

SBI State Bank of India
CENTRALISED RETAIL ASSET MANAGEMENT CELL (CRAMC)
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX - IV-A [See Provision to Rule 8(6)]

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 properties mortgaged to the Secured Creditor, the **Constructive possession (Sl. No.1 to 5 & 7 to 19) & Physical possession (Sl. No.6)** 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" on **30.08.2025**, for the recovery of dues to the **Secured Creditor** from the Borrower(s) and Guarantor(s) as mentioned below.

1. NAME & ADDRESS OF THE BORROWERS : (1) Mrs. B. Anitha, (Borrower), W/o Mr. Balaji M. (2) Mr. M. Balaji, (Co-Borrower), S/o Mr. Munirathnam (CBS), Residential Address : No.26, Kulakara Street, T.H. Road, NRM Complex, T.V. Pura, Ponneri - 601 204, (Lateral Address) : No.5/35, Shankar Nagar Road, T.H. Road, NRM Complex Backside, Thiruvankapuram, Ponneri - 601 204, **Property Address :** No.132/1A1, Shankar Nagar Road, NRM Complex backside, Thiruvengadapuram Village, Ponneri Taluk, Tiruvallur District - 601 204.

SBI HLC AYYAPPANTHANGAL (17938), SBI HOUSING TERM LOAN A/c No.31715502498, SBI HOUSING TOP UP Loan A/c No.35345476513, 36728971673 & SBI SURAKSHA Loan A/c No.32910443077, AMOUNT DUE AS ON 23.07.2025 : Rs.1,52,21,283/- (Rupees One crore fifty two lakhs twenty one thousand two hundred and eighty three only) and further interest at contractual rate from 24.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No.SBI/CRAMC/062/2024-25. **Schedule A (Total Property) :** North-Chennai Registration District, Sub-Registration District Ponneri, Thiruvallur District, Ponneri Taluk, Thiruvankapuram Village, the land and building comprised in Old Survey No.132/1, New Survey No.132/1A1 an extent measuring - East to West on the Southern side : 50 feet, on the Southern side : 35 feet, North to South on the Eastern side : 51 feet, on the Western side : 27 feet. Measuring 1480 Sq. ft. bounded on the - North by : Land in possession of Ramamoorthy and others, South by : 15 feet passage, East by : Remaining land in the same Survey No.132/1A1 and on the West by : Remaining land in the same Survey No.132/1A1.

RESERVE PRICE : Rs.1,06,01,280/- Bid Increment Amount : Rs.1,00,000/- EMD : Rs.10,60,128/-

2. NAME & ADDRESS OF THE BORROWERS : (1) Mr. Thiyaagarajan S C, (Borrower), S/o Mr. S. Chandrathai, (2) Mrs. T. Kavitha, (Co-Borrower), W/o Thiyaagarajan S C, Residential/Property Address for both : No.411, Suravani Kandalai, Sirupuzhal Post, Perumal Koi Street, Gummidipoondi Taluk, Thiruvallur Dt - 601 201 (Landmark - TRK Filling Station).

SBI HLC AYYAPPANTHANGAL (17938), HTL A/c No.34681484641, AMOUNT DUE AS ON 21.07.2025 : Rs.53,71,032/- (Rupees Fifty three lakhs seventy one thousand and thirty two only) and further interest at contractual rate from 22.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No.SBI/CRAMC/058/2025-26. **Schedule of Property :** Residential land and building measuring an extent of Acre 0.28 Cents, comprised in Survey No.972/6A and in Pattna No.2005, at Village No.46, Sirupuzhalpettai Part II, Guruvayarkandigal Village, Gummidipoondi Taluk, Thiruvallur District and within the Registration District of North Chennai and Registration Sub-District of Gummidipoondi. Bounded by - North : Own land, South : 20 ft Road, East : Own petrol pump, West : Selvaraj house Road.

