



பாரத ஸ்டேட் வங்கி  
भारतीय स्टेट बैंक  
STATE BANK OF INDIA

**REGISTERED POST WITH ACKNOWLEDGEMENT DUE**

To,

<b><u>Residential Address(Borrower)</u></b> Mr.Mohandass S/o Mr. Nagulan MISS NORA FARKAS, 31 RANELAGH ROAD LONDON, E62SJ	<b><u>Permanent Address: (Borrower)</u></b> Mr. Mohandass S/o Nagulan No. 22/1 KS Govindachetty Street, Bargur, Krishnagiri – 635104.
<b><u>Office Address : (Borrower)</u></b> Mr. Mohandass S/o Mr. Nagulan INFOCOM IT (UK) Ltd. 85 Memorial Height, Monarch Way ILFORD, UNITED KINGDOM. IG27HS	<b><u>Property Address : (Borrower)</u></b> Mr. Mohandass S/o Mr. Nagulan Villa No.E1, Plot No.3 Kazura Garden – NAHAR Foundation, 3 <sup>rd</sup> Cross Street, Neelankarai, Palavakkam, Chennai - 600041

SBI/SARB II/CHE /SARFAESI/E-AUCTION/2023-24/

Date: 05.03.2024

[See Proviso to Rule 8(6)]

**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 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 Constructive Possession of which has been taken by the Authorised Officer of State Bank of India, being the Secured Creditor, will be sold on "Äs is where is", "As is what is", and "Whatever there is" on **27.03.2024** for recovery of **Rs.6,24,89,289/- (Rupees Six Crore Twenty Four Lakh Eighty Nine Thousand Two Hundred and Eighty Nine Only)** as on **22.02.2024** with future interest, costs and expenses thereon due to the State Bank of India, SARB II, CHENNAI (ERSTWHILE ASSET RECOVERY MAANGEMENT BRANCH, CHENNAI) from **Mr. Mohandass Nagulan** (Borrower(s)). The Reserve Price is **Rs. 3,65,00,000/- (Rupees Three Crore Sixty Five Lakh Only)** and the Earnest Money Deposit (EMD) is **Rs.36,50,000/- (Rupees Thirty Six Lakh Fifty Thousand only).**

bank.sbi

+91 44 - 2433 8112  
+91 44 - 2434 0392  
sbi.70674@sbi.co.in

ஒடுக்கப்பட்ட சொத்து வசூல் கிளை-II  
44, எல்டாம்ஸ் ரோடு, 1-வது மாடி,  
தேனாம்பேட்டை, சென்னை - 600 018.

तनावग्रस्त परिसंपत्ति वसुली शाखा - II  
44, एल्डाम्स रोड, 1वीं मंजिल,  
तेनापेट, चेन्नै - ६०० ०१८.

**STRESSED ASSETS RECOVERY BRANCH - II**  
No. 44, Eldams Road, 1st Floor,  
Teynampet, Chennai - 600 018.







### DESCRIPTION OF PROPERTY

**Name of Title Deed Holder :**

Mr. MOHANDASS S/o Nagulan

**SCHEDULE OF THE PROPERTY**  
(Description of the mortgaged properties)

## Schedule – A

All that vacant Lands in "Kazura Gardens" 3<sup>rd</sup> Cross Street, comprised in old S.No. 20/2A part of Palavakkam Village, as per Patta No.1999, now sub-divided and assigned New S.No. 20/2A1C of Palavakkam Village, formerly Tambaram Taluk, presently Shozinganallur Taluk, Kanchipuram District admeasuring as per document 13.14 Cents or 5737 Sq.ft, as per patta 5918 sq.ft. and bounded on the;

North by: Lands comprised in S.No. 20/2B

South by: Lands originally belonged to Ms. Hasina Pravin, Now Owned by  
Nahar Foundation Pvt Ltd.

