



**STATE BANK OF INDIA**  
**Stressed Assets Management Branch**

Authorised Official's Details:

Name: Mrs. B Sindu

Mobile No: 8838338084, 9600762444

Land Line No: 044-2888 1029

"Red cross Buildings"

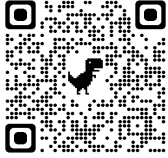
32, Redcross Road,

Egmore, Chennai-8.

Phone No: 044-2888 1022

E-mail ID: sbi.04105@sbi.co.in

[See Proviso to Rule 8(6)]



Date: 31.05.2024

**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/charged to the Secured Creditor, the constructive / **Symbolic 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" on **27.06.2024** for recovery of Rs.11,27,55,133/- (Rupees Eleven crores twenty seven Lakhs fifty five thousand one hundred and thirty three only) as on 30.05.2024 with future interest and costs due to the secured creditor from the Borrower and Guarantors as mentioned below:

Name of the Borrower	Name of Guarantors
<b>M/s. St John Cargo Terminal Pvt Ltd</b> Rep. by its Managing Director No.9/5, Nandanam Extn. 1 <sup>st</sup> Street, Nandanam, Chennai 600 035  Also at:-	<b>Mr. Johnson Thangiah,</b> No.106J/66, Millerpuram II Street, Tuticorin – 628 008
	<b>Mrs. Anny Johnson</b> No. 106J/66, Millerpuram II Street, Tuticorin – 628 008
<b>M/s St John Cargo Terminal Pvt Ltd</b> C/o. M/s. St. John Freights Systems Ltd., Rep. by its Managing Director No.480, Khivraj Complex II, 7 <sup>th</sup> Floor, Annasalai, Chennai 600 035	<b>M/s. St. JOHN FREIGHT SYSTEMS LTD</b> Rep. by its Managing Director No. C98, SIPCOT Industrial Complex, Harbour Road, Tuticorin. Also at:-
	<b>M/s. St. JOHN FREIGHT SYSTEMS LTD</b> Rep. by its Managing Director No.480, Khivraj Complex II, 7 <sup>th</sup> Floor, Annasalai, Chennai 600 035

**M/s. MERSEY PROMOERS PVT LTD,**  
Red. By its Managing Director,  
No.480, Khivraj Complex II,  
7<sup>th</sup> Floor, Anna Salai, Chennai 600 035.

**M/s. MURRAY PROMOTERS PVT LTD,**  
Red. By its Managing Director,  
No.480, Khivraj Complex II,  
7<sup>th</sup> Floor, Anna Salai, Chennai 600 035.

**M/s. VISCARIA PROMOTERS PVT LTD**  
Red. By its Managing Director,  
No.480, Khivraj Complex II,  
7<sup>th</sup> Floor, Anna Salai, Chennai 600 035.

**M/s. FLORIDA BUILDERS PVT LTD,**  
Rep. by its Managing Director  
No.9/5, Nandanam Extension,  
1<sup>st</sup> Street, Chennai 600 035.

**M/s. CAMELLIA PROMOTERS PVT LTD,**  
Rep. by its Managing Director  
No.9/5, Nandanam Extension,  
1<sup>st</sup> Street, Chennai 600 035.

**M/s. EDELWEISS PROMOTORS PVT LTD**  
Rep. by its Managing Director  
No.480, Khivraj Complex II,  
7<sup>th</sup> Floor, Anna Salai, Chennai 600 035.

**M/s. DOLLARBIRD REALTORS PVT LTD**  
Rep. by its Managing Director  
No.9/5, Nandanam Extension,  
1<sup>st</sup> Street, Chennai 600 035.

**M/s. JONQUIL PROMOTERS PVT LTD,**  
Rep. by its Managing Director  
No.480, Khivraj Complex II,  
7<sup>th</sup> Floor, Anna Salai, Chennai 600 035.

**M/s. PEARL CITY SHELTERS PVT LTD,**  
Rep. by its Managing Director  
No.9/5, Nandanam Extension,  
1<sup>st</sup> Street, Chennai 600 035.

**M/s. MANACA REALTORS PVT LTD,**  
Rep. by its Managing Director  
No.480, Khivraj Complex II,  
7<sup>th</sup> Floor, Anna Salai, Chennai 600 035.

**M/s. TRISTAR SHELTERS PVT LTD,**  
Rep. by its Managing Director  
No.9/5, Nandanam Extension,  
1<sup>st</sup> Street, Chennai 600 035.

**M/s. ATLANTIC SHELTERS PVT LTD,**  
Rep. by its Managing Director  
No.9/5, Nandanam Extension,

1<sup>st</sup>Street, Chennai 600 035.

**M/s. CHINABERRY BUILDERS PVT LTD**

Rep. by its Managing Director  
No.9/5, Nandanam Extension,  
1<sup>st</sup>Street, Chennai 600 035.