RESERVE PRICE : Rs.1,04,86,400/- Bid Increment Amount : Rs.1,00,000/- EMD : Rs.10,18,640/-

3. NAME & ADDRESS OF THE BORROWERS : (1) Mrs. T. Salini, (Borrower), D/o Mr. T. Sankumar, Residential Address : No.91, 83, Karthick Apartments, Bajanaal Koi Street, Cholaimedai, Chennai - 600 094, (Office Address) : ITC GRAND CHOLA, Finance Department, No.63, Mount Road, Guindy, Chennai - 600 032, (2) Mr. T. Sankumar, (Co-Borrower 1), S/o Mr. V. K. Nair, Residential Address : No.3, Pumping Station Road, Chetpet, Chennai - 600 031, Office Address : Sri Venkateswara Photographs, No.5, Thirumalai Pillai Road, T. Nagar, Chennai - 600 017, (3) Mr. P. Premkumar, (Co-Borrower 2), S/o Mr. M. Rajan, Residential Address : No.91, 83, Karthick Apartments, Bajanaal Koi Street, Cholaimedai, Chennai - 600 094, Office Address : APG Business Solution, No.1, Amman Koi Street, M. Colony, Aminjikarai, Chennai - 600 029, **Property Address for both :** Lakshmi Gardens - Apartments, Flat No. C, First Floor (Back side), Block-1, Plot No.1, Lakshmi Nagar, Vinayaga Avenue, Ayyappanthangal, Chennai - 600 065.

SBI HLC AYYAPPANTHANGAL (17938), SBI HOUSING TERM LOAN A/c No.37607414331, AMOUNT DUE AS ON 23.07.2025 : Rs.33,65,646/- (Rupees Thirty three lakhs sixty five thousand six hundred and forty six only) and further interest at contractual rate from 24.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No.SBI/CRAMC/060/2025-26. **Schedule A (Total Property) :** 9280 Sq. ft. undivided share of land right, title and interest in all that piece and parcel of property bearing Plot Nos. 1, 2, 3, 4, 5, 6, 7 and 8 in "Vinayaga Avenue, Lakshmi Nagar" now called "Adithanar Avenue" (Approval No.1403/2011, 1404/2011 dated 24.08.2011), comprised in Survey Nos.255/1B, 256/1B, 256/2B, 257, 258/1, 258/2, 258/3, 258/4 and 259/1 of Ayyappanthangal Village, Sirupumbudur Taluk, Kancheepuram District, measuring an extent of 18560 Sq. ft. and being bounded as follows - North by : Vinayaga Avenue, South by : Remaining property of vendors, East by : Sterling Computers, West by : Mr. V. Selvamani property. And situated within the Registration District of Chennai South and Sub Registration District of Joint Sub Registrar-1, Saidapet. **Schedule B (Property hereby conveyed) :** 518 Sq. ft. undivided share of land from and out of Schedule A mentioned Property. **Schedule C (Description of Apartment) :** Flat bearing No. C, Block-1, Sub-Divided Plot No.1, total built up area of 1035 Sq. ft., in the First Floor (Back side) of the building (General specification of the builder and flat) including car parking.

RESERVE PRICE : Rs.44,80,000/- Bid Increment Amount : Rs.50,000/- EMD : Rs.4,48,000/-

4. NAME & ADDRESS OF THE BORROWERS : (1) Mr. Jayachandran S, (Borrower), S/o Mr. Sundaramoorthy, (2) N. Durga Devi, (Co-Borrower), W/o Jayachandran S, Residential Address for both : No.40, Perumal Koi Street, Poovikkavamp Post, Alinjivakkam, Thiruvallur - 601 103 (Landmark : Near Govt. School), **Office Address for Sl. No.(1) :** P.F. No.08MAS1150, Senior Passenger Guard, The Station Manager, Southern Railway, Park Town Railway Station, Chennai Central - 600 003, **Office Address for Sl. No.(2) :** S.G. Teacher, M.P.U.E. School, Gonnakkuppam, Puliatt - 601 205, **Property Address for both :** Door No. 30, Gopalapuram, Alinjivakkam Road, Old Survey No.127/C1A, New Survey No.127/C411, Athangalkavur Village, Vengal Post, Uthukottai Taluk, Thiruvallur District - 601 103.

SBI HLC AYYAPPANTHANGAL (17938), SBI HOUSING TERM Loan A/c No.65274022042, HTL A/c No.65276280921, HTL TOP UP A/c No.65274022280, SURAKSHA A/c No.65276038673, SURAKSHA A/c No.65276034565 & SURAKSHA A/c No.65276455020, AMOUNT DUE AS ON 23.07.2025 : Rs.49,97,682/- (Rupees Forty nine lakhs ninety seven thousand six hundred and eighty two only) and further interest at contractual rate from 24.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No.SBI/CRAMC/063/2024-25. **Schedule A :** All the piece and parcel of land comprised in Old S. No.127/C4, New S. No.127/C41A, Present Survey No.127/C411 with an extent of 6452 Sq. ft., situated at Athangalkavur Village, Uthukottai Taluk and Thiruvallur District and bounded on the - East by : Land belongs to Mr. Srinivasan and T. Natarajan - 147 feet, West by : Land belongs to Mrs. Malliga and Mr. Raman - 143 feet, North by : Land belongs to Mr. Sekar - 43 feet, South by : Azhinkivakkam Road - 46 feet, Situated within the Sub Registration District of Aarnai and Registration District of North Chennai.

