



STATE BANK OF INDIA
Stressed Assets Recovery Branch

Authorized Official's Details:

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 provision 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 and Guarantor that the below described immovable property mortgaged/charged to the Secured Creditor, the **physical possession** 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" basis on **08.10.2026** for recovery of **Rs. 52,58,641/- (Rupees Fifty-Two Lakhs Fifty-Eight Thousand Six Hundred Forty-One only)** as on **17.09.2026** due to the State Bank of India, SARB, Chennai from **Mr K Dhatchanamurthy**. The Reserve price will be **Rs.25,00,000/-** and the earnest money deposit (EMD) will be **Rs.2,50,000/-**

Description of the immovable property:

Primary Securities:

Schedule A

All that Piece and Parcel of the land comprised in Survey Numbers with an extent (which is more particularly described below) is situated at No. 92, Thirumudivakkam Village, Thirumudivakkam Village Panchayat, Sriperumbudur Taluk and Kancheepuram District.

Item No.	Survey Number	Extent in cents	BOUNDARIES			
			North by Survey No (s)	South by Survey No(s)	East by Survey No(s)	West by Survey No (s)
I	258/2 Part	117	258/2 part	509/1,508,259/1 & 259/2	258/2 part & 259/2 part	258/1
II	511/2A2 part	2.77	511/2B2	12-meter-wide Public road	512/2 part	511/2A1 part
III	512/2 part	55.84	512/1	12-meter-wide Public road	506 part	511/2A2 Part, 511/2B2 & 511/3B
IV	506 part	170.49	507 & 508	502,503, 505 & 12-meter-wide Public road	502, 503, 505 & 507	512/3, 512/1 & 512/2 part
V	512/1	77	512/3	512/2 part	506 part	511/3B
VI	511/2B2	3	511/3B	511/2A2 part & 511/2A1 part	512/2 part	511/2B1
VII	511/3B	15	510	511/2B2	512/1 & 512/2 Part	511/3A
VIII	511/1 part	29.31	510	12-meter-wide Public road	511/2B1 part, 511/3A & 510	222B
IX	511/2B1	5	511/3A	511/2A1 PART	511/2B2	511/1 PART
X	511/3A	36	510	511/2B1	511/3B	511/1 PART
XI	511/2A1 PART	7.64	511/2B1 & 511/2B2	12-meter-wide public road	511/2A2 PART	511/2A1 PART
XII	258/2 PART	9	255/1A1	262/2B2 PART & 259/2 PART	262/1A1A1 & 262/2B2 PART	258/2 PART
XIII	262/2B2 PART	11	262/1A1A1 & 258/2 PART	259/2 PART	262/2B2 PART	258/2 PART
XIV	510	92	509/2	511/1 PART, 511/3A, 511/3B & 512/3	512/3 & 509/2	222B & 511/1 PART
XV	512/3	73	508 & 509/2	512/1	506 PART	510

XVI	258/2 PART	100	256 & 257	258/2 PART	258/2 PART	258/1
XVII	507 PART	140.98	259/2 PART	506 PART & 502	18-meter-wide public road 502	506 & 508
XVIII	259/2 PART	81.31	262/2B2 PART & 258/2 PART	507 PART & 260 PART	18-meter-wide public road 502	258/2 part & 259/1
XIX	262/2B2 part	34.12	262/1A1A 1	259/2 PART	18-Meter-wide public road 502	262/2B2 PART

Item No. I to Item No. XIX. Admeasuring to an extent of 10 Acres and 60.46 Cents within the Registration District of South Chennai and Sub - Registrar Office of Padappai.

SCHEDULE - 'B'

An Undivided Share of Land measuring to an Extent of 209 (Two Hundred Nine) Square Feet of land right, title and interest in the Schedule -'A'.

SCHEDULE - 'C'

Apartment No. P 606 in the Sixth Floor, Block No. P, Phase No. I of the residential project 'THE ROYAL CASTLE' with Super Built-Up Area 621 Square Feet, (including proportionate undivided share in the Common constructed Area) of the residential project "The Royal Castle" situated within the Sub Registration District of Padappai and the Registration District of Chennai South.

Encumbrances known to the Bank if any: Nil

Latitude: 12.968104N, Longitude: 80.096105E

Details of Sale	
Reserve Price: Rs. 25,00,000/-	Earnest Money Deposit (EMD): Rs. 2,50,000/-
Date & Time of e-auction	08.10.2026 From 11.00 AM to 04.00 PM With auto time extension of 10 minutes each till sale is completed.
<u>EMD Remittance:</u>	Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of https://BAANKNET.COM by means of NEFT.
Bid Multiplier	Rs.10,000/-
Inspection of property	Date: 30.09.2026 Time: 11.00 AM to 1.00 PM 05.10.2026 Time: 11.00 AM to 1.00 PM

- For detailed terms and conditions of the sale, please refer to the link <https://baanknet.com/eauction>

Date: 17.09.2026

Place: Chennai

For **STATE BANK OF INDIA**
Stressed Assets Recovery Branch, Chennai

Authorised Officer
AUTHORISED OFFICER
Name: C Parthasaradhi
Designation: Chief Manager
State Bank of India