इण्डियन बैंक Indian Bank
इलाहाबाद ALLAHABAD
Stressed Asset Management Large (SAML) Chennai Branch
No.55, Ethiraj Salai, Wellington Estate, 2nd Floor, Chennai – 600 008
Ph. No.044-2820 6711, 2820 2333 ईमेल/E-Mail: armb2chennai@indianbank.co.in
Ref. No.: SAMV/CHE/Nafisa Overseas/S.N.-3/ 344 / 2024-25 Date: 30.01.2025

NOTICE OF SALE

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement) Rules 2002 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

(1) M/s. Nafisa Overseas Rep. by its Partners – (a) Mr. S. Galeel Rahman & (b) Mr. S. Sirajuddin No.29, First Floor, Wuthucattan Street, Periamet, Chennai - 600 003. Also at :- No.73/1A3, Konamedu Industrial Estate Valayampet, Vaniambadi Vellore District, Pin – 635 751.	(2) Mr. S. Galeel Rahman (Partner/Guarantor/Mortgagor) S/o – M. B. Sulaiman 21, Thirumalaiappan Street Purasawakkam Chennai - 600 007.
(3) Mr. Sirajuddin (Partner/Guarantor/Mortgagor) No.53, C.N. Street, New Town Vaniambadi, Vellore District Pin – 635 751, Tamilnadu.	(4) Mr. M. B. Sulaiman (since deceased) Represented by his legal heirs – Mr. S. Galeel Rahman & Mr. S. Sirajuddin 1/398, Mogappair East, Dr. J. J. Nagar Chennai – 600 050.

Sub : Your loan account Nos. 6077393850, 6084426175, 6084444774, 6295489147, 6295499553, 6295500241, 6295508025, 6295508819, 6305587793, 6305591890, 6305592419, 6305592714, 6307123342, 6310252578, 6315840383, 6315840973, 6319611155, 6319611280, 6319611382, 6321053976, 6321054200, 6321054288, 6322286978, 6322289254, 6323022049, 6323607947 and 6325045940 of M/s. Nafisa Overseas with Indian Bank, Guindy Branch (now transferred to Indian Bank, SAM Branch, Chennai).

M/s. Nafisa Overseas availed loan facilities from Indian Bank, Guindy Branch, (now transferred to Indian Bank, SAM Branch, Chennai), the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s. Nafisa Overseas** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **08.04.2015** under Sec. 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon – (1) Borrower - **M/s. Nafisa Overseas, (2) Partner, Mortgagor and Guarantor – Mr. S. Galeel Rahman Son of M. B. Sulaiman, (3) Guarantor and Mortgagor – Mr. S. Sirajuddin and (4) Rep. by its Partners & Guarantor – M/s. Nafisa Overseas** liable to the Bank to pay the total amount due to the tune of **Rs16,78,54,115.95 (Rupees Sixteen Crores Seventy-Eight Lakhs Fifty-Four Thousand One Hundred fifteen and paisa Ninety-five only) as on 31.03.2015** with further interest, costs, other charges and expenses thereon from 01.04.2015. Both failed to make payment despite Demand Notice dated **08.04.2015.**

As **M/s. Nafisa Overseas** failed to make payment despite Demand Notice dated 08.04.2015, the Authorized Officer took possession of the schedule mentioned properties under the Act on **19.01.2017 & 20.01.2017** after complying with all legal formalities.

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As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement)Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **29.01.2025** is **Rs.43,25,43,262.48 (Rupees Forty-Three Crore Twenty-Five Lac Forty-Three Thousand Two Hundred Sixty-Two and paisa Forty-Eight only)** with further interest, costs, other charges and expenses thereon from **30.01.2025**.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 20.02.2025 from 11.00 a.m. to 4.00 p.m. which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc. by the intending purchasers/bidders may be done at their expense from **12.02.2025 to 15.02.2025 between 10.00 am and 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender/bid Form with the Terms and conditions can be had on-line from the website **(https:www.ebkray.in)** (PSB Alliance Pvt. Ltd.) using the provision in the system/software. The tender form and the terms and conditions would be available in the website from **01.02.2025 to 20.02.2025 from 10.00 am to 4.00 pm.**

The intending Bidders/ Purchasers are requested to register with online portal **(https:www.ebkray.in)** (PSB Alliance Pvt. Ltd.) using their mobile number and email id. Further, after completing their e-KYC, the intending Bidders/Purchasers have to transfer the EMD amount in their e-Wallet before the e-Auction date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https:www.ebkray.in)** (PSB Alliance Pvt. Ltd.) **for depositing in bidders Global EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under -

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
Current Account No.422159631 **A/c Name: INDIAN BANK SAM LARGE CHENNAI**	**Indian Bank, Ethiraj Salai Branch** **IDIB000C032**

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

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The sale is subject to confirmation by the Secured Creditor.