RESERVE PRICE : Rs.33,38,150/- Bid Increment Amount : Rs.25,000/- EMD : Rs.3,33,815/-

5. NAME & ADDRESS OF THE BORROWER : (1) Mr. P. Tamilvanan, (Borrower), S/o Mr. Poorasami, Residential Address : No.9/65, Flat No.B, Door No.F.3, Akash Villa, Akash Nagar Annex, Anna Street Extn, Thandalam, Chennai - 600 122, **Office Address :** Emp. No.D2360, Graphic Designer, DIACRITECH Technologies Pvt. Ltd., No.46, Razak Garden Road, Arumbakkam, Chennai - 600 106, **Property Address :** First Floor Flat No.F.3, Block B, Akash Villa, Om Sai Apartment, Door No.9/65, Akash Nagar Annex, Thandalam, Chennai - 600 128.

SBI HLC AYYAPPANTHANGAL (17938), HTL A/c No.36943676399, Home Top up A/c No.36953281901 & SURAKSHA A/c No.36956695341, AMOUNT DUE AS ON 21.07.2025 : Rs.20,25,936/- (Rupees Twenty lakhs twenty five thousand nine hundred and thirty six only) and further interest at contractual rate from 22.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No.SBI/CRAMC/066/2025-26. **Schedule A (Property) :** All that piece and parcel of house site situated at Thandalam Village, Sirupumbudur Taluk, Kancheepuram District, bearing Plot No.'b', having an extent of 2607 Sq. ft., has been approved vide Planning Permit No.1294/08, vide D. Dis.No.6721/07/A3, dated 02.10.08, comprised in Survey No.93/2 and 94, layout named "Akash Nagar Annex", situated in the Registration District of South Chennai and Sub-Registration District of Pammal and having bounded on the - North by : Plot No. C, South by : Plot No. A, East by : 24 feet Road, West by : Vacant land, Measurement - North to South on the East : 40' 0", North to South on the West : 40' 0", East to West on the North : 62'6", East to West on the South : 62'10.5". In all total for Plot No.'b' is 2607 Sq. ft. **Schedule B (Property hereby conveyed) :** 410 Sq. ft. UD of land in and out of Schedule A Property herein above. **Schedule C (Property) :** A residential flat bearing Flat F-3 in the First Floor measuring 780 Sq. ft. super built up area plus common area, along with car parking mentioned as CP-5 (North end under the F3 balcony).

RESERVE PRICE : Rs.30,88,800/- Bid Increment Amount : Rs.25,000/- EMD : Rs.3,08,880/-

6. NAME & ADDRESS OF THE BORROWER : (1) Mrs. Latha R, (Legal Heir - Wife of deceased), W/o Late Mr. Reguman Ramamoorthy (Borrower), (2) Master Mohith, (Legal Heir - Son of the deceased), Rep. by Natural Guardian Mrs. Latha R, (3) Miss Shastri R, (Legal Heir - Daughter of the deceased), Rep. by Natural Guardian Mrs. Latha R, (4) Ms. Rajammal Ramamoorthy, (Legal Heir - Mother of the deceased), W/o Late Mr. Reguman Ramamoorthy (Borrower), Residential Address for all : Door No.9/434, B Type, 50th Street, SIDCO Nagar, Villivakkam, Chennai - 600 049, **Permanent Address for all :** Door No.2/91, D Type, SIDCO Nagar, Villivakkam, Chennai - 600 049, Villivakkam, Chennai - 600 049, **Property Address for all :** LIG Flat No.19/29, 3rd Floor, TNHB Sholinganallur Phase II, Sholinganallur, Chennai - 600 119.

