SBI

பாரத ஸ்டேட் பாங்கு
भारतीय स्टेट बैंक
STATE BANK OF INDIA

SPEED POST WITH ACK DUE

Shri. V.N. Ambrish Neemath S/o. V. Neelakandan 464/12, 7th Main Road, Shanthi Colony, Anna Nagar, Chennai-600 040	Shri. V.N. Amrish Neemath Flat No. F6, 1st floor, "Kaveri Block Neels Square" Ganesh Nagar Main Road, Kaspapuram Chennai – 6000126

SBI/SARB/NIV/2025-26/ 02 **Date: 01.06.2026**

Madam / Dear Sir,

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

SHRI.V. N. AMBRISH NEEMATH

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 **24.06.2026** 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 01.06.2026

SBI	STATE BANK OF INDIA Stressed Assets Recovery Branch
Authorised Offical's Details: Name: SRI JIDAGAM S.R.L. SWAMY Mobile No: 7810068331 Land Line No: 044-28881034	2nd 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: 01.06.2026

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 **24.06.2026** for recovery of **Rs. 58,29,209/- (Rupees Fifty-Eight lacs Twenty-Nine Thousand Two Hundred and Nine only)** as on 30.05.2026 with future interest and costs due to the State Bank of India, SARB Chennai from Mr. Ambrish Neemath.

DESCRIPTION OF IMMOVABLE PROPERTY/IES:
DETAILS OF E-AUCTION SALE:

Residential Apartment bearing Flat No.F-6, in first floor, " Neels square" ,Kaveri Block, Ganesh Nagar Main Road, Kaspapuram, Chennai-60073, Comprised in Old S.No.7/4A1A, New Sub Division S.No.7/7A, V.No.55, Kapapuram Village, Tambaram Taluk, Chengalpet District
Build up area 1100 Square feet, undivided Share of 874.40 Sq ft , right, title and interest in the House site, measuring to an extent of 28 cents i.e, 12,274 sq ft , part of the said extend of 37 cents out of 100 cents, comprised in S No.7/4A1A, under patta No.288, the sub-divided Survey No.7/7A, situated at Ganesh Nagar Main Road, No.55, Kaspapuram Village, Tambaram taluk, Kancheepuram District,
Bounded on the
North by : Road and Plots in S.No.7/7A(part)
South by : Land in S.Nos.7/4 and 7/5 and
Remaining land in S No.7/7A (part)
East By : Remaining land in S.No.7/7A (part)
West by : Plots in S.No.7/7A (part) and
Measuring
North to South ,93 feet on eastern side,
88 feet and 6 inches on Western side,
East to west, 135 feet 6 inches on Northern side and
135 feet on Southern side and
Admeasuring 28 cents, i.e., 12,274 Sq ft., and within sub-registration District of Tambaram and Registration District of South Chennai.
874.40 Square feet, undivided share of the House site measuring to an extent of 12274 Sq.ft and together with the flat in the first floor bearing Flat No.F6-measuring 1100 sq ft.,Built up Area(Including Common Area). The property lies within the limits of St.Thomas Panchayat Union
GOOGLE MAP LATITUDE: 12.886174 LONGITUDE: 80.140280
PROPERTY ID AT BAANKNET: SBIN0200001375626

Encumbrances known to the Bank if any :Nil	
Details of Sale	
Reserve Price: Rs. 32,00,000/-	**Earnest Money Deposit (EMD): Rs. 3,20,000/-**
Date &Time of e-auction	24.06.2026; From 10.00 AM to 04.00 PM With auto time extension of 10 minutes each till sale is completed.
<u>EMD Remittance:</u>	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. **<u>PROPERTY ID AT BAANKNET: SBIN0200001375626</u>**
Bid Multiplier	Rs. 25,000 /-
Inspection of property	Date: 10.06.2026 Time: 11.00 AM to 1.00 PM

Date: 01.06.2026
Place: Chennai

Authorised Officer
State Bank of India
Stressed Asset Recovery Branch

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

Property will be sold on "ÁS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" basis

