

பாரத ஸ்டேட் வங்கி भारतीय स्टेट बैंक STATE BANK OF INDUA

AuthorisedOffical's Details:

Name: Mr.Sheikh Sharwar Mobile No: 9900380101 Land Line No:04424338112 City Case Officer details:

Name: Mrs. R R Sukthankar Mobile: 9004509070

Ref.No: SBI/SARB-II/CHE/SARFAESI/EAUCTION/2024-25/CLO1/

Date:08.11.2024.

427-4275

1)Residence Address:

Mr. Moses Ravikumar S/o Mr.Alfred Rethnadas No.5 Ricky Garden, 2<sup>nd</sup> Main Road East Tambaram IAF Road Selaiyur, Tambaram Chennai-600 073.

2)Office Address:

Mr. Moses Ravikumar S/o Mr. Alfred Rethnadas Global Security & Facility Services Old No. 1/7, New No. 1/24

Vellalar Street, Oragadam Main Road Vallam, Kancheepuram District.

3)Property Address:

Mr. Moses Ravikumar S/o Mr.Alfred Rethnadas Flat No. 243, 4th Floor North East Side, Block No. 2 CC majestic Enclave Pallavaram Road Kundrathur, Chennai -600069.

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(s) and Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorized Officer of State Bank of India, the Secured Creditor, on 13.08.2024, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on 26.12.2024 for Recovery of Rs.57,13,271/- (Rupees Fifty Seven Lakhs Thirteen Thousand Two Hundred Seventy One Only) as on 08.11.2024 with future interest, costs, legal charges, expenses, etc., due to the State Bank of India, No.44 Stressed Assets Recovery Branch -II, Chennai from Borrower(s): Mr. Moses Ravikumar. The Reserve Price and the Earnest Money Deposit [EMD] are as under:

SI.No.	Reserve Price [Rs.]	Earnest Money Deposit [Rs.]
1	48,19,000/-	4,81,900/-

The Earnest Money Deposit amount to be deposited in the Bidder Global EMD Wallet

available in https://ebkray.in

bank.sbi

**+91** 44 - 2433 8112 **+91 44 - 2434 0392** 

ஒடுக்கப்பட்ட சொத்து வசூல் கிளை-II

44, எல்டாம்ஸ் ரோடு, 1-வது மாடி,

तनावग्रस्त परिसंपति वसूली शाखा - 🛚 🗀 44, एल्डाम्स रोड, 1वीं मंजिल, तेनामोट, चेन्नै - ६०० ०१८.

STRESSED ASSETS RECOVERY BRANCH -II No. 44, Eldams Road, 1st Floor, Teynampet, Chennai - 600 018.

🖂 sbi.70674@sbi.co.in **தேனாம்பேட்டை, சென்னை** - 600 018.

# SCHEDULE OF THE PROPERTY PROPERTY HEREBY CONVEYED

Name of the Title Deed Holder: Mr. Moses Ravikumar S/o Mr. Alfred Rethnadas Item (I)

All that piece and parcel of vacant land measuring to an extent of 56 cents(24416 sq ft) and comprised Old S.No69/1 and present S.No69/1A1C, as per Patta No.5172 and situated at Kundrathur Village and bounded on the

North by

: 27 cents - Item(ii) Property

South by

: S.No.68

East by

: S.No.74 and

West by

: S.No.67

Situated within Registration District of Chennai South and Sub Registration District of Kundrathur

#### Item(ii)

All that piece and parcel of vacant land measuring to an extent of 27 cents (11772 sq ft) and comprised Old S.No.69/2 and after sub division S.No.69/1A1and present S.No.69/1A1B as per Patta No.5171 and situated at Kundrathur Village and bounded on the

North by

: 30' Road and S.No.70

South by

: 56 cents - Item(i) Property

East by

: S.No.74 and

West by

: S.No.67

Situated within Registration District of Chennai South and Sub Registration District of Kundrathur

And totally measuring 83 cents (36188 sq ft)

## SCHEDULE - B

#### (Undivided Share of land hereby conveyed)

594 square feet of right, title, claim and interest in the schedule "A" mentioned property

#### SCHEDULE - C

Flat No.243 in 4<sup>th</sup> Floor, Block No.2, CC Majestic Enclave, Kundrathur admeasuring 1190 sq ft of super built up area including common area and one covered car parking area

(Covered under the Deed of Sale Doc No. 13625 of 2020 dated 05.11.2020)

Demand Notice U/s 13(2) issued on 06.06.2024; Possession Notice u/s 13(4) issued on 13.08.2024.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <a href="https://ebkray.in">www.sbi.co.in</a> & <a href="https://ebkray.in">https://ebkray.in</a>

Place :Chennai Date:08.11.2024.