SBI HLC AYYAPPANTHANGAL (17938), HTL A/c No.36843075153 & HTL Topup A/c No.36843066104, AMOUNT DUE AS ON 23.07.2025 : Rs.22,45,081/- (Rupees Twenty two lakhs forty five thousand and eighty one only) and further interest at contractual rate from 24.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No.SBI/CRAMC/059/2024-25. **Schedule A :** All that piece and portion of the Flat No.29 in the Third Floor of the building in Block No.UG-19, TNHB Flats, Sholinganallur, Phase-II Scheme, Chennai - 600 119 erected on the land in Survey No.355 Part of Sholinganallur Village in Chennai District with Plinth area measuring 444 Sq. ft. of flat and land being bounded - On the North by : Flat No.19/16, on the East by : Flat No.19/30, on the South by : Flat No.19/32, on the West by : 72.00 metre wide Road, Lying within the Sub Registration District of Neelankarai and Registration District of Chennai South, **Schedule B :** 289 Sq. feet undivided share/interest in the land described in Schedule A above.

RESERVE PRICE : Rs.19,58,040/- Bid Increment Amount : Rs.10,000/- EMD : Rs.1,95,804/-

7. NAME & ADDRESS OF THE BORROWER/GUARANTOR : (1) Mrs. Dhanalakshmi R, (Borrower), W/o Mr. K. P. Ramakrishnan, (2) Mr. K. P. Ramakrishnan, (Guarantor), S/o Mr. V. Kuppusamy, Residential Address for both : No.13/39A, East Street, Sakthi Nagar, Arumbakkam, Chennai - 600 106, **Permanent Address for both :** No.13/39A, East Street, Sakthi Nagar, Arumbakkam, Chennai - 600 106, **Property Address for both :** Flat No.1, 02, First Floor, Kemp Palace, New No.12, Old No.04, Mariamman Koi Street, Arumbakkam, Chennai - 600 106.

SBI HLC ANNA NAGAR (15440), HTL A/c No.61304035571 & SBI SURAKSHA Loan A/c No.61304052199, AMOUNT DUE AS ON 21.07.2025 : Rs.34,33,592/- (Rupees Thirty four lakhs thirty three thousand five hundred and ninety two only) and further interest at contractual rate from 22.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No.SBI/CRAMC/055/2025-26. **Schedule of Property :** All that piece and portion of Flat bearing No.F-2 in the First Floor of the building known as "KEMP Palace" situated at Old No.4, New No.12, Mariamman Koi Street, Arumbakkam, Chennai - 600 106, Comprised in R.S. No.109/2, T.S. No.10/5, Block No.12, as per Pattna T.S. No.10/5/50 of Arumbakkam Village, Aminjikarai Taluk, Chennai District, Flat measuring 820 Sq. ft. together with 480 Sq. ft. undivided share in land measuring 2371 Sq. ft. with one reserved car park area. As per Chennai Corporation record the Flat having Door No.12/3 (4/3), Mariamman Koi Street, Arumbakkam, Chennai - 600 106, vide Old - Zone No.05, Division No.075, Bill No.2604, Sub No.039, New - Zone No.08, Division No.105, Bill No.03112, Plot No.000, Land bounded on the - North by : Mariamman Koi Street, South by : Plot Nos.10 & 11 (Chinnammalai Property). East by : Plot No.4, West by : Plot No.3.Land Measuring : North to South on the Eastern side 76 feet, North to South on the Western side 77 feet, East to West on the Northern side 31 feet, East to West on the Southern side 31 feet, In all measuring 2371 Sq. ft. or thereabouts. Lying within the Registration District of Central Chennai and the Sub Registration District of Kodambakkam.

RESERVE PRICE : Rs.86,40,000/- Bid Increment Amount : Rs.50,000/- EMD : Rs.8,64,000/-

8. NAME & ADDRESS OF THE BORROWER : (1) Ms. R. Devi, (Borrower), D/o Mr. M. Ramachandran, Residential Address : No.4, Ramasamy Padayachi Street, Selaiyur, Chennai - 600 073, (Landmark - Opposite to Max Showroom), Business Address : Proprietor, Supreme Traders, No.64, Ground Floor, 4th Street, Thirudurai Nagar, Madambakkam, Chennai - 600 126, **KYC Address :** No.23/6, Periyapaliamman Koi Street, Thondiarpet, Chennai - 600 081, **Property Address :** Flat No.31.38 & 39, Flat No. G1, Ground Floor, Nirmala Nivasam Apartment, Lingam Street, Madhavaram, Chennai - 600 066.

