

<u>Authorised Official's Details:</u>	<u>City Case Officer details:</u>
Name: Smt. Meenakumari P Mobile No: 9790960729	Name: Shri. Jithin Anto Mobile : 9043563133

Mr. Pradeep Kumar Naveen I S/o Mr. Ilavarasu Flat F6. Block-A, 1st floor, Tulip Garden Krishna Nagar, 2 nd Main road, Rajakilpakkam, Chengalpettu - 600073	Mr. Pradeep Kumar Naveen I S/o Mr. Ilavarasu No.95, Flat F2, 1 st Floor Saravana home, TTK Nagar 4 th Main road, Peerkankarani Kancheepuram - 600063
Mr. Pradeep Kumar Naveen I Dorman Products India, LLP, Test Development Engineer, Emp no (34366), Technest Cabin - 1 Software Technology Parks of India, No.5 Rajiv Gandhi Salai, Taramani Chennai -600113	Mr. Pradeep Kumar Naveen I Dorman products india, llp, Test Development Engineer, Emp no (34366) No: SFA, Second Floor, No.62 Velachery Main Road, Little mount. Saidapet, Chennai - 600015

Date: 10.04.2026

SBI/SARB-II/SARFAESI/E-AUCTION/2026-27/ 10

[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 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" on **14.05.2026** for recovery of Rs. 1,27,04,614.00 (Rupees one crore twenty seven lakh four thousand six hundred fourteen only) as on 09.04.2026 with future interest, costs and expenses thereon due to the State Bank of India, SARB-II, Chennai from Mr. Pradeep Kumar Naveen I, No.95, Flat F2, 1st Floor, Saravana home, TTK Nagar, 4th Main road, Peerkankarani, Kancheepuram - 600063

The Reserve price and the earnest money deposit will be as follows :

S. No	Property	Reserve Price	EMD
1.	Flat No SB2 at Nandivaram	31,50,000.00	315000.00
2.	Flat no G1 at Nanmangalam	38,00,000.00	380000.00

DESCRIPTION OF PROPERTY

Name of Title Deed Holder : . Pradeep Kumar Naveen I

SCHEDULE OF THE PROPERTY

Property 1

SCHEDULE-A (WHOLE PROPERTY)

All that piece and parcel of Land bearing Plot No.9, Measuring an extent of 2002½ Sq.ft., and Plot No.10, Measuring an extent of 2040 sq.ft., total extent of 4042½ Square feet, in the Layout named "SRI SAI SQUARE" Approved Vide LP/DTP No.3/2012 vide proceedings of the Deputy Director of Town Planning dated 05.01.2012, Comprised in Sub-divided old Survey No.527/4B, Patta No.6765, as per Patta new survey Nos.527/4B2 & 527/4B3, Situated at Nandhivaram Village, Chengalpattu Taluk, Kancheepuram District, Now Vandalur Taluk, Chengalpattu District, within the limits of Nandhivaram Guduvancheri Panchayat and Kattankolathur Pan-chayat Union within the Registration District of Chennai-South, and Sub-Registration District of Guduvancheri

Plot No.9 Bounded on the:

North by: Land belongs to Radhabai in Survey No.527/4A,

South by: Plot No.10,

East by: 20 feet wide Layout Road,

West by: Land in S.No.526/3 'O' and 526/3P

Admeasuring

East to West on the Northern side : 60 Feet,

East to West on the Southern side : 60 Feet,

North to South on the western Side: 33 ½ Feet

North to South on the Eastern Side : 33 ¼ Feet

For Plot No.10

North by : Plot No.9

South by : Land in S.No.527/11,

East by : 20 Feet Wide Lay Out Road,

West by : Land in S.No.526/3 "O" and 526/3 P

Admeasuring

East to West on the Northern side : 60 Feet,

East to West on the Southern side : 60 Feet,

North to South on the western Side: 34 Feet

North to South on the Eastern Side : 34 Feet

SCHEDULE "B"

An undivided share of 395 Sq.ft, land right, title and interest in schedule "A" property.

SCHEDULE "C"

An RCC roofed Flat identified as Flat No - SB2, Second Floor of 1195 Sq.ft., built up area in the Premises, and covered car parking including common amenities and common area



Property 2

**SCHEDULE - A
(TOTAL PROPERTY)**

All that piece and parcel of house site bearing Plot No.2, measuring 2430 Square feet, Approved by the order of the Commissioner of St. Thomas Mount Panchayat Union @ Chitlapakkam vide Approval DDis.No.7410/2003, dated 13.01.2004, Comprised in Old Survey No.20/1 Part, 21/1A part, 21/1B Part, 21/1C Part, New Survey No.20/1D, 21/1A9, Patta No.3717 as per, Patta Survey No.20/1D2, 21/7, Situated at No.121, Nanmangalam Village, Arul Murugan Nandavanam Nagar Sholinganallur Taluk Kancheepuram District.

Bounded on the

North by: Plot No.1

South by: Plot No.3

East by: Existing Road

West by: Vacant Land

Measurements:

East to West on Northern Side: 60 Ft 6 Inches,

East to West on Southern Side: 61 Ft

North to South on Eastern Side: 40 Ft

North to South on Western Side: 40 Ft,

In all measuring 2430 Sq.ft. and lying within the limits of St. Thomas Mount Panchayat Union and in the Registration Sub-District of Pallavaram in the Registration District of Chennai South

SCHEDULE - B

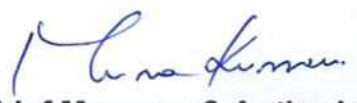
An Undivided share of 454 Sq.ft., out of 850 Sq.ft., of right, title and interest in the total extent of 2430 Sq.ft., of land described in Schedule A' above.

