DEBTS RECOVERY TRIBUNAL-II

6TH FLOOR, ADDITIONAL OFFICE BUILDING,SHASTRI BHAVAN,
HADDOWS ROAD,NUNGAMBAKKAM,
CHENNAI 600 006

TENDER/BID DOCUMENT

(FOR E-AUCTION SALE)

DRC No.702/2024
in
OA99/2023

In the matter of

State Bank of India
Stressed Assets Recovery Branch

-Vs.-

Mr. P. Dhanendran

DEBTS RECOVERY TRIBUNAL-II / CHENNAI

21-5-26

Recovery Officer,
DRT-II, Chennai

DEBTS RECOVERY TRIBUNAL-II
6TH FLOOR, ADDITIONAL OFFICE BUILDING, SHASTRI BHAVAN,
HADDOWS ROAD,NUNGAMBAKKAM,
CHENNAI 600 006

DRC No.702/2024 **Dated:24.09.2026**

E-AUCTION SALE
Proclamation of Sale
(Under Rule 52(2) of Second Schedule to the IT Act,1961r/w Sec 25 to 29 of RDDBI &FI Act 1993)

The under mentioned properties will be sold "As is and where is/on what it is/no complaint" basis by on line e-auction through website**https://www.bankeauctions.com/** for recovery of a sum of the **Rs.39,61,348/- [Rupees Thirty Nine Lakhs Sixty One Thousands Three Hundred Forty Eight Only],** Plus further interest and costs payable as per law, less amount already recovered, if any, **from Mr. P. Dhanendran to State Bank of India Stressed Assets Recovery Branch**, as per **DRC No.702/2024** dated **04.10.2024** in **OA No.99/2023** forwarded by the Hon'ble Presiding Officer, Debts Recovery Tribunal-II, Chennai and a Notice of Demand dated **01.11.2024** subsequently issued by the Learned Recovery Officer of this Forum.

SCHEDULE OF PROPERTIES

SCHEDULE 'A'

All that piece and parcel of the land in Plot No. 95 and 96 in the Layout named MARVEL County, measuring an extent of 6080 square feet in the Approved Layout by CMDA vide approval No. 33/97 dated 24.7.1997 situated in Survey No's 101/3A4B, 101/1B. As per Patta No. 4851, Re-Survey No's 101/1B, 101/1B and 101/1A1F AND as per New Patta No. 9131, 9132, 9173, New S.No's 101/1A1F1, 101/1A1F2, 101/3A1B1, 101/3A1B2, situated in Varadarajapuram Village, Sriperumbudur Taluk, Kancheepuram District, lying within South Chennai Registration District and Padappai Sub Registration District.

Bounded on the:

- North By : 30 feet Road — 76 Feet
- South By : Plot No. 5 — 76 Feet
- East By : Plot No. 76 and 94 — 80 Feet
- West By : 40 feet Road — 80 Feet

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Measuring on the:

- North By : 76 Feet
- South By : 76 Feet
- East By : 80 Feet
- West By : 80 Feet

Total extent: 6080 square feet

SCHEDULE 'B'

Undivided share of land 380 square feet from and out of Schedule "A" mentioned property.

SCHEDULE 'D'

A Flat with a built up area of 1,100 square feet (including common area) in the Fourth Floor, Flat No. 4A, in the premises called "Rose Garden".

Date and time of e-auction	:	**11.11.2026 between 1100hrs and 1200Hrs** with auto time extension of 3 minutes each, till sale is concluded.
UPSET PRICE		**Rs.27,29,000/-(Rupees Twenty seven Lakh and twenty nine Thousand only)**
Earnest Money Deposit	:	**10% of the upset price- Rs.2,72,900/-**
Last date for submission of bid form with EMD	:	on or before **09.11.2026** through EFT/NEFT/RTGS Transfer in favour of **"The Recovery Officer, DRT-II, Chennai"** to the credit of Current **A/c. No.163302000001100, Indian Overseas Bank, Cathedral Road Branch, Chennai - 600 002. Branch Code:0109 ; IFSC Code: IOBA0000109**
Bid Multiplier	:	**Rs.50,000**
Inspection of Property	:	**17.10.2026 from 11.00 a.m. to 3.00 p.m.**

UNDER ANY CIRCUMSTANCES BIDS IN PHYSICAL FORM WILL NOT BE ACCEPTED BY THE TRIBUNAL & NO ENQUIRIES WILL BE ENTERTAINED.

