

	STATE BANK OF INDIA Stressed Assets Recovery Branch
Authorized Official's Details: Name: Shri S Vijayakumar Mobile No: 9003664472 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 Securitization 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 **symbolic possession** held by the Authorized 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 30.10.2026 for recovery of **Rs. 73,05,073/- (Rupees Seventy-Three Lacs Five Thousand Seventy-Three Only)** as on **21.09.2026** due to the State Bank of India, SARB, Chennai from Mr R Gururajan. The Reserve price will be **Rs.43,00,000/-** and the earnest money deposit (EMD) will be **Rs.4,30,000/-**

Description of the immovable property:

Primary Securities:

SCHEDULE "A":

(Whole Property)

ITEM NO.1: -

1067 Sq. Ft., Undivided Land Share, out of 2655 Sq. Ft., in Plot NO. B, and including Undivided share of the passage Rights, measuring 230.62 Sq. Ft., out of 2767 ½ Sq. Ft., comprised in Survey No.205/5-PART, situated at AGARAMTHEN VILLAGE, Tambaram Taluk, Kanchipuram District, within the Registration District of CHENNAI-SOUTH and Sub-Registration District of TAMBARAM.

MEASUREMENTS AND BOUNDARIES ARE AS FOLLOWS: -

North by: Plot No. C, Land in Survey No. 205/5,6,7 (Part) & 12 feet wide passage,
South by: Land in survey Nos. 205/4,5,6 part,
East by: Land in survey No. 206-Part,
West by: Plot Nos A, B & Land in Survey No. 205/5,6,7 part.



ITEM NO.2: -

All that piece and parcel of Land, measuring Acre 0.04 ½ Cents, (Eastern side) (i.e., 1984 ½ Sq. Ft.,) in Survey No.205/5-PART, measuring Acre 0.05 ½ Cents (Eastern Side) (i.e., 2352 Sq. Ft.,) in Survey No. 205/6-Part, measuring Acre 0.05 ½ Cents (Eastern Side) (i.e., 2352 Sq. Ft.,) in Survey No. 205/7-PART, in all total Extent of Acre 0.15 Cents, (i.e., 6688 ½ Sq. Ft.,) out of Acre 0.58 Cents, situated at Agaramthen Village, Tambaram Taluk, Kanchipuram District, within the Registration District of Chennai-South and Sub-Registration District of Tambaram.

MEASUREMENTS AND BOUNDARIES ARE AS FOLLOWS: -**(For Acre 0.04 ½ Cents (Eastern Side) in Survey No. 205/5- Part)**

North by: 147 Feet: Land in survey No. 205/6-Part (Eastern Side)
South by: 147 Feet: Land in Survey No. 205/5-Part (Eastern Side)
East by: 13 ½ Feet: Land in Survey No. 206-Part,
West by: 13 ½ Feet: Land in Survey No. 205/5- Part (Western side)

(For Acre 0.05 ½ Cents (Eastern side) in Survey No. 205/6-Part)

North by: 147 Feet: Land in Survey No. 205/7-Part (Eastern side)
South by 147 Feet: Land in survey No. 205/6-Part (Eastern side)
East by: 16 Feet: Land in survey No. 206-Part,
West by: 16 Feet: Land in survey No. 205/6-Part (Western side)

For Acre 0.05 ½ Cents (Eastern side) in Survey NO. 205/7-Part)

North by: 147 Feet: Land in Survey No. 205/8A & 20 Feet Road,
South by 147 Feet: Land in survey No. 205/6-Part (Eastern side)
East by: 16 Feet: Land in survey No. 206-Part,
West by: 16 Feet: Land in survey No. 205/7-Part (Western side)

SCHEDULE 'B' PROPERTY
(SUB-DIVIDED PROPERTY)

A Vacant House site, bearing Plot No. B, measuring 2655 Sq. Ft & Passage Rights, measuring 691.878 Sq. Ft., out of 2767 ½ Sq. Ft., comprised in Survey Nos. 205/5- PART, 205/6- PART & 205/7-PART, situated at Agaramthen Village, Tambaram Taluk, Kanchipuram District, within the Registration District of Chennai-South and Sub-Registration District of Tambaram.

MEASUREMENTS AND BOUNDARIES ARE AS FOLLOWS: -
FOR PLOT No.B- measuring 2655 Sq. Ft.,

North by 45'0"+16'3": Land in Survey No. 205/5,6,7 (PART) & 12 Feet Wide Passage,
South by: 60'-0": Land in Survey No. 205/4,
East by: 39'-0": Plot No. A & 12 Feet wide passage,
West by: 45'-0": Land in survey No. 205/5 (PART).



PASSAGE RIGHTS (TOTAL MEASURING 2767 ½ Sq. Ft.,)

For 20 FEET PASSAGE: -

North by: Existing 20 Feet Wide Road,
South by: Land in Survey No. 205/4,
East by: Land in Survey No. 206-Part,
West by: Plot No. A, 12 Feet passage & Land in S.Nos. 205/5-PART, 205/6 PART & 205/7 PART.

For 12 FEET PASSAGE: -

North by: Land in S.Nos 205/5-PART, 205/6-PART & 205/7-PART.
South by: Plot No: A,
East by: Proposed 20 Feet Passage,
West by: Plot No. B, Land in S.Nos. 205/5- PART & 205/6 PART.

SCHEDULE 'C' PROPERTY

Total 550 Sq. Ft., Undivided Land Share, in PLOT No. B, out of 2655 Sq. Ft., including 1/6th Undivided share of the Passage Rights, measuring 115.31 Sq. Ft., out of 691.88 Sq. Ft in the property described in Schedule "B" above.

BOUNDARIES: -

North by land in Survey No. 205/5, 6, 7 (PART) & 12 Feet wide Passage,
South by: Land in Survey No. 205/5, 6, 7 (PART),
East by: Land in Survey No. 205/5, 6, 7 (PART),
West by: Land in Survey No. 205/5, 6, 7 (PART).

SCHEDULE 'D' PROPERTY

Flat No. B-1 in Plot B in the Schedule-A property, hereinabove having a super built area of 1200 Sq.ft (inclusive of common area and one car parking area) in the Ground Floor of the Building called "CITY PLUS".

CERSAI DETAILS: ASSET ID – 200231796447

Encumbrances known to the Bank if any: Nil

Latitude:12.884085, Longitude:80.153079



Details of Sale	
Reserve Price: Rs. 43,00,000/-	Earnest Money Deposit (EMD): Rs. 4.30,000/-
Date & Time of e-auction	30.10.2026 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.10,000/-
Inspection of property	1. Date: 04.10.2026 Time: 11.00 AM to 1.00 PM 2. Date: 16.10.2026 Time: 11.00 AM to 1.00 PM

- For detailed terms and conditions of the sale, please refer to the link <https://baanknet.com/eauction>

Date: 21.09.2026

Place: Chennai

For **STATE BANK OF INDIA**
Stressed Assets Recovery Branch, Chennai

Authorised Officer

AUTHORISED OFFICER

Name: C Parthasaradhi
Designation: Chief Manager
State Bank of India