SBI HLC ANNA NAGAR (15440), HTL A/c No.39951378120, AMOUNT DUE AS ON 21.07.2025 : Rs.55,68,048/- (Rupees Fifty five lakhs sixty eight thousand and forty eight only) and further interest at contractual rate from 22.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No.SBI/CRAMC/047/2025-26. **Schedule A (Details of Land) :** All that piece and parcel of Vacant Land situated at Plot Nos.31, 38 and 39 comprised in S.No. 617/1, as per pattna No.2459-S. No. 617/1B, Lingam Street, Madhavaram Village, Madhavaram Taluk, Thiruvallur District, measuring 12208 sq. ft. And bounded on the - North by : 20 feet wide road, South by : Land in S.No. 619, East by : Land in S.No.613, West by : Road. **Schedule B :** An undivided share of vacant land of 730 Sq. ft. from and out of the total extent of 12208 Sq. ft. more fully described in the Schedule A herein above. Within the Sub Registration District of Madhavaram and the Registration District North Chennai. **Schedule C : A Flat "G1" with area of 1241 Sq. ft. (Including common area) in Ground Floor, constructed in the land more fully described in the Schedule A property mentioned above.**

RESERVE PRICE : Rs.68,59,800/- Bid Increment Amount : Rs.50,000/- EMD : Rs.6,85,980/-

9. NAME & ADDRESS OF THE BORROWERS : (1) Mr. M. Ashwin Kumar, (Borrower), S/o Mr. Meherchand Khatri, (2) Mrs. Sharmila Moorthy, (Co-borrower), W/o Mr. M. Ashwin Kumar Residence cum Property Address for both : 248/34B, Flat No.B4, First Floor, Parkview Apartments, Parthasarathy Street, Agaram Peravallur, Chennai - 600 082, **Residential Address for both :** Flat No.101 A, Kamalesh Enclave, Kilpauc, Chennai - 600 010, **Office Address for Sl. No.(1) :** CITI Bank, A.N. Spenzer Plaza, Phase - III, 4th Floor, Dept. T.M.L. No.766, Anna Salai, Chennai - 600 002, **Office Address for Sl. No.(2) :** CTS, 6th, 7th & 8th Floor, New No.165, Old No.110, Menon Eternity, St.Mary's Road, Alwarpet, Chennai - 600 018.

SBI HLC ANNA NAGAR (15440), SBI MAXGAIN Loan A/c No.33973089568 & SBI HOME EQUITY A/c No.33967384787, AMOUNT DUE AS ON 21.07.2025 : Rs.56,48,672/- (Rupees Fifty six lakhs forty eight thousand six hundred and seventy two only) and further interest at contractual rate from 22.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No.SBI/CRAMC/051/2025-26. **Schedule A (Total extent of Property) :** All that piece and parcel of vacant land bearing Old Door No.24, New Door No.34, Parthasarathy Street, Agaram, Chennai - 600 082, comprised in Survey No.34/10, at present Re-Survey No.34/10A, T.S. No.34, Block No.27 of Peravallur Village, Bounded on the - North by : Property belonging to Mr. Babu, South by : Parthasarathy Reddy street, East : Property of Mr. Palayam, West : Vacant Land, Measuring - North to South on the Eastern side : 96, North to South on the Western side : 86, East to West on the Northern side : 41, East to West on the Southern side East to West on the Southern side : 51, In all measuring to a total extent of 1 Ground and 1780 Sq.ft. situated within the Registration District of North Chennai and the Sub-Registration District of Sembium. **Schedule B :** All that piece and parcel of Vacant land bearing Old Door No.24B, New Door No.34B, Parthasarathy Street, Agaram, Chennai - 600 082, comprised in Survey No.34/10, at present Re-Survey No.34/10A, T.S. No.34, Block No.27 of Peravallur Village, Corporation Sub-Division No.S2/0433/2006 Dated 19.9.2006. Bounded on the - North by : Property belonging to Mr. Babu, South by : Parthasarathy Street, West by : Vacant Land and East by : Property owned by Palayam. In all measuring - North to South on the Eastern side : 96 feet, North to South on the Western side : 90 feet 7 inches, East to West on the Northern side : 20 feet, East to West on the Southern side : 29 feet 6 inches. In all measuring to a total extent of 2309 Sq. ft., situated within the Registration District of North Chennai and the Sub-Registration District of Sembium. **Schedule C :** 592 Sq. ft. of undivided share of land out of Schedule 'B'. Flat No.B4, First Floor, Parkview Apartments.

