



STATE BANK OF INDIA
Stressed Assets Recovery Branch, Madurai

Authorised Official's Details:
Name: Mr. Giri.K
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No. 8, Dr. Ambedkar Road
Vinayaga Nagar Branch First Floor
Madurai – 625 020
Land Line No:(Office) 0452 - 2531047

Date: 18.08.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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" basis on **15.09.2026** for recovery of **Rs.2,43,57,414/- (Rupees Two Crores Forty Three Lakh Fifty Seven Thousand Four Hundred and Fourteen only)** dues as on 18.08.2026 with future interest and costs due to the State Bank of India, Stressed Assets Recovery Branch, Madurai from the Borrower(s) and the Guarantor(s) as mentioned below:

Name of the Borrower :

M/s Sri Laxmi & Co,
Door No.226,
Boduvarpatti Village (P.O),
Dindigul-624614.

Shri. Sivaraj Semalai,
Proprietor of M/s Sri Laxmi & Co,
Door No.226,
Boduvarpatti Village (P.O),
Dindigul-624614.

Name of the Guarantor :

Smt. Rajeswari K, W/o Shri. Dayalan,
(Guarantor: M/s Sri Laxmi & Co),
D.No:4/501E, Mullai Nagar,
Melsomarpettai, Jagivenkadapuram,
Krishnagiri-635001.

The Reserve Price & Earnest Money Deposit will be:

Reserve Price	Earnest Money Deposit
1,81,33,000/-	Rs.18,13,300/-



DESCRIPTION OF PROPERTY

Name of Title Deed Holder: Smt. Rajeshwari.K			
(Property ID: SBIN90798904803)	Reserve Price		
Item No.1: - All that piece and parcel of land in Krishnagiri RD., Krishnagiri No.2 SRD., Krishanagiri Taluk, No.88, Beththalappalli Village, Patta No.1685 belonged and comprised in S.No.188/ID and as per Sub division S.No.188/IDIB, Hec.1.30.0 and now as per new Sub division S.No.188/5 within these bearing Plot No.13, and within the following boundaries and measurements:- <table border="1"> <tr> <td> South of : Dhasirippalli road, North of : 50'ft wide common road, West of : Plot No.12, East of : Plot belonged to Lakshmi, </td><td> East to West: -On the North 30 ft; On the South 30 ft; South to North: - On the East 74 ft; On the West 66 ft; Total Extent 2100 Sq. ft. </td></tr> </table>	South of : Dhasirippalli road, North of : 50'ft wide common road, West of : Plot No.12, East of : Plot belonged to Lakshmi,	East to West: -On the North 30 ft; On the South 30 ft; South to North: - On the East 74 ft; On the West 66 ft; Total Extent 2100 Sq. ft.	Rs.1,81,33,000/-
South of : Dhasirippalli road, North of : 50'ft wide common road, West of : Plot No.12, East of : Plot belonged to Lakshmi,	East to West: -On the North 30 ft; On the South 30 ft; South to North: - On the East 74 ft; On the West 66 ft; Total Extent 2100 Sq. ft.		
Item No.2: - All that piece and parcel of land in Krishnagiri RD., Krishnagiri No. 2 SRD., Krishanagiri Taluk, No. 88, Beththalappalli Village, Patta No. 1685 belonged and comprised in S.No.188/1D and as per Sub division S.No.188/IDIB, Hec.1.30.0 and now as per new Sub division S.No.188/5 within these bearing Plot No.14, and within the following boundaries and measurements:- <table border="1"> <tr> <td> South of : Dhasirippalli Road, North of : 50'ft wide common road, West of : Plot No. 13 land, East of : Plot No. 15 land, </td><td> East to West: - On the North 30 ft; On the South 30 ft; South to North: - On the East 66 ft; On the West 57 ft; Total Extent 1845 Sq. ft. </td></tr> </table>	South of : Dhasirippalli Road, North of : 50'ft wide common road, West of : Plot No. 13 land, East of : Plot No. 15 land,	East to West: - On the North 30 ft; On the South 30 ft; South to North: - On the East 66 ft; On the West 57 ft; Total Extent 1845 Sq. ft.	
South of : Dhasirippalli Road, North of : 50'ft wide common road, West of : Plot No. 13 land, East of : Plot No. 15 land,	East to West: - On the North 30 ft; On the South 30 ft; South to North: - On the East 66 ft; On the West 57 ft; Total Extent 1845 Sq. ft.		
Totally Item No.1 & Item No.2: are 3945 Sq. ft (266.00 Sq. Mtrs) Land with 5192.00 Sq. ft Building constructed thereon, New Door No., 1/163A3, 1/163A4, 1/163A5, 1/163A6 , 1/163A7, 1/163A8 & 1/163A9 with all pathway rights and easementary rights etc., as prescribed in the Title Deed No.3438 of 2010 standing in the name of Smt. K Rajeswari and Patta No.1685.			