East by: Land belongs to Mr. Syed Ahamed and Mrs. Zeenath

West by: 24 Feet Road, Kazura Gardens 3<sup>rd</sup> Cross Street

## Schedule – B

All that vacant lands comprised in Plot No.E, in the Signature Villas Development known as NAHAR AILIS at "Kazura Gradens", 3<sup>rd</sup> cross street, Neelankarai, Chennai – 600041, comprised in Old S.No.20/2A part of Palavakkam Village, asp per old Patta No1999. Now sub-divided and assigned new S.No. 20/2A1C of palavakkam village, formerly Tambaram Taluk, presently Shozinganallur Taluk, Kancheepuram District as per New Patta No.4688, admeasuring 440.64 sq.mts or 4742.16 sq.feet as per sub-division plan approved vide SD/WDC 15/00020/2013 on 12.02.2013, measuring 5197 sq.feet as per document and physical measurement or thereabouts bounded on the;

North by: Lands comprised in S.No. 20/2B

South by: Plot No. D

East by : Land belongs to Mr. Syed Ahamed and Mrs. Zeenath

West by: 24 Feet Road

**Schedule – C**  
(property conveyed)

All that 2598 sq.feet of undivided share of land in Schedule –B mentioned property.



### Schedule – D

Residential Villa constructed in the schedule –B mentioned property bearing villa No.E1, in the signature vilas development known as “NAHAR AILIS” measuring total super built up area of 5065 sq. ft. (together with proportionate common area) and the right to use the passage for Ingress and Egress, which will remain common for the four villas constructed over the Plot D and Plot E and such a covenant is and would be incorporated and made applicable to the other purchasers of the adjoining Villas.

Situated within the registration district of Chennai South and Sub-registration District of Neelangarai and with the limist of corporation of Chennai.

(Covered under Sale Deed, Doc NO.4747/2020 dated 28.09.2020 & Construction agreement, Doc.No. 4746/2020 dated 09.07.2020)

Encumbrances known to the Bank, if any : Nil

Demand Notice U/s 13(2) issued on 16.7.2022; Possession Notice u/s 13(4) issued on 28.10.2022.

Interested bidder may deposit pre-bid EMD with MSTC before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's e-wallet 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.

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](http://www.sbi.co.in) and <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

Place: Chennai.  
Date : 05.03.2024

  
Chief Manager & Authorised Officer  
State Bank of India

Stressed Asset Recovery Branch II, Chennai  
Erstwhile Assets Recovery Management Branch, Chennai





## THE TERMS AND CONDITIONS OF SALE

### PHYSICAL POSSESSION IS NOT WITH THE BANK

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	<p><u>Residential Address(Borrower)</u></p> <p>Mr.Mohandass S/o Mr. Nagulan M1 SS NORA FARKAS 31 RANELAGH ROAD LONDON,</p> <p><u>Office Address : (Borrower)</u></p> <p>Mr. Mohandass S/o Mr. Nagulan INFOCOM IT (UK) Ltd. 85 Memorial Height, Monarch Way ILFORD, UNITED KINGDOM.</p> <p><u>Permanent Address: (Borrower)</u></p> <p>Mr. Mohandass S/o Nagulan No. 22/1 KS Govindachetty Street, Bargur, Krishnagiri – 635104.</p> <p><u>Property Address : (Borrower)</u></p> <p>Mr. Mohandass S/o Mr. Nagulan Villa No.E1, Plot No.3 Kazura Garden – NAHAR Foundation, 3<sup>rd</sup> Cross Street, Neelankarai, Palavakkam, Chennai - 600041</p>
2	Name and address of Branch, the secured creditor	<p>State Bank of India, Assets Recovery Management Branch, No.44, Eldams Road, 1<sup>st</sup> Floor, Teynampet, Chennai – 6000018.</p> <p>Email: sbi.70674@sbi.co.in</p>
3	Description of the immovable secured assets to be sold.	<p><b><u>SCHEDULE OF THE PROPERTY</u></b> <b><u>(Description of the mortgaged properties)</u></b></p> <p><b><u>Schedule – A</u></b></p> <p>All that vacant Lands in “Kazura Gardens” 3<sup>rd</sup> Cross Street, comprised in old S.No. 20/2A part of Palavakkam Village, as per Patta No.1999, now sub-divided and assigned New S.No. 20/2A1C of Palavakkam Village, formerly Tambaram Taluk, presently Shozinganallur Taluk, Kanchipuram District admeasuring as per document 13.14 Cents or 5737 Sq.ft, as per patta 5918 sq.ft. and bounded on the;</p>



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**South by:** Lands originally belonged to Ms. Hasina Pravin, Now Owned by Nahar Foundation Pvt Ltd.

