



பாரத ஸ்டேட் வங்கி  
भारतीय स्टेट बैंक  
STATE BANK OF INDIA

BY SPEED POST WITH AD

<u>Residential Address: (BORROWER)</u> MR. A ADBUL LATHEEF S/o Mr. Abubacker NO 24/12, 2 <sup>ND</sup> STREET, DASARADHAPURAM, SALIGRAMAM, CHENNAI - 600093	<u>Residential Address: (CO-BORROWER)</u> MRS. SHARMILA BANU W/o MR. A ADBUL LATHEEF NO 24/12, 2 <sup>ND</sup> STREET, DASARADHAPURAM SALIGRAMAM, CHENNAI - 600093
<u>Residential Address (CBS): (Borrower)</u> MR. ADBUL LATHEEF A S/o, Abubacker 65/31, Bajanai Kovil Street, Vadapalani, Chennai - 600026	<u>Residential Address (CBS): (Co-Borrower)</u> MRS. SHARMILA BANU W/o MR. A ADBUL LATHEEF 65/31, Bajanai Kovil Street, Vadapalani, Chennai - 600026
<u>Office Address: (Borrower)</u> Mr. A ABDUL LATHEEF (Emp No. 2925) Sr. Sales Executive ZOHO CORPORATION PVT LTD ESTANCIA IT PARK PVT LTD PLOT NO. 140 & 151 GST ROAD, VALLANCHERRY VILLAGE, GUDUVANCHERY, CHENNAI - 603202	<u>Property Address (Borrower)</u> <del>MRS. SHARMILA BANU</del> <i>Mrs. Abdul Latheef - A,</i> <del>W/o MR. A ADBUL LATHEEF -</del> <i>s/o. Abubacker,</i> Flat No. S1, Sri Jagannathar Flats, Devi Karumariamman Nagar, Noombal, Chennai - 600077
<u>Property Address: (Co - Borrower)</u> MRS. SHARMILA BANU W/o MR. A ADBUL LATHEEF Flat No. S1, Sri Jagannathar Flats, Devi Karumariamman Nagar, Noombal, Chennai - 600077	

SBI/ARMB/SARFAESI/E-AUCTION/2024-25/20

Date: 12.04.2024

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

[See Proviso to rule 8 (6)]

**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 physical possession of which has been taken 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 **20.05.2024** for Recovery of **Rs.27,42,250.00** (Rupees Twenty Seven Lakh Forty Two Thousand Two Hundred and Fifty Only) - as on **12.04.2024** with future interest, costs, etc., due to the

bank.sbi

+91 44 - 2433 8112

ஒடுக்கப்பட்டுள்ள சொத்து வசூல் கிளை-II

तनावग्रस्त परिसंपत्ति वसुली शाखा - II

STRESSED ASSETS RECOVERY BRANCH - II

+91 44 - 2434 0392

44, எல்லாம்பல் ரோடு, 1-வது மாடி,

44, एल्डाम्स रोड, 1वीं मंजिल,

No. 44, Eldams Road, 1st Floor,

sbi.70674@sbi.co.in

தேனாம்பேட்டை, சென்னை - 600 018.

तेनामेट, चेन्नै - ६०० ०१८.

Teynampet, Chennai - 600 018.



State Bank of India, Stressed Asset Recovery Branch II, Chennai from the borrowers **Mr. Addul Latheef A & Mrs. A. Sharmila Banu**. The Reserve Price will be **Rs.27,50,000-00 (Rupees Twenty Seven Lakh Fifty Thousand Only)** and the Earnest Money Deposit will be Rs.2,75,000/- (Rupees Two Lakh Seventy Five Thousand only). The Earnest Money Deposit amount to be deposited in the Bidder Global EMD Wallet available in

<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>.

**[Property hereby conveyed]**

**Property Owned By: Mrs. Sharmila Banu W/o Mr. A. Abdul Latheef**

**SCHEDULE – “A” Property**

All that piece and parcel of vacant land measuring 2730 Sq.ft. comprised in S. No. 132/5 Part & (S.No. 132/33 and 132/24 as per Patta Nos. 1178 & 1179) New S.Np/ 132/23 A & 132/24 as per Present Patta No.6219, Noombal village, Presently Poonamalle Taluk, Thiruvallur District, bearing Plot No.14B & 15, Sri Devi Karumaariamman Nagar, and being bounded as follows:

North by : Plot No. 11  
South by : 24 Feet road  
East by : Plot No. 16  
West by : (subdivided) Plot No. 14A

And measuring

East to west on the northern side : 45 Feet 6 inches road  
East to West on the Southern side : 45 Feet 6 inches  
North to south on the Easter side : 60 Feet  
North to South on the western side : 60 Feet

and situated within Registration District of South Chennai and Sub Registration District of Kundrathur.

