.com
<u>11</u>	(i) Bid increment amount: (ii) Auto Extension Unlimited times. (iii) Bid currency & unit of measurement	(i) Rs 50,000/- (ii) Date: 10.07.2026 , Time: 10.00 AM to 04:00 PM with unlimited extensions of 10 minutes each. (iii) INR
<u>12</u>	Date and time during which inspection of the immovable assets to be	Date: 04.07.2026 Time: Between 11.00 AM and 01.00 PM.

	sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Name : SMT. MUTHUMARI NIVEDITA, MANAGER, SBI,SARB,EGMORE,CHENNAI Mobile No – 8056144247 Name : SHRI JSRL SWAMY,AUTHORISED OFFICER,SBI,SARB,EGMORE,CHENNAI Mobile No - 7810068331
13	Other Conditions	(a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by M/s. BAANKNET Ltd., 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 BAANKNET Ltd at 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, Egmore, Chennai. (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. BAANKNET Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (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 to be paid immediately i.e. on the same day or not later than next working day, as the case may be (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 not be sold below 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 BAANKNET Ltd. The Bidder has to place a request with BAANKNET 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).

(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) The Purchaser must satisfy themselves by making property inspection before purchasing the property.
--	--	--

Date: 15.06.2026
Place: Chennai


 Authorised Officer
 SBI, SARB, Chennai