Authorised Officer
State Bank of India
Stressed Assets Recovery Branch -II

# THE TERMS AND CONDITIONS OF SALE Property will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' Basis

		IO Dasis		
	Name and address of the Borrower	1)Residence Address:		
	I value and address of the bollower	Mr. Moses Ravikumar		
		S/o Mr.Alfred Rethnadas		
		No.5 Ricky Garden, 2 <sup>nd</sup> Main Road		
		East Tambaram IAF Road		
		Selaiyur, Tambaram		
		Chennai-600 073.		
		, one mar out of o.		
		2)Office Address:		
i		Mr.Moses Ravikumar		
		S/o Mr. Alfred Rethnadas		
l		Global Security &Facility Services		
1	,	Old No. 1/7, New No. 1/24		
•		Vellalar Street, Oragadam Main Road		
İ		Vallam, Kancheepuram District.		
		3)Property Address:		
		Mr. Moses Ravikumar		
1		S/o Mr.Alfred Rethnadas		
		Flat No. 243, 4th Floor		
		North East Side, Block No. 2		
		CC majestic Enclave		
İ		Pallavaram Road		
		Kundrathur, Chennai -600069.		
2	Name and address of Branch, the	State Bank of India,		
i	secured	Stressed Assets Recovery Branch –II Chennai		
	creditor	No.44, Eldams Road,		
	or outer.	1 <sup>st</sup> Floor, Teynampet,		
		Chennai-600 018		
3	Description of the movable and immovable secured assets to be sold (Physical Possessic			
	_available with Bank).			
	SCHEDULE OF THE PROPERTY:	· · · · · · · · · · · · · · · · · · ·		
	Name of the Title Deed Holder:Mr.	Moses Ravikumar S/o Mr. Alfred Rethnadas		
	Item (I) All that piece and parcel of vacant land measuring to an extent of 56 cents(24416 sq ft) and comprised Old S.No69/1 and present S.No69/1A1C, as per Patta No.5172 and situated at Kundrathur Village and bounded on the  North by : 27 cents - Item(ii) Property  South by : S.No.68  East by : S.No.74 and			
İ				
	West by : S.No.67			
	Situated within Registration District of Chennal South and Sub Registration District of			
<b>]</b>	Kundrathur			

Item(ii)

All that piece and parcel of vacant land measuring to an extent of 27 cents (11772 sq ft) and comprised Old S.No.69/2 and after sub division S.No.69/1A1and present

S.No.69/1A1B as per Patta No.5171 and situated at Kundrathur Village and bounded on the

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: 30' Road and S.No.70

South by

: 56 cents – Item(i) Property

East by

: S.No.74 and

West by

: S.No.67

Situated within Registration District of Chennai South and Sub Registration District

Kundrathur

And totally measuring 83 cents (36188 sq ft)

