

**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**

1	Name and address of the Borrower / guarantor	<p><b>Shri. Anand Palanisami (Borrower)</b> No. 374, A P Tower, 100 Feet Road, Gandhipuram, Coimbatore – 641012</p> <p><b>Smt. A. Vijayalakshmi (Guarantor)</b> W/o Mr. Anand Palanisami, No. 374, A P Tower, 100 Feet Road, Gandhipuram, Coimbatore – 641012</p>
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 377/1, Dr Nanjappa Road, Behind: N.S.Palaniappa Nursing Home, Coimbatore-18
3	Description of the immovable secured assets to be sold.	<p><b><u>Property No.1:</u></b> <b><u>[Property belonging to Mr. Anand Palanisamy]</u></b> <b><u>Schedule – A</u></b></p> <p>In Coimbatore Registration District, Periyanaickenpalayam Sub Registration District, Coimbatore North Taluk, Karudampalayam Village, S.F. No. 156/1, N.G.G.O Colony, Plot No. 292 Measuring 6000 Sq.ft.</p> <p>In this property bounded as : North by Plot No. 259, South by 60 feet Road, East by Plot No. 291, West by Plot No. 293 within the above, North South on both sides 120 feet, East West on both sides 50 feet, admeasuring 6000 Sq.ft. or 13.75 together with pathway rights and bounded as above .</p> <p><b><u>Schedule – B</u></b> <b><u>[Property hereby conveyed]</u></b> In the 'A' Schedule property the common undivided share and interest of 632 Sq.Ft. (632 Sq.Ft./6000 Sq.Ft.) of undivided share of land. <b><u>[Covered Under Document</u></b> <b><u>No.3125/2014 Dated 11.03.2014 ]</u></b> The land is now in G.S .No.156/1. The land is within the Ashokapuram Town Panchayath Limits</p> <p><b><u>Schedule – C</u></b> <b><u>[Property hereby conveyed]</u></b> <b>Flat No.D.1</b> on the 3<sup>rd</sup> Floor (as per site: 4<sup>th</sup> Floor) at "Venkataramana Residency" measuring an extent of 1351 Sq.Ft. plinth area including common areas with</p>



		doors, windows, electricity connection, water connection and its deposits with all fittings with improve made in the property with usage rights in all layout road and in the mamool roads with appurtenances there to, with covered car parking. <b>[Covered Under Construction Agreement Document No.5128/2013 Dated 09.04.2013 &amp; Rectification Deed No.13092/2013 Dated 13.11.2013]</b> The Apartment is bearing Door No.292, situated at NGGO Colony, NGGO Colony Main Road, Kurudampalayam Village, Coimbatore North Taluk, Coimbatore 641 022. The land is now in S.F.No. 156/1. The land is within the Ashokhapuram Town Panchayat limits				
4	Details of the encumbrances known to the secured creditor.	Nil. However, bidders are requested to make their own enquires /due diligence.				
5	The secured debt for recovery of which the property is to be sold	Rs.1,01,13,069/- (Rupees One Crore One Lakh Thirteen Thousand and Sixty Nine Only) as on 20.12.2025 with future interest, costs, etc.				
6	Deposit of earnest money (EMD) (10% of Reserve Price)	<table border="1"><thead><tr><th>Reserve Price [Rs.]</th><th>Earnest Money Deposit [Rs.]</th></tr></thead><tbody><tr><td>44,00,000/-</td><td>4,40,000/-</td></tr></tbody></table> <p>Pre-bid EMD being the 10% of Reserve Price to be transferred by interested bidders in the global EMD wallet of <a href="https://baanknet.com/eauction-psb/home">https://baanknet.com/eauction-psb/home</a> by means of NEFT. Interested bidder may deposit pre-bid EMD with psballiance 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 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</p>	Reserve Price [Rs.]	Earnest Money Deposit [Rs.]	44,00,000/-	4,40,000/-
Reserve Price [Rs.]	Earnest Money Deposit [Rs.]					
44,00,000/-	4,40,000/-					
7	(i) Reserve price of the immovable secured assets: (ii) Bank account in which EMD to be remitted.	<table border="1"><thead><tr><th>Reserve Price [Rs.]</th><th>Earnest Money Deposit [Rs.]</th></tr></thead><tbody><tr><td>44,00,000/-</td><td>4,40,000/-</td></tr></tbody></table> <p>Bidders own wallet Registered with M/s PSB Alliance on its e-auction site <a href="https://baanknet.com/eauction-psb/home">https://baanknet.com/eauction-psb/home</a> by means of NEFT</p>	Reserve Price [Rs.]	Earnest Money Deposit [Rs.]	44,00,000/-	4,40,000/-
Reserve Price [Rs.]	Earnest Money Deposit [Rs.]					
44,00,000/-	4,40,000/-					
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				



		<p>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.</p> <p>Amount should be paid through RTGS/NEFT/NET BANKING/ FUND TRANSFER to the A/c No.:31282412150 IFSC: SBIN0000827, Account Name: SARB Parking Account; Bank : State Bank of India Address: Main Branch, Bank Road, Coimbatore.</p>
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p><b>Date :13.01.2026</b></p> <p>Time: 11.00 a.m to 04.00 p.m with unlimited extensions of 10 minutes each. Online</p>
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	<p>.PSB Alliance at the web portal  <a href="https://baanknet.com/eauction-psb/home">https://baanknet.com/eauction-psb/home</a></p>
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	<p>Rs.25,000/=</p> <p>Unlimited extensions of 10 minutes each In Rupee</p>
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	<p>Date: 30.12.2025  Time :11.00 a.m to 4.00 p.m</p> <p>Name :Mr.R.Rajagopalan - Mobile No.90045-78960  Ms.X. Kayalvizhi - Mobile No. 93424-97017</p>
13	Other conditions	
	<p>a) The Bidders should get themselves registered on <a href="https://baanknet.com/eauction-psb/home">https://baanknet.com/eauction-psb/home</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).</p> <p>b) The Intending bidder should transfer his EMD amount by means of challan generated on</p>	



his bidder account maintained with M/s.PSB Alliance at <https://baanknet.com/eauction-psb/home> 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 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,Coimbatore. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.

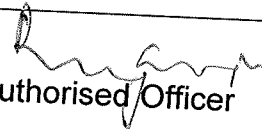
- c) Pre-bid EMD being the 10% of Reserve Price to be transferred by interested bidders in the global EMD wallet of <https://baanknet.com/eauction-psb/home> by means of NEFT. Interested bidder may deposit pre-bid EMD with psballiance before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in M/s PSB Alliance 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"
- 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. 31282412150; IFSC: SBIN0000827; Account Name: SARB parking account. 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.
- 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.
- l) 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 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 M/s.PSB Alliance 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.

Place: Coimbatore

Date: 22.12.2025

  
Authorised Officer

State Bank of India, SARB, Coimbatore

