

SPEED POST WITH ACK DUE

Smt Kamakshi, D/o Vembu, No A-20, Govindhan Nagar 7 th Street, Palavakkam, Chennai 600 041.	Shri Aharish, S/o Shri Subramaniam, No A-20 Govindhan Nagar 7 th Street, Palavakkam, Chennai 600 041.
Smt Kamakshi, Thome India Pvt Ltd, No 341 and 342 Solitaire III, Solitarie Corporate Park, Andheri Kurla Road, Chakla, Andheri-East Mumbai 400 093.	Shri S Aharish, S/o Shri Subramaniam, Comcast India Engineering Center LLP, Chennai one SEZ 5 th floor North Block in Phase II, Module 7 & 8 "Chennai One" Pallavaram, Thoraipakkam 200 feet Rd, Thoraipakkam, Chennai 600 097.
Smt S Kamakshi, D/o Mr Vembu, Flat No B2, Second Floor, Majestic Flats, Plot No 148, SRP Nagar Extension, 7 th Cross Street, Semmancherry, Chennai 600 119	Shri S Aharish, S/o Shri Subramaniam Flat No B2, Second Floor, Majestic Flats, Plot No 148, SRP Nagar Extension, 7 th Cross Street, Semmancherry, Chennai 600 119

SBI/SARB/NIV/2025-26/141

Date: 11.06.2026

Madam / Dear Sir,

NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES.**Smt Kamakshi and Shri Aharish**

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 24.07.2026 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 11.06.2026

	STATE BANK OF INDIA Stressed Assets Recovery Branch 2ND FLOOR, INDIAN RED CROSS BUILDINGS NO. 32, MONTIETH ROAD - EGMORE, CHENNAI
Authorized Official's Details: Name: Shri. Parthasaradhi C Mobile No: 9444719444 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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 and Guarantor that the below described immovable property mortgaged/charged to the Secured Creditor, the **physical 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" basis on **24.07.2026** for recovery of **Rs 81,63,558/- (Eighty One Lakhs Sixty Three Thousand Five Hundred and Fifty Eight Only)** as on **10.06.2026** due to the State Bank of India, SARB, Chennai from **Smt Kamakshi and Shri Aharish** with further interest together with all other costs, incidental expenses and charges. The Reserve price will be **Rs.54,00,000/-** and EMD will be **Rs.5,40,000/-**

Description of the immovable property:

Schedule A (Whole Property)

Primary Securities:

All that piece and parcel of vacant land being house site situated in Semmanchery Village, SRP Nagar, 7th Cross street, Sholinganallur Taluk, Chennai Corporation Area comprised in Sno 385/1 Part, present patta No 6523, as per Survey No 385/38 bearing plot no 148 measuring an extent of 2400 sqft

Bounded on the

North By : 21 feet 7th Cross Street

South By : Survey No 385/2

East By : Plot No 149

West By : Plot No 147

Measuring on the

North Side : 50Feet

South Side : 50 Feet

Eastern Side : 48 Feet

Western Side : 48 Feet

In all total measuring 2400 sq ft and lying within the Sub Registration District of Neelankarai and Registration District of South Chennai.

Schedule B

Residential flat bearing No Flat No B-2 with built up area of 956 sqft (as per deed) where as



723 sqft (as per actual) with 396 sqft of undivided share of land in the schedule A property (Approved by corporatopn of chennai, vide its Planning Permit No PP/WDC 15/3503/2020 dated 24.07.2020 and building permit no . BA/CD/2874/2020 dated 24.07.2020) located at second floor at SRP Nagar 7th cross street, Semmancheri Village, SHollinganallur Taluk Lying within the Sub Registration District of Neelankarai and Registration District of South Chennai

Latitude 12.876275 & Longitude 80.217237

Bank Property ID at Baanknet Website- SBINKAMAKSHI

Encumbrances known to the Bank if any: Nil

Details of Sale

Reserve Price: Rs 54,00,000/-

Earnest Money Deposit (EMD): Rs 5,40,000/-

Date & Time of e-auction

24.07.2026, 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.25,000/-

Inspection of property

Date: 11.07.2026 Time: 11.00 AM to 1.00 PM

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

- Date: **11.06.2026**

Place: Chennai.


