

பாரத ஸ்டேட் வங்கி भारतीय स्टेट बैंक STATE BANK OF INDIA

SPEED POST WITH ACKNOWLEDGEMENT DUE

Residence Address	Desider
residence Address	Residence Address
Shri. P G Baabu S/o Gunasekaran, No. 25, Millers Road, Arasu Garden, Arni Thiruvannamalai Distrcit – 632301	Smt. Anandhi B W/o Mr. P G Baabu, No. 25, Millers Road, Arasu Garden, Arni Thiruvannamalai Distrcit – 632301
Permanent Address Mr. P G Baabu S/o Gunasekaran No. 13D, Narayana Street, Kolathur, Arni, Thiruvannamalai Distrct – 632301	Office / Business Address Mr. P G Baabu No. 46, Parasuraman Street, Arni, Tiruvannamalai District Pin - 632301
Guarantors Address: Mr. Parasuraman, S/o Mr. Munusamy, D.No. 20/2, , Ward – D, Block 18, Kalayanasundaranar Street, Arni, Thiruvannamalai District - 632301 Unit address: M/s Akhilesh Hyper Market, No. 16/17, Mundy Street, Arni, Thiruvannamalai District – 632301	Partner / Guarantor Address: Mrs. P. Yamuna W/o Parasuraman D.No. 20/2, , Ward – D, Block 18, Kalayanasundaranar Street, Arni, Thiruvannamalai District – 632301 Unit address: M/s Akhilesh Food Park, NO.52A, 52B, Gandhi Market Road, Arni, Thiruvannamalai District - 632301
	Timuvarmamalal District - 032307

SBI/SARB II/SARFAESI/E-AUCTION/2023-24/ 1242 Date: 20.02.2024

[See Proviso to Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale 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 to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of State Bank of India, being the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 14.03.2024 for recovery of Rs.17,09,81,208/- (Rupees Seventeen Crore Nine Lakh Eighty One Thousand Two Hundred and Eight Only) as on 07.02.2024 with future interest, costs and expenses thereon due to the State Bank of India, SARB II, Chennai from M/s Akhilesh Hypermarket, M/s Akhilesh Food Park, Mr. P. G. Baabu and Mrs. B. Anandhi (Borrower(s)). The Reserve Price of the properties under sale, are listed below:

bank.sbi

Property Item No.1

Title Holder: Mr. P G Baabu & Mrs. B. Anandhi; Reserve Price: Rs.170.00 Lakhs;

EMD: Rs.17.00 Lakhs;

Commercial Land and Building situated at Thiruvannamalai District, Cheyyar Registration District, Arni Taluk, Arni sub registration District, Arni town municipal limits, Gandhi Market road, Door No. 51B, 51A/2, 51A/3, 51A1B situated in Town Survey No. D/7 Block, T.S. NO. 94/2A, 94/2B, 94/2C, in which Commercial Land and Building comprising land area of 610.50 sq.ft. along with RCC building GF + FF with super build up area 1830 sq.ft. as per site. The land and building boundaries are

East of : Gandhi Road

West of: House of Mani Naikar,

North of : Shop of Loganathan & Baabu, Anandhi vagera

South of : Building of Neelmegam.

(Covered under Sale Deed Document No. 6952/2015 dated 03.09.2015)

Property Item No.2

Title Holder: Mr. P G Baabu & Mrs. B. Anandhi; Reserve Price: Rs.514.00 Lakhs; EMD: Rs.51.40 Lakhs

Commercial Land and Building situated at Thiruvannamalai District, Cheyyar Registration District, Arni Taluk, Arni sub District, Arni town municipal limits, Gandhi Market road, Door No. 52A, 52B situated in Tonw Survey No. D/7 Block, T.S. NO. 96/1B, in which Land area admeasuring 2474 sq ft (as per site) along with RCC building GF + FF with super build up area 2300 sq ft as per site. The land and building bounded on the

North by : Loganathan, Mohan, Balaraman & owner's property

South by : Rani stores shop, Gunasekaran property

East by : A.R.C. Gunasekaran and others sold out property

West by : Gandhi Road, Rani Stores, Loganathan's shop, Kumar's shop.

(Covered under Sale Deed Document No.2258/2015 dated 25.03.2015)

Property Item No. 3:

Title Holder: Mr. P. G. Baabu Reserve Price: Rs.96.00 Lakhs EMD: Rs.9.60 Lakhs

Residential Vacant Land situated at Thiruvannamalai district, Cheyyar Registration District, Arni Taluk, Arni Sub Registration office, Arni Town and Taluk, Kosapalayam, Narayanan Street, Town Survey. No E/16 Block T.S. No. 58/8, Old Door No. 13/D and New Door No. 57, the site measuring East to West 31.5 Ft North to South 120 ft having an area of 3780 sq. ft. boundaries are

On the East of: House of Bala s/o Chandran lyyar

On the West of: Vacant plot of Tulasi raman bagavathar

On the North of: Street

South of: Plot of Kuppusamy Mudaliar and others.