RESERVE PRICE : Rs.65,70,000/- Bid Increment Amount : Rs.50,000/- EMD : Rs.6,57,000/-

10. NAME & ADDRESS OF THE BORROWERS : (1) Mr. D. Purushothaman, (Borrower), S/o Mr. Dillibabu, (2) Mrs. P. Banupriya, (Co-borrower), W/o Mr. D. Purushothaman, Residential Address for both : No.22/2B, Navamani Street, Lakshmi Nagar, Porur, (Near Saravana Bhavan), Chennai - 600 116, **Office Address for Sl. No.(1) :** Hyundai Motor Plaza Services Ltd, No. 54, Developed Plot, Thiru Vi Ka Industrial Estate, Ekkattuthangal, Chennai - 600 032, **Property Address for both :** Plot No. 1B, Moogambigal Nagar, Sikkarayapuram, (Near Kovco EB Office), Kancheepuram - 602 105.

SBI HLC ANNA NAGAR (15440), HTL A/c No.38374569388 & Suraksha A/c No.38939843818, AMOUNT DUE AS ON 22.07.2025 : Rs.80,54,662/- (Rupees Eighty lakhs fifty four thousand six hundred and sixty two only) and further interest at contractual rate from 23.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No.SBI/CRAMC/242/2024-25. **Schedule of Property :** All that piece and parcel of the house site bearing Plot No.1B measuring 1109 sq.ft., Sub-Division Planning Permit No.2173/2016, D.Dis.No.5359/16/A3, comprised in Survey No.268/5, Pattna No.3746, 3747, as per pattna New Survey Nos.268/25, 268/26, of Sikkarayapuram Village, (Approved Layout by Regularisation Permit No.0020/06 Vide D.Dis.No.4908/02/A3, dated 7.3.2006) Sirupumbudur Taluk, Now Pallavaram Taluk, (Planning Permit No.2060/2018, Approved D.Dis. No.6219/18/A3, dated 15.2.2018), Kancheepuram District, and Bounded on the - North by : Plot Nos.1C & 2, South by : Plot No.1A, East by : 20 feet Road, West by : Survey No.268/2A, Measuring : Northern Side : 55'6" feet, Southern Side : 55'9" feet, Eastern Side : 20'0" feet, Western Side : 20'0" feet. Measuring 1109 sq. ft. of land together with building constructed thereon having built up area of 1050 sq. ft., and the property is within the Sub-Registration District of Kundrathur and the Registration District of Chennai South.

RESERVE PRICE : Rs.58,37,400/- Bid Increment Amount : Rs.50,000/- EMD : Rs.5,83,740/-

11. NAME & ADDRESS OF THE BORROWER : (1) Mr. Muruganandam S, (Borrower), S/o Mr. Subramanyam M, Residential Address : No.6/76, Panchatcharam Nagar, Nandambakkam, Kancheepuram Dt - 600 069, (Landmark - Near Shiva Temple), Office Address : Employee No. CGCE298, Sr. Project Engineer, Casa Grande Civil Engineering Pvt.Ltd., NPL Dev #111, 5th Floor, L.B. Road, Thiruvanniyur, Chennai - 600 041, **Property Address :** Flat No.1A, Plot No.1, Block B4, CASAGRAND SUPREMIUS, Thalambar Village, Thirupur Taluk, Chennai - 600 102.