	SCHEDULE - B				
	(Undivided Share of land hereby conveyed)				
	594 square feet of right, title, claim and interest in the schedule "A" mentioned property				
	SCHEDULE - C				
ļ		2, CC Majestic Enclave, Kundrathur admeasuring 1190			
		g common area and one covered car parking area			
	(Covered under the Deed of Sale Doc No. 13625 of 2020 dated 05.11.2020)				
	Demand Notice U/s 13(2) issued 13.08.2024.	on 06.06.2024; Possession Notice u/s 13(4) issued on			
	Details of the encumbrances known to the secured creditor.				
	There are presently no claim/ Statutory dues against the property till date to the knowledge of the Bank.				
	The property will be sold in 'AS IS WHERE IS AND AS IS WHAT IS CONDITION' and the				
	intending bidders should make discreet enquires as regards any claim/ Court Cases/				
	Litigation charges on the property of any authority besides the Bank's charges and should				
	satisfy themselves about the title, extent, quality and quantity of the property before submitting the bids. No claims of whatsoever nature regarding the property put for sale,				
	charges/encumbrances over the	property or on any other matter etc., will be entertained			
	after submission of bid.				
	The secured debt for recovery of which the property is to be sold				
	Rs.57,13,271/- (Rupees Fifty Seven Lakhs Thirteen Thousand Two Hundred Seventy One Only) as on 08.11.2024.				
<u> </u>	Deposit of earnest money	EMD: Rs.4,81,900.00 (Rupees Four Lakhs Eighty One			
	,	Thousand Nine Hundred Only)			
		Pre-bid EMD being the 10% of Reserve price to be			
		transferred by interested bidders in the global EMD wallet			
		of <a href="https://ebkray.in">https://ebkray.in</a> by means of NEFT/challan.			
		Interested hidden may denotit are hid EMD with Mis			
	İ	Interested bidder may deposit pre-bid EMD with M/s PSB Alliance before the close of e-auction. Credit of			
		pre-bid EMD shall be given to the bidder only after			
		receipt of payment in M/s PSB Alliance'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	Reserve price of the immovable	(i)Rs.48,19,000/- (Rupees Forty Eight Lakhs Nineteen			
1	secured assets:	Thousand Only)			
		("Didden any wellot Desistered with M/s DSR Alliance			
	Bank account in which EMD to	(ii)Bidders own wallet Registered with M/s PSB Alliance on its e-auction site <a href="https://ebkray.in">https://ebkray.in</a> by means of NEFT			
	be remitted.	Office e-auction site intps.//eukray.iii by means of the i			
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after			
		l 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-	Date:26.12.2024 Between:11.00 hrs to 16.00 hrs with			
	Auction or time after which sale	unlimited extensions of 10 minutes each.			
	by any other mode shall be				
	The a Austica will be conducted	M/s PSB Alliance at the web portal https://ebkray.in			
4.0	The e-Auction will be conducted	IVI/3 F 3D Amarice at the web portal integration as a			
10	I through the Bank's approved				
10	through the Bank's approved	(7067			
10	through the Bank's approved service provider.	(7067)			

	E-auction tender documents containing e-auction bid form, declaration etc., are available in	
	the website of the service	
	provider as mentioned above	
11	(i) Bid increment amount:	(i) Rs.25,000/-
	(ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit	(ii)Unlimited extensions of 10 minutes each.
	of measurement	liii)In Rupee
12	Date and Time during which inspection of the immovable secured assets to be sold and	18.12.2024 between 12:00 am and 5:00 pm
	intending bidders should satisfy	City Case Officer SBI, SARB-II, Chennai
	themselves about the assets	Mobile No:94986 52620
	and their specification.	Name : R R Sukthankar
	Contact person with mobile number	Mobile No.: 9004509070

## 13 Other conditions :

- (a)The Bidders should get themselves registered on <a href="https://ebkray.in">https://ebkray.in</a> by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance, 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 M/s. PSB Alliance at <a href="https://ebkray.in">https://ebkray.in</a>. by means of NEFT transfer from his bank account. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/ Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid email ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, ARMB Branch. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.
- (c) Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of <a href="https://ebkray.in">https://ebkray.in</a> by means of NEFT. Interested bidder may deposit pre-bid EMD with PSB Alliance before the e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance. Bank account and updating 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.
- (d) The intending bidders should make their own independent enquiries regarding the encumbrances, title /extent/ quantity and quality of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- (e) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- (f) 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 after adjusting EMD already paid, to be paid immediately i.e on the same day or not later than next working day, as the case may be. The said amount has to be remitted to the Bank Collection Account No: 67394803954, IFSC:SBIN0070570, Account Name-SBI, SARB-II, Chennai. The sale confirmation advice will be issued on satisfactory verification of the KYC and other formalities.

- (g) During e-Auction, if no bid is received 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.
- (h) 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.
- (i) 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.
- (j)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.
- (k)Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (I) 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.
- (m) The bid submitted without the EMD shall be summarily rejected. The property will be sold above the reserve price.
- (n) 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.
- (o) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s PSB Alliance. The Bidder has to place a request with MSTC Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- (p) 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.
- (q) 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.
- (r) The successful bidder shall bear all the necessary expenses like applicable GST/ stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- (s) 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.
- (t) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues /liabilities /encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting bids. It would not be 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.
- (u) 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 sale.

- (v) 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.
- (w) The sale will attract the provision of Sec 194-IA of the Income Tax Act.

(x)GST @ 18% will be applicable on the sale value of Plant & Machinery and Stocks.

Details of pending litigation, if any, in respect of property proposed to be sold:

Not known to Bank.

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Date:08.11.2024. Place: Chennai Authorised Officer State Bank of India Stressed Assets Recovery Branch - II Chennai



