

SPEED POST WITH ACK DUE

Mrs. Sophia Rubavathy O W/o.Mr.Karthik Bindhu No.5, 1st Floor, Ambedkar Street, Puzhal, Tiruvallur, Chennai-600066	Office Address (Borrower) Mrs.Sophia Rubavathy O W/o.Mr.Karthik Bindhu 24, Hours Clinic, No.5, Ground Floor, Ambedkar Street, Puzhal, Tiruvallur Chennai-600066
Mrs.Sophia Rubavathy O W/o.Mr.Karthik Bindhu Flat No.S1, Second Floor, Plot No.35, Sri Karpagambal Nagar, Nandhivaram, Guduvancherry Chennai-603202	

SARB/ CHE /NIV/2025-26/ 219

Date: 20.07.2026

Dear Sir/Madam,

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 **14.08.2026** through the Bank's approved service provider **M/s. BAANKNET at the web portal**, at the web portal **<https://baanknet.com>** between 10.00 a.m. and 4.00p.m. For further details, please refer to the notice to be published in the newspapers.

Yours truly,

(Authorized Officer)



Encl: e-Auction Sale Notice dated 18.07.2026.

	STATE BANK OF INDIA Stressed Assets Recovery Branch
Authorised Official's Details: Name: Shri. Jidagam S.R.L Swamy Mobile No: 7810068331 Land Line No: 044-28881058	2nd Floor, Red Cross Buildings, # 32, Red Cross Road, Egmore, Chennai – 600008. <i>Telephone: 044-28881082</i> <i>E-mail: sbi.05170@sbi.co.in</i>

NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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 **14.08.2026** for recovery of **₹1,13,25,689.28 (Rupees One Crore Thirteen lakhs Twenty Five Thousand Six hundred and Eighty Nine Paise twenty Eight only)** with future interest together with all costs, incidental expenses and charges due to the State Bank of India, SARB Chennai as on **14.07.2026** from Mrs.Sophia Rubavathy, W/o.Mr.Karthick Bindhu residing at No :5 Ambedkar Street, Puzhal, Thiruvallur, Chennai-600 066. **The Reserve Price will be Rs 43,00,000/- and EMD will be Rs 4,30,000/-**

Description of the immovable property: Residential Flat S1 at Second Floor, with UDS of 555 Sq ft, BUA of 1750 Sqft (as per Document), 1143 sqft (As per actual) (including common area) located at Sri Karpagammbal Nagar, No.6, Nandhivaram, Guduvancherry, Chennai-603 202.

SCHEDULE OF THE PROPERTY

Schedule A (Whole property)

All that piece and parcel of vacant house site property located at plot no 35 measuring an extent of 2400 sqft situated in Sri Karpagammbal Nagar layout approved vide CSAR/DTCP/M-86-121/LP 96 comprised in Old Sno 449/6 Part & 449/7 Part as per patta No 4348 with New Sno 449/9 in no 6 Nandhivaram village, Vandalur Taluk, Chengalpattu District lying within the panchayat limits of Nandhivaram-Guduvancherry Town Panchayat.

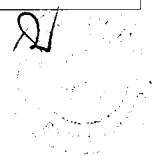
Planning permit No 71/2013-14, M M No 165/2013 dated 18.06.2013 issued by the Executive Officer, Nandhivaram-Guduvancheri Town Panchayat.

Schedule B

Property Detail

Flat No:S1, Second Floor, Block C, Cholan Exotica, situated at Plot No:35, Sri Karpagammbal Nagar, measuring super built up area of 1750 sqft (as per Document) 1143 Sqft (As per actual)(including common area) together with UDS of 555 sqft of land out of total extent of 2400 Sqft of the Schedule A Property located at Nandhivaram Village, Chengalpet Taluk.

21



Boundaries of the Property :

North By 30 Feet Rd
South By Land in Sno 411
East By Plot No 34
West By Plot No 36

Measuring

East to West on the Northern Side 40 Feet
On the Southern side 40 Feet
North to South on the Eastern side 60 Feet
On the Western side 60 Feet

Lying within the Registration District of South Chennai and Registration Sub district of Guduvancherry.