**M/s. TRISEA SHELTERS PVT LTD,**

Rep. by its Managing Director  
No.9/5, Nandanam Extension,  
1<sup>st</sup>Street, Chennai 600 035.

**M/s. THAMARAI SHELTERS PVT LTD**

Rep. by its Managing Director  
No.9/5, Nandanam Extension,  
1<sup>st</sup>Street, Chennai 600 035.

**M/s. GROUSE DEVELOPERS PVT LTD**

Rep. by its Managing Director  
No. 2/1B/3, North Block, Ganesh Nagar  
Palayamkottai Road West, Tuticorin – 628 003.

**M/s. MILLER DEVELOPERS PVT LTD**

Rep. by its Managing Director  
No.2/1B/3, North Block, Ganesh Nagar,  
Palayamkottai Road west, Tuticorin 628 003.

**M/s. REEFER DEVELOPERS PVT LTD,**

Rep. by its Managing Director  
New No.3 (Old No. 2), GA Road,  
1<sup>st</sup>Floor, Old Washermanpet,  
Chennai 600 021.

**M/s. ATRIUM PROMOTERS PVT LTD,**

Rep. by its Managing Director  
New No.3 (Old No. 2), GA Road,  
1<sup>st</sup>Floor, Old Washermanpet,  
Chennai 600 021.

**M/s. NIAGARA SHELTERS PVT LTD,**

Rep. by its Managing Director  
No.9/5, Nandanam Extension,  
1<sup>st</sup>Street, Nandanam, Chennai-600 035.

**M/s. DEWBERRY REALTORS PVT LTD,**

Rep. by its Managing Director  
No. 9/5, Nandanam Extension,  
1<sup>st</sup> Street, Nandanam – 600 035.

**M/s. NIGHTINGALE REALTORS PVT LTD,**

Rep. by its Managing Director  
No. 10, First Floor, ParsnSamrudi Mahal,  
Opp. Fathima College, Madurai – 625 018.

**M/s. PALLAVAN REALTORS PVT LTD,**

Rep. by its Managing Director  
No.2/1B/3, North Block, Ganesh Nagar,  
Palayamkottai Road West,

	Tuticorin – 628 003.
	<b>M/s. TRISEA REALTORS PVT LTD,</b> Rep. by its Managing Director No.10, First Floor, ParsnSamrudi Mahal, Opp. Fathima College, Madurai – 625 018.

The Reserve Price will be Rs.1,14,00,000/- (Rupees One crore and Fourteen Lakhs Only) and the Earnest money deposit will be Rs.11,40,000/- (Rupees Eleven lakhs & Fourty Thousand Only)

Demand Notice u/s 13 (2) issued on 03.09.2016  
Possession notice u/s 13 (4) issued on 20.02.2020



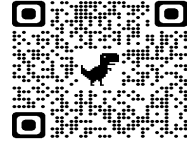
**DESCRIPTION OF PROPERTY**

<b><u>Item E (Property ID – SBIN200001090095): Property in the name of M/s Nightingale Realtors Private Limited(Corporate Guarantor)</u></b>	
<p>Property No.1: All that piece and parcel of land with all appurtenances at Survey Nos.186/2 (280 cents), 305/1 (232 cents), 316/2 (157 cents), 229/3 (93 cents), 229/4 (89 cents), 273/2 (256 cents), 304/3 (32 cents), 305/3 (132 cents), 316/3 (67 cents), 316/8 (230 cents), 397/2 (763 cents), 419/4 (42 cents), 419/8 (44 cents), 457/1 (148 cents) totalling 25 Acres and 65 Cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 14.02.2008 bearing Document No.334 of 2008.</p> <p>Property No.2 All that piece and parcel of land with all appurtenances at Survey Nos.261/1 (347 cents) totalling 3 acres and 47 cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 14.02.2008 bearing Document No.336 of 2008.</p> <p>Property No.3 All that piece and parcel of land with all appurtenances at Survey Nos.121/3 (182 cents), 198/2 (49 cents), 201/1 (291 cents), 404/3 (256 cents) totalling 7 acres and 78 cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 17.04.2008 bearing Document No.931 of 2008.</p> <p>Property No.4 All that piece and parcel of land with all appurtenances at Survey Nos.140/4 (153 cents), 141/2 (124 cents), 195/1 (364 cents), 195/2 (196 cents), 199/2 (353 cents), 199/4 (149 cents), 199/5 (137 cents), 248/1A (238 cents), 278/2A (79 cents), 306/3A (279 cents) totalling 20 acres and 72 cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 30.07.2008 bearing Document No.2016 of 2008.</p>	
Encumbrances known to the Bank, if any	Nil except for the SA 604 of 2023 filed against the Sale Notice dated 09.10.2023 by the Company in DRT, Madurai.