Note: Before submitting the bids, the intending bidders should inspect the physical features of the properties.

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 & <https://baanknet.com/eauction>.

Place: Madurai
Date: 18.08.2026


Chief Manager & Authorised Officer
State Bank of India
Stressed Assets Recovery Branch, Madurai



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	Borrower: Shri. Sivaraj Semalai, Proprietor of M/s Sri Laxmi & Co, Door No.226, Boduvarpatti Village (P.O), Dindigul-624614. Guarantor: Smt. Rajeswari K, W/o Shri. Dayalan, (Guarantor: M/s Sri Laxmi & Co), D.No:4/501E, Mullai Nagar, Melsomarpettai, Jagivenkadapuram, Krishnagiri-635001
2	Name and address of Branch, the secured creditor	SBI, SARB, MADURAI (Br Code: 13165) No. 8, Dr. Ambedkar Road, Vinayaga Nagar Branch First Floor, Madurai – 625 020.
3	Description of the immovable secured assets to be sold.	As mentioned in the Sale Notice
4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt for recovery of which the property is to be sold	Rs.2,43,57,414/- (Rupees Two Crores Forty-Three Lakh Fifty-Seven Thousand Four Hundred and Fourteen only) dues as on 18.08.2026 with future interest and costs due to the State Bank of India, Stressed Assets Recovery Branch, Madurai
6	Deposit of earnest money (EMD) (10% of Reserve Price)	Rs.18,13,300/- being the 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system.
7	(i) Reserve price of the immovable secured assets: (ii) Bank account in which EMD to be remitted. (iii) Last Date and Time within which EMD to be remitted	Rs.1,81,33,000/- Bidder EMD wallet maintained with PSB Alliance on its e auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal On or before the e auction
8	Time and manner of payment	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. 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 Authorized 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 or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.



correspondences regarding any change in the bid shall be entertained.

(12) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(13) 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.

(14) 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 may it be subsequently sold.

(15) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name.

(16) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

(17) 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 the 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.

(18) 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.

(19) 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. Provided if the sale price is above Rs.50,00,0000.00, it shall be responsibility of the auction purchaser to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained.

(20) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be paid on the amount deposited during this period. No request for return of deposit either in part or full/ cancellation of sale will be entertained.

(21) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in <https://baanknet.com> , portal only

(22) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e-auction. Therefore, the Bank shall not be responsible for the same and there shall not be any claim or whatsoever from the bidder thereon affecting the auction process.

(23) Where land & building and plant & machinery both are put on the same auction under different Lot, Authorised Officer reserves the right to confirm the sale of immovable property only if plant and machinery is sold out.

14	Details of pending litigation, if any, in respect of property proposed to be sold	SA 327/2025 DRT II
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Place: Madurai
Date: 18.08.2026


वृत्ते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

 मुख्य प्रबंधक Chief Manager निपुण अश्वरणी Authorised Officer
 संकटग्रस्त और वसूली शाखा, मदुरै
Stressed Assets Recovery Branch, Madurai
Chief Manager & Authorised Officer
State Bank of India
Stressed Assets Recovery Branch, Madurai



