SBI

பாரத ஸ்டேட் பாங்கு
भारतीय स्टेट बैंक
STATE BANK OF INDIA

SPEED POST WITH ACK DUE

Mr.R.Sathish Kumar S/o.Mr.S.Ramachandran No.2/560, Plot M, Flat G1, Balaji Flat, Jaganathan Street, Balaiah Garden, Madipakkam, Chennai-600091	Mr.R.Sathish Kumar S/o.Mr.S.Ramachandran Wizzguy Credit Management Services, No-1F4, Dwaraka Complex, Bharath Nagar, Sai Baba Street, Madipakkam, Chennai-600091
Mr.R. Sathish Kumar S/o.Mr.S.Ramachandran Flat No. F2, 1st Floor, Plot No.92, Sri Ranganathar Nagar, Padappai, Chennai-600091	

SARB/NIV/2026-27/ **13.07.2026**

Madam / Dear Sir,

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

Shri. SATHISHKUMAR. R

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 **05.08.2026** through the Bank's approved service provider M/s. BAANKNET, at the web portal of **https://baanknet.com between 10.00 A.M and 04.00 P.M**. For further details, please refer to the notice to be published in the newspapers and at websites.

Yours faithfully

STATE BANK OF INDIA
SARB, CHENNAI

(Authorized Officer)

Encl: e-Auction Sale Notice dated 13.07.2026

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	**Mr. R. Sathish Kumar** S/o.Mr.S.Ramachandran No.2/560, Plot M, Flat G1, Balaji Flat, Jaganathan Street, Balaiah Garden, Madipakkam, Chennai-600091 **Mr. R. Sathish Kumar** S/o.Mr.S.Ramachandran Wizzguy Credit Management Services, No-1F4, Dwaraka Complex, Bharath Nagar, Sai Baba Street, Madipakkam, Chennai-600091 **Mr. R. Sathish Kumar** S/o.Mr.S.Ramachandran Flat No.F2, 1st Floor, Plot No.92, Sri Ranganathar Nagar, Padappai, Chennai-600091
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, Chennai 2nd Floor, Red Cross Buildings, No: 32, Red Cross Road, Egmore, Chennai – 600008.
3	Description of the immovable secured assets to be sold **SCHEDULE OF THE PROPERTY** **SCHEDULE A.** All that piece and parcel of land with building bearing Plot No.92,Undivided share to an extent of 685 Sq ft out of 2740 Sq ft, Built Up Area of 1575 Sq Ft, Flat No F2 at First Floor, Sanctioned layout known as Sri Ranganathar Nagar approved by LP/DTCP No 392/89 comprised in Survey No 459/1 as per patta No 3223, Survey No 459/16,459/3B,479/5B4 situated at Padappai Village, Sriperampudur Taluk, Kancheepuram District and lies within the Sub Registration District of Padappai and Registration District of South Chennai. Bounded on the North by : 30 feet road South by : Plot Nos.89 East by : Plot No.93 West by: 30 feet road Measuring North to South on the Eastern Side:67 Feet	

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	North to South on the Western SIde:69 Feet 6 inches East to West on the Northern Side:40 Feet East to West on the Southern SIde:40 Feet Undivided share to an extent of 685 Sq ft out of 2740 Sq ft, Built up Area of 1575 Sq ft, Flat No F2 at First Floor with EB Connection Etc. **Property Id at Baanknet Website: SBIN0200037206885** **LATITUDE: 12.881042 Longitude: 80.023948**	
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. 1,06,51,648.45/- (Rupees One Crore Six Lakhs Fifty one Thousand Six Hundred and Forty Eight Rupees and paise Forty Five Paise only)** with future interest together with all costs, incidental expenses and charges due to the State Bank of India, SARB Chennai as on **13.07.2026**
6	Deposit of earnest money	Earnest Money Deposit (EMD): Rs. 4,44,000/- 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 BAANKNET 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	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	(i) **Rs. 44,00,000 /- (Rupees Forty-Four lakhs Only)** (ii) Bidders own wallet Registered with BAANKNET on its e-auction site https://baanknet.com by means of NEFT. Bank: State Bank of India, SARB, Egmore, Chennai-600 008. iii) **Date: 05.08.2026 & Time:2:00 PM**
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.

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9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date: 05.08.2026** **Between 10:00 A.M and 4:00 P.M.** with unlimited extensions of 10 minutes each.
10	The e-Auction will be conducted through the Bank's approved service provider	M/s. BAANKNET at the web portal https://baanknet.com
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) **Rs.25,000/-** (ii) with unlimited extensions of 10 minutes each. (iii) Rupees
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: 24.07.2026** Time: 11.00 AM to 1.00 PM & Name: 1. Shri. Jidagam S.R.L Swamy Mobile No: 7810068331 2.Ra Muthumari Nivedita, City Case Officer Mobile No: 8056144247.
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 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 BAANKNET at https://baanknet.comby means of NEFT transfer from his bank account.
		(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 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 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 without increment 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.

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		(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.
		(h) 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.
		(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
		(j) 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.
		(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
		(l) 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.
		(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
		(n) 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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
		(o) 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.
		(p) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
		(q) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
		(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 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

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		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 e-Auction will be entertained.
		(t) This sale will attract the provisions of sec 194-IA of the Income Tax Act.
		(u) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

Date: 13.07.2026
Place: CHENNAI

Authorised Officer
State Bank of India, SARB, Egmore, Chennai

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