The other details about the above auction and the e-auction bid form and declaration form and detailed terms and conditions are available in

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The other details about the above auction and the e-auction bid form and declaration form and detailed terms and conditions are available in the website;

Website: https://www.bankeauctions.com/

Further property details if any required shall be obtained from Mrs.Ra Muthumari Nivedita , State Bank of India, SARB Chennai at Red Cross Building II second floor, No.32, Montieth Road, Egmore, Chennai-600008 (Contacted at 044-2881054/28881049 Mobile No.8056144247 email id: sbi.05170@sbi.co.in) and Assistance in respect of e-auction Procedure contact Assistance in respect of e-auction Procedure contact Mr. Prabakaran M (07418281709) M/s C1 INDIA PVT. LTD. Plot No.301, First Floor, UdyogVihar, Phase-2, Gurgaon Haryana – 122 015

DEBTS RECOVERY TRIBUNAL-II CHENNAI

17/9/21

(A.VENKATESAN)
RECOVERY OFFICER

DEBTS RECOVERY TRIBUNAL – II
6TH FLOOR, ADDITIONAL OFFICE BUILDING,SHASTRI BHAVAN,
HADDOWS ROAD,NUNGAMBAKKAM,
CHENNAI 600 006

DRC No.702/2024

Copy to:

The Assistant General Manager, State Bank of India, SARB Chennai at Red Cross Building II second floor, No.32, Montieth Road, Egmore, Chennai-600008 with instruction to comply with the following directions. **Violation and non - compliance of any of the directions will result in cancellation of Auction.**

Certificate Holder must ensure:

(a) Compliance of CVC e-tendering safety measures by the e-auctioning service provider.
(b) Sending of e-auction sale notice to the service provider and uploading to be done immediately not later than **05.10.2026.**
(c) Strict adherence/compliance of directions of R.O., DRT-II by the service provider.
(d) Assignment and intimation of the 'user id' and 'password' to bidders well in time.
(e) To arrange for assignment of Admin 'user id' and 'password' to R.O., DRT-II to facilitate opening and closure of e-auction.
(f) Deactivation of user id/password assigned to a bidder whose bid has been rejected by RO., DRT-II by the service provider immediately on instructions from RO., DRT-II, Chennai.
(g) That the report of auction proceedings after close of auction contains directions/ instruction of RO., DRT-II, issued during the auction;
(h) To facilitate generation of auction report along with instructions of Recovery Officer, if any, conveyed online during the bidding, at the close of the auction online by RO., DRT-II, himself.
(i) To block e-auctioning portal for submission of bids immediately after the closing date for submission of bids i.e.,**09.11.2026.**
(j) **That the e-auction service provider should not allocate a parallel admin id, password to the Certificate Holding Bank in order to view the bid details etc., as this is a confidential closed tender document to be viewed only in encrypted mode by the RO only.**

2. To display sale notice, auction bid form and detailed terms and conditions of sale, enclosed herewith, in the service provider's website. No addition/omission/ alterations of terms and conditions should be made. The Certificate Holder Bank is directed to verify the correctness with regard to upset price, schedule of property etc, before printing/circulating/publishing in the website (or) Newspaper.
3. **Sale notice** shall be **published** in the language of the district in which the property is situated **in a widely circulated vernacular daily and in English Language in a widely- circulated English Daily on or before 05.10.2026.** Publication can be made in any other newspapers also, if considered necessary, for wider publicity.

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4. **A copy of the Sale Notice** be **served** on the defendants **and** also **pasted** in a conspicuous place in the property **on or before 05.10.2026.** A proceeding shall be drawn for pasting of sale notice in the property in presence of two independent witnesses. Proof of service of sale notice and proceedings for pasting the sale notice be submitted to Recovery Officer, DRT-II, Chennai.
5. Hand bills of auction sale shall be printed and circulated in the area in which the property is situated. 10 copies of hand bills are submitted to Recovery Officer, DRT-II, Chennai.
6. Copy of the title deed and other related documents of the property are made available by the Bank/FI for perusal by intending bidders/buyers.
7. An affidavit confirming the compliance of above instructions to be filed on **06.10.2026** by the Bank/FI duly countersigned by Advocate.
8. An officer of the Bank/FI well versed with the identity/location of the property is deputed to the property on the day of inspection i.e.,**17.10.2026 from 11.00 a.m. to 3.00 p.m.**to facilitate inspection by the intending bidders. Memo of compliance along with the proceedings in respect of the inspection to be filed by the Bank on **21.10.2026.**
9. The Service provider is directed to depute a technical person on the day of auction i.e.,**11.11.2026** one hour before commencement of the online auction as well as at 11.00am on **10.11.2026** date of verification of bids for KYC compliance at DRT-II, Chennai.

10. THE E-AUCTION SERVICE PROVIDER'S OFFICIAL ALONGWITH THE BANK'S REPRESENTATIVE SHOULD BE PRESENT IN DRT ATLEAST 60 MINUTES BEFORE COMMENCEMENT OF THE E-AUCTION.

11. Delivery of Title Deeds:

(a) Successful bidder/Auction Purchaser, on receipt of order of confirmation, shall contact the Certificate Holding Bank for delivery of title deeds and other documents related to the property.

(b) The bank shall ensure that title deeds and other documents are on confirmation of sale, forthwith taken delivery from the Tribunal/ your bank and handed over to the auction-purchaser and complaint of delay, if any, will result in withholding of the amount till such time title deeds are delivered.

(c) In case of personal (non-mortgage) property of the defaulter, only certified copies of the title deed will be issued.

DEBTS RECOVERY TRIBUNAL-II / CHENNAI

24-9-26

(A.VENKATESAN)
RECOVERY OFFICER