THE TERMS AND CONDITIONS OF SALE

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 and Guarantors	**M/s Surana Corporation Limited** having its Registered Office at No. 29, Whites Road 2nd Floor, Royapettah, Chennai 600014 (Represented by its Liquidator) also at Office of the Liquidator, Shri.C.Ramasubramaniam, 'Raji', 3B1, 3rd Floor, Gaiety Palace, No.1L, Blackers Road, Mount Road, Chennai – 600 002 **Shri. Vijayraj Surana** residing at 15, Flat No.2D, Orchid Villa, 6th Avenue Corner, Harington Road, Chetpet, Chennai 600 031 (Personal Guarantor) **Shri. Dinesh Chand Surana** residing at 49/A-34, A Block, 6th Street, Anna Nagar, Chennai 600 102 (Personal Guarantor) **Shri. Shantilal Surana**, residing at S.U.S. Bhavan, 23/13-A, Mandapam Road, Kilpauk, Chennai 600 010 (Personal Guarantor) **Shri. G.R.Surana,** residing at No. 2 Vimala Street, Ayyavoo Colony, Aminjikarai, Chennai 600 029. (Personal Guarantor) **M/s Vinayaga Infra Limited** (Represented by its Liquidator) Regd Office: Flat No.2-B, krr Kudil, Puliyur 2nd Main rd, Trustpuram, Kodambakkam**,** Chennai 600024 also at Office of the Liquidator, Shri.C.Ramasubramaniam, 'Raji', 3B1, 3rd Floor, Gaiety Palace, No.1L, Blackers Road, Mount Road, Chennai – 600 002 (Corporate Guarantor) **M/s Fatheypori Gardens Private Limited** (Dissolved vide NCLT order dated 27.07.2023) Regd Office:No.72, Thatha Muthiappan Street, Broadway, Chennai 600001 (Corporate Guarantor) **M/s Praiseworth Infra Private Limited** (Represented by its Liquidator) Regd Office: 1062, Ponniammanmedu, Madhavaram, Chennai 600110 also at Office of the Liquidator, Shri.C.Ramasubramaniam, 'Raji', 3B1, 3rd Floor, Gaiety Palace, No.1L, Blackers Road, Mount Road, Chennai – 600 002 (Corporate Guarantor)

2	Name and address of Branch, the secured creditor	1. State Bank of India Stressed Assets Management Branch "Red cross Buildings", 32, Red Cross Road, Egmore, Chennai- 600 008. E-mail ID: sbi.04105@sbi.co.in 2. Punjab National Bank Zonal Sastra Centre, 1st Floor, No.63, RK Salai, Mylapore Chennai-600 004 3. IDBI Bank Ltd, No.115, Anna Salai, Saidapet,Chennal 600015 4. Central Bank Of India Stressed Assets Management Branch Egmore, Chennai-600 008. 5. Bank of India, Asset Recovery Branch, 'Star House' 4th Floor 30 Errabalu Street, Chennai - 600 001 6. Standard Chartered Bank Crescenzo, 7th Floor C-38/39, G-Block, Behind MCA Club Bandra Kurla Complex, Bandra (East) Mumbai – 400 051
3	Description of the immovable secured asset to be sold.	
	Equitable Mortgage of Immovable property/ies on Pari-Passu basis with consortium banks (State Bank of India, Punjab National Bank, Central Bank of India, IDBI Bank, Bank of India and Standard Chartered Bank) **Item No:1 : 7.90Acres of Land at Madhavaram with dilapidated building:** **i) Property in the name of Shri. Vijayraj Surana** **a)** All that piece and parcel of land and building totally measuring 1.25 Acres (One Acres Twenty Five Cents) situated in No.30 Madhavaram Village, Ambattur Taluk, Thiruvallur District within the Registration District of North-Chennai, and Sub District of Sembiam, within the limit of Madhavaram Municipality, comprised in Survey Nos.1060/1 & 1060/2 (As per Old Patta No.160) bounded on the North by Survey No..1057 lands, South by Survey No.1064 lands, East by Survey Nos.1060/1&2 Remaining Vendors lands and West by Gouthamraj Surana's land. **(Covered under Doc. No.5440/1999 dated 06.08.1999)** **b)** All that piece and parcel of land and building totally measuring 1.00 Acre(One Acre) situated in No.30 Madhavaram Village, AmbatturTaluk, Thiruvallur District within the Registration District of North-Chennai, and Sub District of Sembiam, within the limit of Madhavaram Municipality, comprised in Survey Nos.1060/1 & 1060/2 (As per Old Patta No.160) bounded on the North by Survey No..1057 lands, South by Survey No.1064	