1	Name and address of the borrower	**Shri.V.N.Ambrish Neemath** S/o.V.Neelakandan 464/12, 7th Main Road,Shanthi Colony, Anna Nagar, Chennai-600 040 **Shri. V.N. Amrish Neemath** S/o.V.Neelakandan Flat No. F6, 1st floor, "Kaveri Block Neels Square" Ganesh Nagar Main Road, Kaspapuram Chennai – 6000126
2	Name and address of the Branch, the secured creditor	State Bank of India Stressed Asset Recovery Branch "Red Cross Buldings" 32, Montieth Road Egmore, Chennai-8
3	Complete description of immovable secured assets to be sold with identification marks or number, if any, on them	Residential Apartment bearing Flat No.F-6, in first floor, " Neels square" ,Kaveri Block, Ganesh Nagar Main Road, Kaspapuram, Chennai-60073, Comprised in Old S.No.7/4A1A, New Sub Division S.No.7/7A, V.No.55, Kapapuram Village, Tambaram Taluk, Chengalpet District Build up area 1100 Square feet, undivided Share of 874.40 Sq ft , right, title and interest in the House site, measuring to an extent of 28 cents i.e, 12,274 sq ft , part of the said extend of 37 cents out of 100 cents, comprised in S No.7/4A1A, under patta No.288, the sub-divided Survey No.7/7A, situated at Ganesh Nagar Main Road, No.55, Kaspapuram Village, Tambaram taluk, Kancheepuram District, Bounded on the North by : Road and Plots in S.No.7/7A(part) South by : Land in S.Nos.7/4 and 7/5 and Remaining land in S No.7/7A (part) East By : Remaining land in S.No.7/7A (part) West by : Plots in S.No.7/7A (part) and Measuring North to South ,93 feet on eastern side, 88 feet and 6 inches on Western side, East to west, 135 feet 6 inches on Northern side and 135 feet on Southern side and Admeasuring 28 cents, i.e., 12,274 Sq ft., and within sub-registration District of Tambaram and Registration District of South Chennai. 874.40 Square feet, undivided share of the House site measuring to an extent of 12274 Sq.ft and together with the flat in the first floor bearing Flat No.F6-measuring 1100 sq ft.,Built up Area(Including Common Area). The property lies within the limits of St.Thomas Panchayat Union **GOOGLE MAP LATITUDE: 12.886174 LONGITUDE: 80.140280** **PROPERTY ID AT BAANKNET: SBIN0200001375626**

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. 58,29,209/- (Rupees Fifty-Eight lacs Twenty Nine Thousand Two Hundred and Nine only)** as on 30.05.2026 with future interest and costs due to the State Bank of India, SARB Chennai from Mr. Ambrish Neemath.
6	Deposit of earnest money	Earnest Money Deposit (EMD): Rs. 3,20,000/- 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.
7	(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. 32.00 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:26.06.2026 & Time: 2.00 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 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 15th 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	**Date: 24.06.2026** Time: 10.00 AM to 4.00 PM with unlimited extensions of 10 minutes each.

	completed	
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. BAANKNET Ltd at the web portal https://BAANKNET.com
11	(i) Bid increment amount: (ii) Auto Extension: Unlimited times. (iii) Bid currency & unit of measurement	(i) Rs 25,000/- (2) **Date: 26.06.2026**, Time: 10.00 AM to 04:00 PM with unlimited extensions of 10 minutes each. (3) INR
12	Date and time during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the	Date: 10.06.2026 Time: Between 11.00 AM and 01.00 PM. Name: SMT. MUTHUMARI NIVEDITA, Manager, SBI, SARB, EGMORE, Chennai Mobile No – 8056144247 Name: JSRL SWAMY, Authorised Officer, SBI, SARB, EGMORE, Chennai

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	assets and their specification. Contact person with mobile number	
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.

Date:01.06.2026.
Place: Chennai

Authorised Officer
State Bank of India
Stressed Asset Recovery Branch