SCHEDULE - C

A Residential Flat bearing Flat No.G1, Ground Floor, Measuring 857 Sq. ft., built up area including common area, Common Shares and Covered Car Parking Area.

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.bank.sbi & <https://baanknet.com>

**Place: Chennai.
Date: 10.04.2026**


**Chief Manager & Authorised Officer
State Bank of India
Stressed Assets Recovery Branch-II,
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

PHYSICAL POSSESSION IS WITH THE BANK

1	Name and address of the Borrower	Mr. Pradeep Kumar Naveen I, No.95, Flat F2, 1st Floor, Saravana home, TTK Nagar, 4th Main road, Peerkankarani, Kancheepuram - 600063
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch-II, No.44, Eldams Road, 1 st Floor, Teynampet, Chennai – 6000018. Email: sbi.70674@sbi.co.in
3	Description of the immovable secured assets to be sold.	<u>SCHEDULE OF THE PROPERTY</u> SCHEDULE-A (WHOLE PROPERTY) All that piece and parcel of Land bearing Plot No.9, Measuring an extent of 2002½ Sq.ft., and Plot No.10, Measuring an extent of 2040 sq.ft., total extent of 4042½ Square feet, in the Layout named "SRI SAI SQUARE" Approved Vide LP/DTP No.3/2012 vide proceedings of the Deputy Director of Town Planning dated 05.01.2012, Comprised in Sub-divided old Survey No.527/4B, Patta No.6765, as per Patta new survey Nos.527/4B2 & 527/4B3, Situated at Nandhivaram Village, Chengalpattu Taluk, Kancheepuram District, Now Vandalur Taluk, Chengalpattu District, within the limits of Nandhivaram Guduvancheri Panchayat and Kattankolathur Pan-chayat Union within the Registration District of Chennai-South, and Sub-Registration District of Guduvancheri Plot No.9 Bounded on the: North by: Land belongs to Radhabai in Survey No.527/4A, South by: Plot No.10, East by: 20 feet wide Layout Road, West by: Land in S.No.526/3 'O' and 526/3P Admeasuring East to West on the Northern side : 60 Feet, East to West on the Southern side : 60 Feet, North to South on the western Side: 33 ½ Feet North to South on the Eastern Side : 33 ¼ Feet For Plot No.10 North by : Plot No.9 South by : Land in S.No.527/11, East by : 20 Feet Wide Lay Out Road, West by : Land in S.No.526/3 "O" and 526/3 P Admeasuring East to West on the Northern side : 60 Feet, East to West on the Southern side : 60 Feet, North to South on the western Side: 34 Feet North to South on the Eastern Side : 34 Feet SCHEDULE "B" An undivided share of 395 Sq.ft, land right, title and interest in schedule "A" property.



5	The secured debt for recovery of which the property is to be sold	HTL 1: 41408443399 – 6549537.00 HTL 2: 40399607364 – 5998902.00 Suraksha 1: 41436260797 – 124.00 Suraksha 2: 40421722941 - 156051.00 Total: 1,27,04,614.00
6	Deposit of earnest money (EMD) (10% of Reserve Price)	EMD: Property 1: Rs. 3,15,000.00 Property 2: Rs. 3,80,000.00 Pre-bid EMD being the 10% of Reserve price has to be paid against the property ID through the bidder's wallet created in the web portal https://baanknet.com “Interested bidder may deposit Pre-Bid EMD with M/s 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 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: (ii) Bank account in which EMD to be remitted.	(i) Property 1: Rs. 31,50,000.00 Property 2: Rs. 38,00,000.00 (ii) EMD to be paid against the property ID through the bidder's wallet created in the web portal https://baanknet.com
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.	Date: 14.05.2026 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	The auction will be conducted online only, through the web portal https://baanknet.com 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 M/s PSB Alliance & https://bank.sbi
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited)	(i) Rs.50,000.00 (ii) With unlimited extensions of 10 minutes each. (iii) In Rupee



	(iii) Bid currency & unit of measurement	
12	Date and Time 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: 05.05.2026 Time: Time :11.00 a.m to 4.00 p.m Name: Jithin Anto (Mobile No. 9043563133)
13	<u>Other conditions :</u> (a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance 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://baanknet.com by means of NEFT transfer from his bank account. (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 Ltd 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) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the M/s PSB Alliance website between 7 am to 1pm and it will be refunded in next two working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges. (f) 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. (g) 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. (h) 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. (i) 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. (j) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.	



- (k) 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.
- (l) The bid submitted without the EMD shall be summarily rejected. The property shall be sold above the reserve price.
- (m) 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.
- (n) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank, on receipt of refund request from them. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- (o) 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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- (p) 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 may it be subsequently sold.
- (q) The successful bidder shall bear all the necessary expenses like applicable GST/ stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- (r) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- (s) 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 authorised officer of the concerned bank branch only.
- (t) 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.
- (u) The sale will attract the provision of Sec 194-IA of the Income Tax Act.

Place: Chennai.
Date: 10.04.2026


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

