SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 property/ies mortgaged/charged 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 **12.10.2026**, for recovery of Rs.3,68,62,487/- (Three crores sixty eight lakhs sixty two thousand four hundred and eighty seven only) as on 08.09.2026, with future interest and costs, etc., due from (1) Smt. Sasipriya (Partner & legal heir of Mr.Vadivel) W/o.Mr.Vadivel (Late) (2) Ms.Thakshana V (Legal heir of Mr.Vadivel (late) (3) Ms.Aksheitha Vadivel (Legal heir of Mr.Vadivel (late) and (4) Minor.Shravan Krithik V (Legal heir of Mr.Vadivel) **,** the minor is represented by his mother and natural guardian Mrs.Sasipriya residing at No.16/2, 4th street, Gowri puram Extension, Sengunthapuram, Karur.

The Reserve Price and the Earnest Money Deposit [EMD] are as under:

S.NO	Reserve Price [Rs.]	Earnest Money Deposit [Rs.]
1	Item 1 (Vacant land): Rs.3,95,00,000/-	39,50,000/-

DESCRIPTION OF THE IMMOVABLE PROPERTY

Item 1:

Description of the immovable property

Property No.1: (Vacant Land)

In Karur RD, Melakarur SRD, Karur District, Karur West SRD, in Aravakurichi Tk, In Pavitharam Village, SF No.286 Acre 2.03 in this excluding 0.05.50 remaining Acre 1.97.50 within the following measurements and boundaries

East of – the Land in SF No.579
West of – the Land in SF No.284/1 AND 284/2 and the House sites of Duraisamy and Manikandan sold by R.Vadivel
North of – Karur- Kovai East West Road
South of – Land of Ramasamy Gounder
With Asbestos shed put up in it with mamool pathway rights etc.

The property is presently covered under Survey No.286, Hec.0.82.00 in Patta No.3482.

Sale will be considered on "As is where is", "As is what is "and "Whatever there is" basis.

Encumbrance known to the bank if any: NIL.
However, the bidders are requested to make their own enquiry.

भारतीय स्टेट बैंक
एस. ए. आर. बी. कोयम्बटूर
SAR Br. Coimbatore
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State Bank of India

<u>**DETAILS OF E-AUCTION SALE**</u>

Reserve Price	Item 1 (Vacant land): Rs.3,95,00,000/-
Earnest Money To Be Deposited	Item 1 (Vacant land): Rs.39,50,000/-
Bid Multiplier	Rs.1,00,000/-
Inspection Of Property	09.09.2026 to 09.10.2026 between 10:00 a.m to 04:00 p.m.
Last Date For Submission Of Proof Of EMD	Interested bidder may deposit Pre-Bid EMD with https://baanknet.com/eauction-psb/home before the close of e-Auction
Date And Time Of E-Auction	12.10.2026 11.00 A.M to 04.00 P.M With unlimited extension of 10 Minutes each
Latitude and Longitude of the property	Item 1 (Vacant land): Latitude - 10.957027N Longitude - 77.988844E

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 transfer of funds. Interested bidder may deposit pre-bid EMD with PSB Alliance before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in 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.

The auction will be conducted online only, through the web portal https://baanknet.com/eauction-psb/home. **The bidder registration should be completed by bidder well in advance, before e-auction date as the process takes minimum of two to three working days.**

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 https://baanknet.com/eauction-psb/home.

Place : Coimbatore
Date : 08.09.2026

Authorised Officer
State Bank of India, SARB Coimbatore

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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	1. Mrs Sasipriya (Partner & legal heir of Mr.Vadivel) W/o.Mr.Vadivel (Late) 2. Ms.Thakshana V (Legal heir of Mr.Vadivel (late) 3. Ms.Aksheitha Vadivel (Legal heir of Mr.Vadivel (late) 4. Minor.Shravan Krithik V (Legal heir of Mr.Vadivel) **,** the minor is represented by his mother and natural guardian Mrs Sasipriya **residing** at No.16/2, 4th street, Gowri puram Extension, Sengunthapuram, Karur.
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.	**Item 1:** **Description of the immovable property** **Property No.1: (Vacant Land)** In Karur RD, Melakarur SRD, Karur District, Karur West SRD, in Aravakurichi Tk, In Pavitharam Village, SF No.286 Acre 2.03 in this excluding 0.05.50 remaining Acre 1.97.50 within the following measurements and boundaries East of – the Land in SF No.579 West of – the Land in SF No.284/1 AND 284/2 and the House sites of Duraisamy and Manikandan sold by R.Vadivel North of – Karur- Kovai East West Road South of – Land of Ramasamy Gounder With Asbestos shed put up in it with mamool pathway rights etc. The property is presently covered under Survey No.286, Hec.0.82.00 in Patta No.3482.
4	Details of the encumbrances known to the secured creditor.	Nil. However, the bidders are requested to make their own enquiry.
5	The secured debt for recovery of which the property is to be sold	Rs.3,68,62,487/- (Three crores sixty eight lakhs sixty two thousand four hundred and eighty seven only) as on 08.09.2026.
6	Deposit of earnest money	**EMD**: Item 1 (Vacant land): Rs.39,50,000/- 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 M/s.PSB Alliance BAANKNET 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'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:	Item 1 (Vacant land): Rs.3,95,00,000/- (ii)Bidders own wallet Registered with M/s PSB Alliance BAANKNET on its e-auction site https://baanknet.com/eauction-psb/home. by means of NEFT

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	(ii)Bank account in which the payment to be remitted. **(iii)Last Date and Time** within which EMD to be remitted:	(iii)Please refer item 6 above
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 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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 12.10.2026 11.00 A.M to 04.00 P.M. 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	The auction will be conducted online only, through M/s.PSB Alliance BAANKNET at the web portal https://baanknet.com/eauction-psb/home. 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 https://baanknet.com/eauction-psb/home.
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs.1,00,000/- (ii) Date: **12.10.2026**, Time: 11:00 AM to 04:00 PM with unlimited extensions of 10 minutes each (iii) INR
12	**Date and Time** during which inspection of the immovable secured assets to be sold and	Date : 09.09.2026 to 09.10.2026 between 10:00 a.m to 04:00 p.m.

	intending bidders should satisfy themselves about the assets and their specification.	
13	Other conditions	(a) The Bidders should get themselves registered on https://ebkray.in/eauction-psb/x-login by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance eBKray, 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 M/s.PSB Alliance at https://ebkray.in/eauction-psb/x-login 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, Coimbatore. (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. PSB Alliance eBKray 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) 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 to be paid immediately i.e. on the same day or not later than next working day, as the case may be (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.

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(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 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.PSB Alliance. The Bidder has to place a request with M/s.PSB Alliance eBKray 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

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		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) **There was a claim from Hindu Religious & Charitable Endowments department(HR&CE) that the mortgaged vacant land located in SF No.286, Pavithram village, Karur belongs to them and they filed an application before the revenue department for cancellation of patta granted to the borrower and the same is pending .Patta was issued by the revenue department to the respective owners after Inam abolition act came into force. Now, the Government of Tamilnadu has also taken policy decision not to enforce its rights over the inam land allotted to actual owners and the same is published vide news published in "The Hindu" on 28.07.2026.**

Place: Coimbatore
Date : 08.09.2026.

Authorised Officer
State Bank of India, SARB Coimbatore

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