(Covered under Settlement Deed Document No. 2514/2010 dated 26.03.2010)

Property Item No.4:

Title Holder: PG Baabu Reserve Price: 44.00 Lakhs EMD: Rs.4.40 Lakhs

Residential Land and Building situated at Thiruvannamalai District, Cheyyar Registration District, Arni Taluk, Arni sub registration District, Paiyur Vilalge, Survey No. 153/3A/4, New Survey No. 153/10 Arasu

Garden, Plot no. 25 measuring to an extent of 1122 Sq ft. with RCC roofed building with super built up area 2180 sq ft; bounded on the

North by: Common Road

West by : House of Lakshmikanthan East by : House of Lakshmikanthan

South by : E. Arasu Land

Measuring east to west 22 ft and North to south 51 ft totaling 1122 sq ft together residential building with super build up area of 2180 sq ft as per site.

(Covered under Sale Deed Document No. 2496/2011 dated 21.03.2011)

4

Demand Notice U/s 13(2) issued on 14.09.2021; Possession Notice u/s 13(4) issued on 21.1.2022.

Interested bidder may deposit pre-bid EMD with MSTC 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.

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 and https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp

Place: Chennai. Date: 20.02.2024 Chief Manager & Authorised Officer State Bank of India Stressed Asset Recovery Branch II,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

PHYSICAL POSSESSION IS WITH THE BANK

	Residence Address		Residence Address
	Shri. P G Baabu S/o Gunasekaran, No. 25, Millers Road, Arasu Garden, Arni Thiruvannamalai Distrcit – 632301 Permanent Address Mr. P G Baabu S/o Gunasekaran No. 13D, Narayana Street, Kolathur, Arni, Thiruvannamalai Distrct – 632301		Smt. Anandhi B W/o Mr. P G Baabu, No. 25, Millers Road, Arasu Garden, Arni Thiruvannamalai Distrcit – 632301 Office / Business Address Mr. P G Baabu No. 46, Parasuraman Street, Arni, Tiruvannamalai District Pin - 632301
	Guarantors Address :		Partner / Guarantor Address:
	Mr. Parasuraman, S/o Mr. Munusamy, D.No. 20/2, , Ward – D, Block 18, Kalayanasundaranar Street, Arni, Thiruvannamalai District - 632301		Mrs. P. Yamuna W/o Parasuraman D.No. 20/2, , Ward – D, Block 18, Kalayanasundaranar Street, Arni, Thiruvannamalai District – 632301
	Unit address:		Unit address:
	M/s Akhilesh Hyper Market, No. 16/17, Mundy Street, Arni, Thiruvannamalai District – 632301		M/s Akhilesh Food Park, NO.52A, 52B, Gandhi Market Road, Arni, Thiruvannamalai District - 632301
2			ia, Assets Recovery Management Branch Road, 1 st Floor, Teynampet, Chennai -
		Email: sbi.70674@	sbi.co.in
3	Description of the immovable secured assets to be sold.	COLLEGE OF THE DECREETY	
	2	Property Item No.1	
		Title Holder: Mr. P G Baabu & Mrs. B. Anandhi; Reserve Price: Rs.170.00 Lakhs; EMD: Rs.17.00 Lakhs;	
		Commercial Land and Building situated at Thiruvannamalai District Cheyyar Registration District, Arni Taluk, Arni sub registration District, Arn town municipal limits, Gandhi Market road, Door No. 51B, 51A/2, 51A/3 51A1B situated in Town Survey No. D/7 Block, T.S. NO. 94/2A, 94/2E 94/2C, in which Commercial Land and Building comprising land area of 610.50 sq.ft. along with RCC building GF + FF with super build up are 1830 sq.ft. as per site. The land and building boundaries are	
		East of : Gandhi Road West of : House of Mar	ni Naikar,

North of : Shop of Loganathan & Baabu, Anandhi vagera

South of : Building of Neelmegam.

Covered under Sale Deed Document No. 6952/2015 dated 03.09.2015

(E-auction property ID - SBIN200021800529)

Property Item No.2

Title Holder: Mr. P G Baabu & Mrs. B. Anandhi; Reserve Price: Rs.514.00 Lakhs; EMD: Rs.51.40 Lakhs

Commercial Land and Building situated at Thiruvannamalai District, Cheyyar Registration District, Arni Taluk, Arni sub District, Arni town municipal limits, Gandhi Market road, Door No. 52A, 52B situated in Tonw Survey No. D/7 Block, T.S. NO. 96/1B, in which Land area admeasuring 2474 sq ft (as per site) along with RCC building GF + FF with super build up area 2300 sq ft as per site. The land and building bounded on the

North by : Loganathan, Mohan, Balaraman & owner's property

South by : Rani stores shop, Gunasekaran property

East by : A.R.C. Gunasekaran and others sold out property

West by : Gandhi Road, Rani Stores, Loganathan's shop, Kumar's shop.