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>

Date : Chennai  
Place: 31.05.2024

**Authorised Officer  
State Bank of India  
Stressed Assets Management Branch, Chennai**



**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	M/s. St John Cargo Terminal Pvt Ltd
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, 2 <sup>nd</sup> Floor, Red Cross Buildings, # 32, Red Cross Road, Egmore, Chennai – 600008
3	Description of the immovable secured assets to be sold.	<p><b><u>(Property ID – SBIN200001090095): Total of 57 acres and 62 cents situated at Melapandiyapuram village, Ottapidaram Panchayat union, Ottapidaram taluk, Tuticorin district in the name of M/s. Nightingale Realtors Private Limited(Corporate Guarantor)</u></b></p> <p>Property No.1: All that piece and parcel of land with all appurtenances at Survey Nos.186/2 (280 cents), 305/1 (232 cents), 316/2 (157 cents), 229/3 (93 cents), 229/4 (89 cents), 273/2 (256 cents), 304/3 (32 cents), 305/3 (132 cents), 316/3 (67 cents), 316/8 (230 cents), 397/2 (763 cents), 419/4 (42 cents), 419/8 (44 cents), 457/1 (148 cents) totalling 25 Acres and 65 Cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 14.02.2008 bearing Document No.334 of 2008.</p> <p>Property No.2 All that piece and parcel of land with all appurtenances at Survey Nos.261/1 (347 cents) totalling 3 acres and 47 cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 14.02.2008 bearing Document No.336 of 2008.</p> <p>Property No.3 All that piece and parcel of land with all appurtenances at Survey Nos.121/3 (182 cents), 198/2 (49 cents), 201/1 (291 cents), 404/3 (256 cents) totalling 7 acres and 78 cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 17.04.2008 bearing Document No.931 of 2008.</p> <p>Property No.4 All that piece and parcel of land with all appurtenances at Survey Nos.140/4 (153 cents), 141/2 (124 cents), 195/1 (364 cents), 195/2 (196 cents), 199/2 (353 cents), 199/4 (149 cents), 199/5 (137 cents), 248/1A (238 cents), 278/2A (79 cents), 306/3A (279 cents) totalling 20</p>

		acres and 72 cents in Melapandiyapuram Village, Ottapidaram Sub Registration, Tuticorin Registration District, Tuticorin Revenue District, which is more fully described in the Sale Deed dated 30.07.2008 bearing Document No.2016 of 2008.
4.	Details of the encumbrances known to the secured creditor.	Nil except for the SA 604 of 2023 filed against the Sale Notice dated 09.10.2023 by the Company in DRT, Madurai.
5.	The secured debt for recovery of which the property is to be sold	Rs.11,27,55,133/- as on 30.05.2024 + Interest thereon + expenses and costs
6.	Deposit of earnest money	Rs. 11,40,000/- being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by 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 RTGS/NEFT.
7	Reserve price of the immovable secured assets: <b>Bank account</b> in which EMD to be remitted.  <b>Last Date and Time</b> within which EMD to be remitted:	Rs 1,14,00,000/- (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 RTGS/NEFT.  (iii) On or before the e auction date
8	<b>Time and manner of payment</b>	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 15 <sup>th</sup> 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 auction purchaser not exceeding three months from the date of auction.
9	Time and place of public auction or time after which sale by any other mode shall be completed.	Date: 27.06.2024  Time: 11.00 a.m to 4.00 p.m
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	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> .



	of the service provider as mentioned above	
1 1	(i) Bid increment amount:  (ii) Auto extension: (limited / unlimited)  (iii) Bid currency & unit of measurement	(i) Rs.5,00,000/- for Reserve Price above Rs.1 crore (ii) with unlimited extensions of 10 minutes each.  (iii) Indian Rupee
1 2	<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: 20.06.2024  Time: 11.00 a.m to 4.00 pm  B. Sindu (Mobile No.8838338084) M .Sarala Vijayan (Mobile No.9600762444)
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/ RTGS transfer from his bank account.  (c) The Intending bidder should take care that the EMD is transferred before the auction and confirm that his wallet maintained with M/s. MSTC Ltd is sufficient to meet the EMD amount without which the system will not allow the bidder to participate in the e-auction.



		<p>(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.</p>
		<p>(e) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.</p>
		<p>(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: 30319576399, Account Name - SBI, Stressed Assets Management Branch, Chennai. The sale confirmation advice will be issued on satisfactory verification of the KYC and other formalities.</p>
		<p>(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.</p>
		<p>(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.</p>
		<p>(i) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p>
		<p>(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.</p>

		<p>(k) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p>
		<p>(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.</p>
		<p>(m) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p>
		<p>(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.</p>
		<p>(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>
		<p>(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.</p>
		<p>(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.</p>
		<p>(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.</p>
		<p>(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.</p>
		<p>(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</p>

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.

Date: Chennai  
Place: 31.05.2024

**Authorised Officer  
State Bank of India  
Stressed Assets Management Branch, Chennai**