 **Authorised Officer,**
 SBI, SARB, Egmore, Chennai.

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

Property will be sold on 'AS IS WHEREAS IS WHAT IS AND WHATEVER THERE IS IS,' basis:

1	Name and address of the Borrower	1.Smt Kamakshi, D/o Vembu, No A-20, Govindhan Nagar 7th Street, Palavakkam,Chennai 600 041. 2.Shri Aharish, S/o Shri Subramaniam, No A-20 Govindhan Nagar 7th Street, Palavakkam,Chennai 600 041. 3.Smt Kamakashi, Thome India Pvt Ltd, No 341 and 342 Solitaire III, Solitarie Corporate Park, Andheri Kurla Road,Chakla, Andheri-East Mumbai 400 093. 4.Shri S Aharish, S/o Shri Subramaniam, Comcast India Engineering Center LLP, Chennai one SEZ 5th floor North Block in Phase II, Module 7 & 8 "Chennai One" Pallavaram, Thoraipakkam 200 feet Rd, Thoraipakkam,Chennai 600 097. 5.Smt S Kamakshi, D/o Mr Vembu, Flat No B2, Second Floor, Majestic Flats, Plot No 148, SRP Nagar Extension,7th Cross Street, Semmancherry,Chennai 600 119 6.Shri S Aharish, S/o Shri Subramaniam Flat No B2, Second Floor, Majestic Flats, Plot No 148, SRP Nagar Extension,7th Cross Street, Semmancherry,Chennai 600 119
2	Name and address of Branch, the secured creditor	<u>SBI, SARB, CHENNAI (Code: 05170)</u> No.32, Montieth Road, II Floor, Indian Red Cross Buildings, Egmore, Chennai-2400008.
3	<u>Schedule A (Whole Property)</u> <u>Primary Securities:</u> All that piece and parcel of vacant land being house site situated in Semmanchery Village, SRP Nagar, 7th Cross street, Sholinganallur Taluk, Chennai Corporation Area comprised in Sno 385/1	



	Part, present patta No 6523, as per Survey No 385/38 bearing plot no 148 measuring an extent of 2400 sqft <u>Bounded on the</u> North By : 21 feet 7th Cross Street South By : Survey No 385/2 East By : Plot No 149 West By : Plot No 147 <u>Measuring on the</u> North Side : 50Feet South Side : 50 Feet Eastern Side : 48 Feet Western Side : 48 Feet In all total measuring 2400 sq ft and lying within the Sub Registration District of Neelankarai and Registration District of South Chennai. <u>Schedule B</u> Residential flat bearing No Flat No B-2 with built up area of 956 sqft (as per deed) where as 723 sqft (as per actual) with 396 sqft of undivided share of land in the schedule A property (Approved by corporatopn of chennai, vide its Planning Permit No PP/WDC 15/3503/2020 dated 24.07.2020 and building permit no . BA/CD/2874/2020 dated 24.07.2020) located at second floor at SRP Nagar 7th cross street, Semmancheri Village, SHollinganallur Taluk Lying within the Sub Registration District of Neelankarai and Registration District of South Chennai Latitude 12.876275 & Longitude 80.217237 Bank Property ID at Baanknet Website- SBINKAMAKSHI	
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 81,63,558/- (Eighty-One Lakhs Sixty Three Thousand Five Hundred and Fifty Eight Only) as on 10.06.2026
6	<u>Deposit of earnest money:</u> Earnest Money Deposit (EMD): Rs.5,40,000/- 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 M/s.BAANKNET 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.BAANKNET's wallet 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:	Rs. 54,00,000/- (ii) Bidders own wallet Registered with M/s.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 : 24.07.2026 & Time : 2.00 PM
8	<u>Time and manner of payment:</u>	



	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.	
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 24.07.2026 From 10.00 AM to 04.00 PM with unlimited extensions of 10 minutes each. Place: Chennai
11	The e-Auction will be conducted through the Bank's approved service provider as mentioned here: e-Auction tender documents containing -e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned here :	Baanknet at the web portal https://baanknet.com
12	(i) <u>Bid increment amount</u> : Rs.25,000/- (ii) <u>Auto extension</u> : Date: 24.07.2026 . From 10.00 AM to 04.00 PM with unlimited extensions of 10 minutes each (iii) <u>Bid currency & unit of measurement</u> : INR	
13	Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date: 11.07.2026 Time: 11.00 AM to 1.00 PM Name : JSRL Swamy, Authorised Officer Mobile No : 7810068331 Name: Ra Muthumari Nivedita, City Case Officer Mobile No: 8056144247 Land Line No: 044-28881043; e-mail: sbi.05170@sbi.co.in

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 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.BAANKNET at <https://baanknet.com> by 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 M/s.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.
- (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 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 .0certificate 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: 11.06.2026
Place: Chennai.



Manoj B
Authorised Officer,
SBI, SARB, Egmore, Chennai.