SBI

பாரத ஸ்டேட் வங்கி
भारतीय स्टेट बैंक
STATE BANK OF INDIA

SPEED POST WITH ACK DUE

Mr. Ilayaraja D S/o. V. Dinamani 184, Chetty Thottam Alandur Road Saidapet Chennai – 600015	Mr. Ilayaraja D S/o. V. Dinamani Flat No. E – 2nd floor Temple Tower Sambandam Nagar Kundrathur, Chennai - 600069

SARB/SKG/2026/1628 Date : 21.11.2026

Dear Sir,

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 **16.12.2026** through the Bank's approved service provider M/s. 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.

Yours truly,

(Authorized Officer)

Encl: e-Auction Sale Notice dated **21.11.2026**

bank.sbi

☎ +91 44 2588 1082
🖷 +91 44 2588 1034
✉ sbi.05170@sbi.co.in
Branch Code : 05170

ஒடுக்கப்பட்ட சொத்து வசூல் கிளை
ரெட் கிராஸ் பில்டிங், இரண்டாவது தளம்,
32, மான்டியத் ரோடு,
எழும்பூர், சென்னை – 600 008

संकटग्रस्त आस्ति वसूली शाखा,
रेड क्रास बिल्डिंग, दूसरा तल,
32, मोण्डियत रोड,
एग्मोर, चेन्नै - 600 008.

Stressed Assets Recovery Branch
Red Cross Building, Second Floor,
No. 32, Montieth Road,
Egmore, Chennai - 600 008.

SBI	**STATE BANK OF INDIA** **Stressed Assets Recovery Branch**
Authorised Official's Details: 1.Name: Shri. Sivakumar.G Mobile No: 9042606351 Land Line No: 044-28881056 2.Name: Shri. Parthasaradhi C Mobile No: 9444719444 Land Line No: 044-28881058	2nd Floor, Red Cross Buildings, # 32, Red Cross Road, Egmore, Chennai – 600008. *Telephone: 044-28881082* *E-mail: sbi.05170@sbi.co.in*

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction 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 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 **16.12.2026** (Date of Sale) for recovery of **₹ 78,62,046.37 (Rupees Seventy Eight Lakhs Sixty Two Thousand Forty Six and Paise Thirty Seven Only)** as on **24.11.2026** due to the State Bank of India, SARB, Chennai from **Mr. D. Ilayaraja, S/o Mr. V. Dhinamani** with further interest together with all other costs, incidental expenses and charges. The reserve price will be **₹ 52,00,000/- (Rupees Fifty Two Lakhs Only)** and EMD **₹ 5,20,000/- (Rupees Fifty Two Lakhs Only)**.

SCHEDULE-A

All that piece and parcel of vacant land measuring 4356 sq.ft, at Sambandam Nagar, comprised in Survey No.172/9 of Kundrathur Village, Sriperumbudur Taluk, KanchipuramDistrict, Patta No.5260 and

Bounded on the:

North by: Existing 30ft. Road and S.No.172/2
South by : Plots in S.No.171/1A & 1B
East by:Land bearing S.No.172/2
West by: Existing 30ft. Road & Sambandam Nagar
Situated in the Registration District of Madras South and Registration Sub District of Kundrathur.

SCHEDULE B

(Part of Schedule "A" hereby conveyed)
A 684 sq.ft of undivided share in the Land described in Schedule"A" above.

SCHEDULE C

All that piece and parcel of Residential Flat in the Building "**Temple Tower**" with a super plinth area of 1170 Sq. Ft. inclusive of common area & car parking space, located at Plot No.172/9, **Flat No.E**, **Second Floor**, Sambandam Nagar, Kundrathur, Chennai – 600 069, comprised in S.No.172/2, Present S.No.172/9, Kundrathur village, Sriperumbudur Taluk, Kanchipuram District. Patta No.5260.
Situated in the Registration District of Madras South and Registration Sub District of Kundrathur.

For detailed terms and conditions of the sale, please refer to e-auction website: https://baanknet.com
Property ID at Baanknet: SB1N200008986741 Latitude & Longitude : 12.989453, 80.102006

Place:Chennai
Date: 24.11.2026

C.Parthasaradhi
Authorised Officer
State Bank of India – SARB

6	**Deposit of earnest money** **Earnest Money Deposit (EMD)**	EMD **₹ 5,20,000/- (Rupees Fifty Two Lakhs Only)**. being the 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB alliance and updation of such information on BAANKNET portal. This may take some time as per Banking Process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last-minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system.
7	**Reserve price of the immovable secured assets:** **Bank account in which EMD to be remitted:** **Last Date and Time within which EMD wallet to be remitted:**	**Reserve Price: ₹ 52,00,000/- (Rupees Fifty Two Lakhs Only)** Bidders EMD wallet maintained with PSB alliance on its e-auction site https://BAANKNET.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal. **Before 03:00 PM on 16.12.2026 OR earlier.**
8	**Time and manner of payment**	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. 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 Authorized Officer, failing which the amount deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the secured creditor and the auction purchaser not exceeding three months from the date of auction. **Bank Details for Balance Payment:** **AC No. 31277538271, IFSC - SBIN0001516** **Name of Branch - Egmore, Bank - SBI**
9	**Time and place of public e-Auction or time after which sale by any other mode shall be completed**	**Date: 16.12.2026** **Between 10:00 AM and 04:00 PM with unlimited extensions of 10 minutes each.**
10	**The e-Auction will be conducted through the Bank's approved service provider** **e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above**	**Platform: BAANKNET at the web portal https://baanknet.com** **https://baanknet.com/eauction-psb/x-login** **Property ID: SBIN200008986741 (ID: 2404031)**
11	**(i) Bid increment amount:** **(ii) Auto extension:** **(iii) Bid currency & unit of measurement**	(i) ₹ 25,000/- (ii) Unlimited extensions of 10 minutes each. (iii) Indian Rupees (INR)

	open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever. (18) 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. (19) 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. Provided if the sale price is above Rs.50,00,000.00, it shall be responsibility of the auction purchaser to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under Rule 9(5) of Security Interest (Enforcement) Rules. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained. (20) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be paid on the amount deposited during this period. No request for return of deposit either in part or full/ cancellation of sale will be entertained. (21) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com, portal only. (22) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e-auction. Therefore, the Bank shall not be responsible for the same and there shall not be any claim whatsoever from the bidder thereon affecting the auction process. (23) Where land & building and plant & machinery both are put on the same auction under different Lot, Authorised Officer reserves right to confirm the sale of immovable property only if plant and machinery is sold out.
	Details of pending litigation, if any, in respect of property proposed to be sold	**NIL**

Place: Chennai
Date: 24.11.2026

Authorised Officer
C Parthasaradhi
State Bank of India - SARB