**East by:** Land belongs to Mr. Syed Ahamed and Mrs. Zeenath

**West by:** 24 Feet Road, Kazura Gardens 3<sup>rd</sup> Cross Street

**Schedule – B**

All that vacant lands comprised in Plot NO.E, in the Signature Villas Development known as NAHAR AILIS at "Kazura Gradens", 3<sup>rd</sup> cross street, Neelankarai, Chennai – 600041, comprised in Old S.No.20/2A part of Palavakkam Village, as per old Patta No. 1999, now sub-divided and assigned new S.No. 20/2A1C of palavakkam village, formerly Tambaram Taluk, presently Shozinganallur Taluk, Kancheepuram District as per New Patta No.4688, admeasuring 440.64 sq.mts or 4742.16 sq.feet as per sub-division plan approved vide SD/WDC 15/00020/2013 on 12.02.2013, measuring 5197 sq.feet as per document and physical measurement or thereabouts bounded on the;

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**West by:** 24 Feet Road

**Schedule – C**

(property conveyed)

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		(Covered under Sale Deed, Doc NO.4747/2020 dated 28.09.2020 & Construction agreement, Doc.No.4746/2020 dated 09.07.2020)			
		Demand Notice U/s 13(2) issued on 16.7.2022; Possession Notice u/s 13(4) issued on 28.10.2022.			
		Encumbrances known to the Bank, if any : NIL			
4	Details of the encumbrances known to the secured creditor.	There are presently no claim/Statutory dues against the property till date to the knowledge of the Bank.  The property will be sold on “As is Where is”, “As is what is” and “Whatever there is” basis and the intending bidders should make discreet enquires as regards any claim/Court Cases/Litigation charges on the property of any authority besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting the bids.  No claims of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc., will be entertained after submission of bid.			
5	The secured debt for recovery of which the property is to be sold	S NO	FACILITY	ACCOUNT NO	DUES
		1	HOUSING TERM LOAN	39681680661	Rs.6,24,89,289/-
		(Rupees <b>Rupees Six Crore Twenty Four Lakh Eighty Nine Thousand Two Hudred and Eighty Nine Only</b> ) as on 31.10.2023 with future interest and costs etc.			
6	Deposit of earnest money (EMD)  (10% of Reserve Price)	<b>EMD: Rs .36,50,000/-</b> Pre-bid EMD being the 10% of Reserve price to be transferred by interested bidders in the global EMD wallet of <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT.  <b>Interested bidder may deposit pre-bid EMD with MSTC before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC'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.</b>			
7	(i) Reserve price of the immovable secured assets: (ii) <b>Bank account</b> in which EMD to be remitted.	(i) <b>Rs.3,65,00,000/-</b>  (ii) Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT			
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.			



9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<b>Date: 27.03.2024</b> Between: 11:00 hrs to 16:00 hrs 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	M/s.MSTC Ltd at the web portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited)  (iii) Bid currency & unit of measurement	(i) Rs.1,00,000/- (ii) With unlimited extensions of 10 minutes each. (iii) In Rupees (INR)
12	<b>Date and Time</b> 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	Date: 18.03.2024 Time: Time :11.00 a.m to 4.00 p.m  Name: R. Nani Kumar (Mobile No. 9150414086) Branch Contact : 94986 52620
13	Other conditions	
	a) The Bidders should get themselves registered on <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC.Ltd., 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 MSTC Ltd at <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> 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, ARMB, Chennai. 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 <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT. Interested bidder may deposit pre-bid EMD with MSTC before the e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updating 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. 67394803954; IFSC : SBIN0070570; Account Name: SBI, SARB II, Chennai. 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 MSTC Ltd. The Bidder has to place a request with MSTC Ltd 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.	
	w) GST @ 18% will be applicable on the sale value of Plant & Machinery and Stocks	

Place: Chennai.  
Date: 05.03.2024

  
Chief Manager & Authorised Officer  
State Bank of India  
Stressed Asset Recovery Branch II, Chennai  
Erstwhile Assets Recovery Management Branch, Chennai