SBI HLC ANNA NAGAR (15440), HTL A/c No.3749804917 & SBI SURAKSHA Loan A/c No.40477980055, AMOUNT DUE AS ON 21.07.2025 : Rs.47,66,654/- (Rupees Forty seven lakhs sixty six thousand six hundred and fifty four only) and further interest at contractual rate from 22.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No. SBI/CRAMC/049/2025-26. **Schedule A (Total Property) :** All that piece and parcel of land measuring about 12.65 acres situated at Thalambar Village, Vandulur Taluk and Chengelpet District (formerly Thirupur Taluk, Kancheepuram District) comprised in survey numbers viz., **Item No.1**, Survey No. 90/3, Extent (in acres) : 0.16; **Item No.2**, Survey No. 94/14, 95/13, Extent (in acres) : 0.91, 0.16; **Item No.3**, Survey No. 95/11A, Extent (in acres) : 0.26; **Item No.4**, Survey No. 95/11B, Extent (in acres) : 0.27; **Item No.5**, Survey No. 95/14A, 95/14B, 95/1C, Extent (in acres) : 0.18, 0.36, 0.28; **Item No.6**, Survey No. 87/2, 94/13, Extent (in acres) : 0.22, 0.10; **Item No.7**, Survey No. 90/5, Extent (in acres) : 0.14; **Item No.8**, Survey No. 95/10, 95/12, 95/2, 95/3, 95/6 Part, Extent (in acres) : 0.18, 0.30, 0.25, 0.40, 0.10; **Item No.9**, Survey No. 90/1, 90/14, 90/2, 90/4, 90/6, Extent (in acres) : 0.19, 0.25, 0.19, 0.12, 0.33; **Item No.10**, Survey No. 90/14 Part, Extent (in acres) : 0.10; **Item No.11**, Survey No. 94/15, 95/16, 95/17, 94/3, 94/2, Extent (in acres) : 0.37, 0.06, 0.04, 0.33, 0.33; **Item No.12**, Survey No. 87/3, 95/15, Extent (in acres) : 0.26, 0.06; **Item No.13**, Survey No. 95/16 Part, 95/7, 95/8, 95/9, Extent (in acres) : 0.10, 0.19, 0.19, 0.19; **Item No.14**, Survey No. 63/4A, 63/5A, Extent (in acres) : 0.20, 0.20; **Item No.15**, Survey No. 63/7A, Extent (in acres) : 0.31; **Item No.16**, Survey No. 63/4B, 63/5B, 63/6B, 63/8A, 87/1B, Extent (in acres) : 0.35, 0.19, 0.32, 0.30, 0.28; **Item No.17**, Survey No. 63/8B, Extent (in acres) : 0.33; **Item No.18**, Survey No. 63/4C, 63/6A, 87/1A, Extent (in acres) : 0.25, 0.06, 0.28; **Item No.19**, Survey No. 63/6C, Extent (in acres) : 0.42; **Item No.20**, Survey No. 63/2, Extent (in acres) : 1.47; **Total : 12.65**, Situated within the Sub-Registration District of Thirupur and Registration District of Chengelpet. In the above said extent 12.65 acres (i.e., 5.51,034 Sq.ft. or thereabouts), the land measuring about 5151 Sq. Metre (i.e., 55.445 Sq.ft. or thereabouts) gifted towards Open Space Reservation Area as required by the approval authority. Thus, the Vendors having the remaining extent measuring about 4,959.589 Sq. ft. of land and bounded on the North by : Land in Survey Nos. 64, 62, 63/3, 63/6B & 61, South by : Land in Survey Nos. 94/7, 94/5, 94/4, 94/12, 92, 91, 90/7 & 90/8, East by : Land in Survey Nos. 63/7B, 87/5, 87/1C, 87/4, 90/15A, 90/13, 90/11, 90/10 & Navalur Village, Boundary, West by : Road, Land gifted to OSR, Land in Survey Nos. 63/1, 63/3, 63/6B, 62, 64, 96/6, 96/18, 95/5A, 95/5B, 97/5A, 94/7, 94/5, 94/4 & 94/12. **Schedule B (Property hereby conveyed by the Vendors to the Purchaser) :** A residential unit bearing Apartment No. A103 in First Floor measuring about 680 Sq. ft. of carpet area [comprising in Super Built-up area of 970 Sq. ft.], as per marketing plan Block 'B4', and as per approval plan Block 'B12', in the apartment complex put up in Schedule A along with One Covered Car Park together with 516 Sq.ft. of undivided share of land in and out of Schedule A Property in the residential project known as "CASAGRAND SUPREMIUS" situated at Thalambar Village, Vandulur Taluk and Chengelpet District (formerly Thirupur Taluk, Kancheepuram District) as per the specification annexed herewith.

RESERVE PRICE : Rs.48,88,800/- Bid Increment Amount : Rs.25,000/- EMD : Rs.4,88,880/-

12. NAME & ADDRESS OF THE BORROWER : (1) Mr. M. Rajaman, (Borrower), S/o Mr. Mani, Residential Address : No.125, First Floor, Vannier Street, Pad, Backside Britania, Chennai - 600 050, **CBS Address :** No.4 Brindhavanam Nagar, Vangaram Road, Athipattu, Chennai - 600 058, **Office Address :** Raja Auto Carriage & Raja Battery Service, No.145-B, Vannier Street, Pad, Chennai - 600 050, **Property Address :** Manasarovar, Flat No.F.1, Plot No.62, TMP Nagar, Door No.5, Bharathi Dasan Street, Pad, Chennai - 600 050.