Latitude 12.854943 Longitude 80.062487

Property Id at Baanknet Website SBIN0200050605949

Encumbrances known to the Bank if any: Nil

Details of Sale

Reserve Price: Rs. 43,00,000/- Earnest Money Deposit (EMD): Rs.4,30,000/-

Date & Time of e-auction **14.08.2026; From 10.00 AM to 4.00 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.

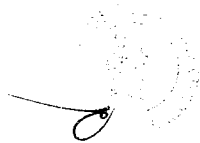
Bid Multiplier Rs 25,000 /-

Inspection of property of **Date: 07.08.2026** Time: 11.00 AM to 1.00 PM

For detailed terms and conditions of the sale, please refer to the link provided in the State Bank of India, the Secured Creditor's website www.sbi.co.in.

Place: Chennai.

Date: 20.07.2026



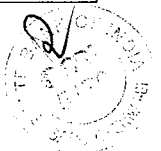

Authorized Officer

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 WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" basis

1	Name and address of the Borrower	Mrs.Sophia Rubavathy, W/o Mr.Karthick Bindhu, No 5 1 st floor Ambedkar Street, Puzhal, Thiruvallur, Chennai-600 066.
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, Chennai 2 nd Floor, Red Cross Buildings, No: 32, Red Cross Road, Egmore, Chennai – 600008.
<u>SCHEDULE OF THE PROPERTY</u> <u>Schedule A (Whole property)</u> All that piece and parcel of vacant house site property located at plot no 35 measuring an extent of 2400 sqft situated in Sri Karpagambal Nagar layout approved vide CSAR/DTCP/M-86-121/LP 96 comprised in Old Sno 449/6 Part & 449/7 Part as per patta No 4348 with New Sno 449/9 in no 6 Nandhivaram village, Vandalur Taluk, Chengalpattu District lying within the panchayat limits of Nandhivaram-Guduvancherry Town Panchayat. Planning permit No 71/2013-14, M M No 165/2013 dated 18.06.2013 issued by the Executive Officer, Nandhivaram-Guduvancheri Town Panchayat. <u>Schedule B</u> <u>Property Detail</u> Flat No:S1, Second Floor, Block C, Cholan Exotica, situated at Plot No:35, Sri Karpagammal Nagar, measuring super built up area of 1750 sqft (as per Document) 1143 Sqft (As per actual)(including common area) together with UDS of 555 sqft of land out of total extent of 2400 Sqft of the Schedule A Property located at Nandhivaram Village, Chengalpet Taluk <u>Boundaries of the Property :</u> North By 30 Feet Rd South By Land in Sno 411 East By Plot No 34 West By Plot No 36 <u>Measuring</u> East to West on the Northern Side 40 Feet On the Southern side 40 Feet North to South on the Eastern side 60 Feet On the Western side 60 Feet Lying within the Registration District of South Chennai and Registration Sub district of Guduvancherry. <u>Latitude 12.854943 Longitude 80.062487</u> <u>Property Id at Baanknet Website SBIN0200050605949</u>		
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	₹1,13,25,689.28 (Rupees One Crore Thirteen Lakhs Twenty Five Thousand Six hundred and Eighty Nine Paise twenty Eight only) with future interest together with all costs,



		incidental expenses and charges due to the State Bank of India, SARB Chennai as on 14.07.2026
6	Deposit of earnest money	Earnest Money Deposit (EMD) : Rs.4,30,000/- 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	(i) Reserve price of the immovable secured assets: (ii) Account/ Wallet in which EMD to be remitted (iii) Last Date and time within which EMD to be remitted	Rs 43,00,000/-(Forty Three 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) Last Date: 14.08.2026 & Time : 12.00 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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 14.08.2026 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) ₹ 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: 07.08.2026 Time: 11.00 AM to 1.00 PM Name: Ra Muthumari Nivedita , City Case Officer Mobile No: 8056144247.

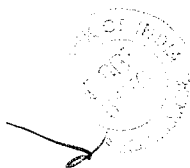
13	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by BAANKNET well before the auction date. The registration process takes minimum of two working days. (Registration process 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.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 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 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: 20.07.2026

Place: CHENNAI



Authorized Officer

SBI, SARB, Egmore, Chennai