**Schedule ‘B’ Property**

**(Property hereby Conveyed)**

217 sq.ft of undivided share of Land and interest in all that piece and “parcel of the abovementioned Schedule A Land. Flat No. S1, in the Second Floor, south East side, Building called “SRI JAGANNATHAR FLATS” 530 Sq.ft. Builtup Area (Including Common area)

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(Covered under Sale Deed Doc. No.20646 of 2021 dated 11.11.2021 & Construction agreement Doc. No.20640 of 2021 dated 24.09.2021)

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor’s website [www.bank.sbi](http://www.bank.sbi) &

<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

**The earlier Sale Notice dated 25.03.2024 scheduling the property for sale under SARFAESI on 30.04.2024 stands withdrawn.**

Place: Chennai  
Date: 12.04.2024

  
**Authorised Officer**  
State Bank of India

Stressed Asset Recovery Branch II, Chennai



**THE TERMS AND CONDITIONS OF SALE**

**Property will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' Basis (Physical Possession with Bank)**

1	Name and address of the Borrowers	<b>Mr. A. Abdul Latheef &amp; Mrs. Sharmila Banu</b>
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Asset Recovery Branch II, Chennai No.44, Eldams Road, 1 <sup>st</sup> Floor, Teynampet, Chennai-600 018.
3	Description of the movable and immovable secured assets to be sold.	
	<p align="center"><b><u>SCHEDULE - "A" Property</u></b></p> <p>All that piece and parcel of vacant land measuring 2730 Sq.ft. comprised in S. No. 132/5 Part &amp; (S.No. 132/33 and 132/24 as per Patta Nos. 1178 &amp; 1179) New S.Np/ 132/23 A &amp; 132/24 as per Present Patta No.6219, Noombal village, Presently Poonamalle Taluk, Thiruvallur District, bearing Plot No.14B &amp; 15, Sri Devi Karumaariamman Nagar, and being bounded as follows:</p> <p>North by : Plot No. 11 South by : 24 Feet road East by : Plot No. 16 West by : (subdivided) Plot No. 14A</p> <p>And measuring East to west on the northern side : 45 Feet 6 inches road East to West on the Southern side : 45 Feet 6 inches North to south on the Easter side : 60 Feet North to South on the western side : 60 Feet</p> <p>and situated within Registration District of South Chennai and Sub Registration District of Kundrathur.</p> <p align="center"><b><u>Schedule 'B' Property</u></b> <b>(Property hereby Conveyed)</b></p> <p>217 sq.ft of undivided share of Land and interest in all that piece and "parcel of the abovementioned Schedule A Land. Flat No. S1, in the Second Floor, south East side, Building called "SRI JAGANNATHAR FLATS" 530 Sq.ft. Builtup Area (Including Common area)</p>	
4	Details of the encumbrances known to the secured creditor.	
	<p>There are presently no claim/Statutory dues against the property till date to the knowledge of the Bank.</p> <p>The property will be sold on "<b>As is Where is</b>", "<b>As is what is</b>" and "<b>Whatever there is</b>" 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.</p>	
5	The secured debt for recovery of which the property is to be sold	
	Rs.27,42,250.00 (Rupees Twenty Seven Lakh Forty Two Thousand Two Hundred and Fifty Only) as on 12.04.2024	
6	Deposit of earnest money	<p><b>Rs.2,75,000/-</b> <b>EMD</b> being the 10% of Reserve price to be transferred by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT.</p> <p><b>"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</b></p>



		<b>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.”</b>
7	Reserve price of the immovable secured assets:  <b>Bank account</b> in which EMD to be remitted.	<b>Rs.27,50,000/-</b> Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> 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.”
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 15 <sup>th</sup> day of confirmation of sale of the secured asset.  The balance sale price after adjusting the EMD (10% of Reserve Price) already paid has to be deposited to SBI SARB-II Chennai, Account Number 67394803954 held with State Bank of India, Eldams Road Branch, Chennai, IFSC: SBIN0070570.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	20.05.2024 from 11.00 hrs to 16.00 hrs Online.
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.	The auction will be conducted online only, through the web portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> . For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in <a href="https://ibapi.in">https://ibapi.in</a> & <a href="https://bank.sbi">https://bank.sbi</a>
11	(i) Bid increment amount:  (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	Rs.25,000/-  Unlimited extensions of 10 minutes each.  INR
12	<b>Date and Time</b> 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	13.05.2024 between 11:00 am and 5:00 pm  City Case officer Name : R. Nani Kumar Mobile No.9150414086



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).

(b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> by means of NEFT transfer from his bank account.

(c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s. MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.

(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) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the MSTC website between 7 am to 1pm and it will be refunded in next two working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.

(f) 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.

(g) 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.

(h) 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.

(i) 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.

(j) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(k) 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.

(l) The bid submitted without the EMD shall be summarily rejected. The property shall be sold above the reserve price.

(m) 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.

(n) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank, on receipt of refund request from them. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).



(o) 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.

(p) 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.

(q) 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.

(r) 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.

(s) 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.

(t) 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.

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

Date:12.04.2024  
Place: Chennai

  
Authorised Officer  
State Bank of India

Stressed Asset Recovery Branch II, Chennai