SBI HLC ANNA NAGAR (15440), HTL A/c No.38075836220, AMOUNT DUE AS ON 22.07.2025 : Rs.54,33,130/- (Rupees Fifty four lakhs thirty three thousand one hundred and thirty only) and further interest at contractual rate from 23.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No. SBI/CRAMC/050/2025-26. **A Schedule Property (Total Property) Item No.1 :** All that piece and parcel of land measuring 1275 Sq. ft. or thereabouts on the Northern side of Plot No.62 and Door No.5, Bharathidasan Street, "T M P Nagar", Pad, Chennai 600 050 approved layout bearing L.P.D.M.D.T.P. No.195/74 comprised in Old S.No.112/2A1, Present T.S.No.4, Muggappai Village and Ambattur Taluk, Thiruvallur District, now with in the limits of Corporation of Chennai and bounded on the - North by : 40 feet wide layout Road (Bharathidasan Street), South by : Southern portion of Plot No.62, East by : 10 feet wide land running from Bharathidasan Street on North to South direction, West by : Plot No.60 and 61, Measuring on the Northern Side : 22 feet, Southern Side : 28 feet, Eastern Side : 51 feet, Western Side : 51 feet, In all measuring 1275 Sq. ft. or thereabouts lying within the Registration District of North Chennai and Sub Registration District of Konnur. **Item No.2 :** All that piece and parcel of land measuring 1155 sq. ft. or thereabouts on the Southern side and land measuring 510 Sq. ft. (10x51) running from Road (now known as Bharathidasan Street) on the North to South direction, altogether 1665 Sq. ft. out of Plot No.62 and Door No.5, Bharathidasan Street "T.M.P.Nagar", Pad, Chennai 600 050 approved layout bearing L.P.D.M.D.T.P. No.195/74 comprised in Old S.No.112/2A1, Present T.S.No.4, Muggappai Village and Ambattur Taluk, Thiruvallur District, now with in the limits of Corporation of Chennai and bounded on the - North by : Northern portion of Plot No.62 and 10 feet wide land passage running from Bharathidasan Street on North to South direction, South by : Plot No.63, East by : Vacant Land in S.No.112/1, West by : Plot No.60 and 61, Measuring on the - Northern Side : 38 feet, Southern Side : 41.6 feet, Eastern Side : 28 feet, Western Side : 29 feet, In all measuring 1665 Sq. ft. and lying within the Registration District of North Chennai and Sub Registration District of Konnur. Both Item No.1 and Item No.2 properties altogether measuring 2940 Sq. ft. **B Schedule Property (Property hereby conveyed to the Purchaser) :** 369 Square feet., of Undivided Share of Land in 2940 Square feet., more fully described in the schedule 'A' C Schedule Property : A Flat bearing No. F-1 in the First Floor, with Built up area of 804 sq. ft. developed and constructed in the Schedule A Property together with Car parking area.

RESERVE PRICE : Rs.47,76,000/- Bid Increment Amount : Rs.25,000/- EMD : Rs.4,77,600/-

13. NAME & ADDRESS OF THE BORROWER : (1) Mr. Rajaprabhukumar B, (Borrower), S/o Mr. Balu Mohan, (2) Mrs. Pauline Sundari, (Co-borrower), W/o Mr. Rajaprabhukumar B, Residential cum CBS Address for both : A-11, Anand Apartment, 2nd Main Road, Gandhi Nagar, Adayar, Chennai - 600 020, **Permanent Address for both :** No.415, Vin Street, Sellur, Madurai, Tamil Nadu - 625 002, **Office Address for Sl.No.(1) :** Samridh Foods Pvt. Ltd, Velamann Engg. College, Soorapet, Ambattur - 600 066, **Property Address for both :** Flat No.F1, 1st Floor, Geason Colony, Plot 1A & 1B, Periyar 2nd Cross Street, Ponniyammam Nagar, Ayanambakkam, Chennai - 600 092.

SBI HLC ANNA NAGAR (15440), HTL A/c No.65279417604 & Suraksha A/c No.65281654663, AMOUNT DUE AS ON 21.07.2025 : Rs.66,25,429/- (Rupees Sixty six lakhs twenty five thousand four hundred and twenty nine only) and further interest at contractual rate from 22.07.2025 with incidental expenses, costs, charges, etc.

DESCRIPTION OF PROPERTY : Tender No. SBI/CRAMC/056/2025-26. **Schedule A (Property) :** All that piece and parcel of land with building, bearing Plot No.1, obtained sub-division approval vide Planning Permit No.3/2015/5 Building Application no.66/2015, B.A.No.3/2015 dt.27.2.2015 and Planning permit File No.89/20