Covered under Sale Deed Document No.2258/2015 dated 25.03.2015

(E-auction property ID - SBIN200021829385)

Property Item No.3

Title Holder: Mr. P. G. Baabu Reserve Price: Rs.96.00 Lakhs EMD: Rs.9.60 Lakhs

Residential Vacant Land situated at Thiruvannamalai district, Cheyyar Registration District, Arni Taluk, Arni Sub Registration office, Arni Town and Taluk, Kosapalayam, Narayanan Street, Town Survey. No E/16 Block T.S. No. 58/8, Old Door No. 13/D and New Door No. 57, the site measuring East to West 31.5 Ft North to South 120 ft having an area of 3780 sq. ft. boundaries are

On the East of: House of Bala s/o Chandran lyyar

On the West of: Vacant plot of Tulasi raman bagavathar

On the North of: Street

South of: Plot of Kuppusamy Mudaliar and others.

Covered under Settlement Deed Document No. 2514/2010 dated 26.03.2010

E-auction Property ID: SBIN200021816719

Property Item No.4

Title Holder: P G Baabu

EMD: Rs.4.40 Lakhs

Residential Land and Building situated at Thiruvannamalai District, Cheyyar Registration District, Arni Taluk, Arni sub registration District, Paiyur Vilalge, Survey No. 153/3A/4, New Survey No. 153/10, Arasu Garden, Plot no. 25 measuring to an extent of 1122 Sq ft. with RCC roofed building with super

Reserve Price: 44.00 Lakhs

built up area 2180 sq ft; bounded on the

North by: Common Road

West by : House of Lakshmikanthan

		East by : House of Lakshmikanthan South by : E. Arasu Land
F <u>I</u> ,		Measuring east to west 22 ft and North to south 51 ft totaling 1122 sq ft together residential building with super build up area of 2180 sq ft as per site.
		Covered under Sale Deed Document No. 2496/2011 dated 21.03.2011
		(e-auction Property ID: SBIN200021821557)
		Encumbrances known to the Bank, if any : NIL
		Ellouind allow to the Duni, it any time
		There are presently no claim/Statutory dues against the property till date to the knowledge of the Bank.
4	Details of the encumbrances known to the secured creditor.	The property will be sold on "As is Where is", "As is what is" and "Whatever there is" basis 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.
5	The secured debt for	Rs. Rs.17,09,81,208/-
	recovery of which the property is to be sold	(Rupees Seventeen Crore Nine Lakh Eighty One Thousand Two Hundred and Eight Only) as on 07.02.2024
6	Deposit of earnest money (EMD) (10% of Reserve Price)	(i) EMD for Property Item No:1: Rs.17.00 Lakhs (ii) EMD for Property Item No:2: Rs.51.40 Lakhs (iii) EMD for Property Item No:3: Rs. 9.60 Lakhs (iv) EMD for Property Item No:4: Rs. 4.40 Lakhs
		Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT.
		Interested bidder may deposit pre-bid EMD with MSTC 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) Bank account in which EMD to be remitted.	(i) Reserve Price for Property Item No:1: Rs.170.00 Lakhs (ii) Reserve Price for Property Item No:2: Rs.514.00 Lakhs (iii) Reserve Price for Property Item No:3: Rs. 96.00 Lakhs
	remitted.	(ii) Bidders own wallet Registered with M/s MSTC Ltd on its e- auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp
		by means of NEFT

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: 14.03.2024 Between: 11.00 hrs to 16.00 hrs 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	M/s.MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp	
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	 With unlimited extensions of 10 minutes each. 	
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	• In Rupees (INR) Date: 07.0 3 .2024; Time: Time: 1.00 P.m to 5.00 p.m Name: R. Nani Kumar (Mobile No. 9150414086) City Case officer Shri. Subash S K (7358284999) Chief Manager	
13	Other conditions		
	a) The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp . by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC.Ltd., well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).		
	generated on his https://www.mstcecon	r should transfer his EMD amount by means of challan bidder account maintained with MSTC Ltd at nmerce.com/ auction home/ibapi/index.jsp. by means of 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 Licence/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, SARB II, Chennai. 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 https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT. Interested bidder may deposit pre-bid EMD with MSTC before the e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's 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) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title 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, ARMB, Chennai. The sale confirmation advice will be issued on satisfactory verification of the KYC & 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.
- 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 shall not be sold below 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 MSTC Ltd. 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 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 stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST, etc. for transfer of the property in his/her name.
- s) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder only.
- t) 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 Authorized Officer of the concerned bank branch only.
- u) 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.
- v) This sale will attract the provisions of sec 194-IA of the Income Tax Act.
- w) GST @ 18% will be applicable on the sale value of Plant & Machinery and Stocks

Place: Chennai. Date: 20.02.2024

> Chief Manager & Authorised Officer State Bank of India

Stressed Asset Recovery Branch II, Chennai Erstwhile Assets Recovery Management Branch, Chennai

