

	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 **07.08.2026** for recovery of **Rs. 76,90,131- (Rupees Seventy-Six Lacs Ninety Thousand One Hundred Thirty-one only)** as on **13.07.2026** due to the State Bank of India, SARB, Chennai from **Mrs. Sahaya Luncima A & Mr. Rickvaan A** with further interest together with all other costs, incidental expenses and charges. The Reserve price will be **Rs.29,00,000/-** and EMD will be **Rs.2,90,000/-**

Description of the immovable property:

Primary Securities:
SCHEDULE "A":
All that piece and parcel of Vacant House site bearing Plot No.18, measuring an extent of 1800 Square Feet, in the layout named as "SRI RAMA ANJANEYA GARDEN"(Layout approved vide C.T/D.T.C.P.M. 83-140/LP 103) Old Survey No.218/4, as per new Patta No.3913 new Survey No. 218/47, situated in No.142, Salamangalam Village, Kundrathur Taluk, Kancheepuam District lying within the panchayat limit of Kundrathur Panchayat Union and within the Registration District of Chengalpattu and Sub-Registration District of Sriperumpudur.
BOUNDED ON THE:
North By : Plot No.17
South By : Plot No.19
East By : Plot No.11
West By : 24 Feet Road
MEASURING:
East to West on the Northern side : 60 Feet
On the Southern side : 60 Feet
North to South on the Eastern side: 30 Feet
On the Western side : 30 Feet
SCHEDULE "B"
(Property covered under sale deed)
Flat No. S1, second floor measuring carpet area of 605 Sft and plinth area of 748 Sq.ft., (1050 Sft as per Agreement) of the constructed in the Schedule "A" Property, together with 300 Sq.ft. of UDS, Undivided share of land out of total Extent of 1800 Sq.ft., of the Schedule "A" Property.
CERSAI DETAILS: ASSET ID - 200061605751
Encumbrances known to the Bank if any: Nil
Latitude: 12.878027, Longitude: 80.007017

Details of Sale	
Reserve Price: Rs. 29,00,000/-	Earnest Money Deposit (EMD): Rs.2,90,000/-
Date & Time of auction	07.08.2026, From 11.00 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: 25.07.2026 Time: 11.00 AM to 1.00 PM 30.07.2026 Time: 11.00 AM to 1.00 PM

- For detailed terms and conditions of the E-auction sale, please refer to the website <https://BAANKNET.COM>
- Date: 13.07.2026
Place: Chennai



For STATE BANK OF INDIA
Stressed Assets Recovery Branch, Chennai

AUTHORISED OFFICER