The sale is made on "**As is where is and as is what is basis**" and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

*****This Notice is without prejudice to any other remedy available to the Secured Creditor.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder :

Details/Description of Mortgaged Assets	**Property No.1** :- **Mortgaged Asset standing in the name of Mr. S. Galeel Rahman:** All that piece and parcel of EM over factory land and building admeasuring (2.92 acres) 1,27,195 Sq. ft. & building situated at New S. No.73/1A3 Part, Konamedu Industrial Estate, Valimbut, Vaniyambadi village, Vaniyambadi Taluk, Vellore District, Pin - 635751 and situated within the Registration District of Vellore and Sub-Registration District of Vaniyambadi vide Sale Deed No.4767 of 2008 dated 29.08.2008. *Bounded By –* **North** : Valayambut canal **South** : Vaniyambadi T.S. No.27/2A1 lands **East** : S No.73/2, 73/3 & **West** : S. No.73/1A3 balance land and common passage measuring 500 sq. ft. **Property No.2** :- **Mortgaged Asset standing in the name of Mr. S. Galeel Rahman:** All that piece and parcel of EM property of land admeasuring 36624 sq. ft. (84 cents) situated at Old S.No.165/2 (P), New S. No.183/16 & 17, Kannivakkam Village, Perumattunallur Panchayat, Kanchipuram District, Pin-603202 and situated within the Registration District of Chengalpet and Sub-Registration District of Thiruporur vide Sale Deed No.9221 of 2007 dated 19.09.2007. *Bounded by –* **North** : Thulukanthamman Koil Street **South** : Land belongs to Seethakathu **East** Land belongs to Mr. K.S. Ravi & **West** : Lands belonging to Mr. Shankar and Mr. Murugesan **Property No.3** :- **Mortgaged Asset standing in the name of Mr. M. B. Sulaiman :** All that piece and parcel of EM property of residential land admeasuring 468 sq. ft. & 3 storied building measuring 1350 Sq. ft. at Plot No.1/398, S. No.314 Part, Mogapair East, Chennai – 600037 comprised in S. No.314 part of Mogappair village, Ambattur Taluk, Thiruvallur District and situated within the Registration District of Chennai North and Sub-Registration District of Konnur vide Sale Deed No.8652 of 1990 dated 21.11.1990. *Bounded by –* **North** : 20 ft. Road **South** : Plot No.400

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	East : Plot No.397 & **West** : Plot No.399 **Property No.4** :- **Mortgaged Asset standing in the name of Mr. S. Galeel Rahman :** All that piece and parcel of EM property of residential land admeasuring 11216.70 Sq. ft. situated at T.S. No.27/1A, Ward-E, Block-I, Old T.S. No.20 in 2nd Ward, B/2 Division of Vabiyambadi Municipality, an extent of 25 ¾ cents (11216.70 sq. ft.) out of 80 cents, at Vanimbadi Municipality Town, Ambhurpettai Village, Vaniyambadi Taluk, Thirupattur District, Pin - 635751 situated within the Registration District of Vellore and Sub-Registration District of Vaniyambadi vide Sale Deed No.4952 of 2008 dated 08.09.2008. *Bounded by –* **North** : A. Azeez Ahmad land **South** : TS No.27/2B1 Fathima Bi sold **East** : T.S. No.27/2A1, 27/2A3 & **West** : A. Azeez Ahmad land **Property No.5** :- **Mortgaged Asset standing in the name of Mr. S. Galeel Rahman :** All that piece and parcel of EM property of residential Flat No. F6 in the First Floor in "Goutham Flats" measuring plinth area of 775 Sq. ft. together with undivided share of land measuring 479 Sq. ft. out of 9630 Sq. ft.) at Plot NO.444 and Plot No.445, Ramnagar North, Madipakkam, Tamaram Taluk, Kanchipuram district, Chennai, comprised S. No.61/1, 61/2, New Survey No.64/1c, Old Paimash NO.1264/4 and 1265/16 measuring North to South on the Eastern & Western sides of Madipakkam village Tambaram Taluk, Kancheepuram District. (Flat No. F6 in the First Floor in "Goutham Flats" measuring plinth area of 775 sq. ft. together with undivided share of land measuring 479 Sq. ft. out of 9630 Sq. ft.) (SRO – Velacheri, 36, Orandiamman Koil Street, Near Police Station, Velacheri, Chennai – 600091 and situated within the Registration District of Chennai South and Sub-Registration District of Velachery vide Sale Deed No.6804 of 2011 dated 17.11.2011. **North** : Plot No.492 **South** : II Link Street **East** : Srinivasan Street & **West** : Plot No.446
Reserve Price	**For Property No.1 :- Rs. 358.00 Lacs** **For Property No.2 :- Rs.115.00 Lacs** **For Property No.3 :- Rs.40.50 Lacs** **For Property No.4 :- Rs.14.00 Lacs** **For Property No.5 :- Rs.41.50 Lacs**
EMD	**For Property No.1 :- Rs. 35.80 Lacs** **For Property No.2 :- Rs.11.50 Lacs** **For Property No.3 :- Rs.4.05 Lacs** **For Property No.4 :- Rs.1.40 Lacs** **For Property No.5 :- Rs.4.15 Lacs**

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Incremental Bid Amount	**For Property No.1 :- Rs. 50,000.00** **For Property No.2 :- Rs. 50,000.00** **For Property No.3 :- Rs. 25,000.00** **For Property No.4 :- Rs. 25,000.00** **For Property No.5 :- Rs. 25,000.00**
Date, Time for e-auction and Property ID No.	**20.02.2025 from 11.00 am to 4.00 pm -** **For Property No.1 :- ID No. IDIB6077393850** **For Property No.2 :- ID No. IDIB6084426175** **For Property No.3 :- ID No. IDIB6295489147** **For Property No.4 :- ID No. IDIB6295500241** **For Property No.5 :- ID No. IDIB6315840383**
Prior Encumbrance	**NIL**

Bidders are advised to visit the website **(https://www.ebkray.in)** of our e-Auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd. Help Desk No. **8291220220**, E-Mail ID: **support.ebkray@psballiance.com** and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. And EMD Status, please contact **support.ebkray@psballiance.com.**

For property details and photograph of the property and auction terms and conditions please visit: **https://www.ebkray.in** and for clarifications related to this portal please contact Helpdesk No.8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://www.ebkray.in**.

Place : Chennai
Date : 30.01.2025

AUTHORISED OFFICER