lands, East by Mr.Dineshchand Surana's lands and West by Mr.Vijayraj Surana's land. **(Covered under Doc. No.6414/1999 dated 15.09.1999)**

c) All that piece and parcel of lands measuring 30 cents situated in Survey No.1062/1 in No.50 Madhavaram Village, AmbatturTaluk, Tiruvellore District, Registration District of North Madras and Sub-Registration District of Sembium and bounded on the North by Remaining land belonging to the seller, South by Remaining lands belonging to the seller, East by Lands belonging to Shri Goutamraj Surana and West by 30 feet road. **(Covered under Doc. No.5118/2002 dated 18.07.2002)**

ii) Property in the name of Shri. Dinesh Chand Surana

a) All that piece and parcel of land and building totally measuring 1.25 Acres (One Acre Twenty five cents) situated in No.30 Madhavaram Village, AmbatturTaluk, Thiruvallur District within the Registration District of North-Chennai, and Sub District of Sembiam, within the limit of Madhavaram Municipality, comprised in Survey Nos.1060/1 & 1060/2 (As per Old Patta No.160) bounded on the North by Survey No..1057 lands, South by Survey No.1064 lands, East by M/s.Bunyan& Christians Garden's Lands (Survey No.1065 & 1066 lands) and West by Dineshchand Surana's land (Purchaser's land) **(Covered under Doc. No.6415/1999 dated 15.09.1999)**

b) All that piece and parcel of land and building totally measuring 1.25 Acres (One Acre Twenty five cents) situated in No.30 Madhavaram Village, AmbatturTaluk, Thiruvallur District within the Registration District of North-Chennai, and Sub District of Sembiam, within the limit of Madhavaram Municipality, comprised in Survey Nos.1060/1 & 1060/2 (As per Old Patta No.160) bounded on the North by Survey No..1057 lands, South by Survey No.1064 lands, East by Survey No.s1060/1 & 2 Remaining Vendors lands and West by Vijayraj Surana's land. **(Covered under Doc. No.6185/1999 dated 15.09.1999)**

c) All that piece and parcel of lands measuring 30 cents situated in Survey No.1062 in No.50 Madharam Village, AmbatturTaluk, Tiruvellore District, Registration District of North Madras and Sub-Registration District of Sembium and bounded on the North by Ambedkar Nagar, South by Lands belonging to the seller, East by Lands belonging to Shri Goutamraj Surana and West by 30 feet road. **(Covered under Doc. No.5119/2002 dated 18.07.2002)**

iii) Property in the name of Shri. Goutamraj Surana(G.R.Surana)

a) All that piece and parcel of land and Building situated at No.30 Madhavaram Village, Ambattur Taluk, Thiruvallur District comprised in Survey Nos.1060/1 and 1060/2 (as per Old Patta No.160), in all measuring 1.25 Acres and bounded on the North by Survey No.1057 lands, South by Survey No.1064 lands, East by Survey Nos.1060/1&2 lands and West by 24" Road & S.No.1059 & 1062 lands and situate within the Registration District of North-Chennai and Sub-Registration District of Sembium and within the limits of Madhavaram Municipality. **(Covered under Doc. No.5441/1999 dated 06.08.1999)**

b) All that piece and parcel of land and Building situated at No.30 Madhavaram Village, Ambattur Taluk, Thiruvallur District comprised in Survey Nos.1060/1 and 1060/2 (as per Old Patta No.160), in all measuring 1.00 Acre and bounded on the North by Survey No.1057 lands, South by Survey No.1064 lands, East by Vijayraj Surana's lands and West by Gouthamraj Surana's land and situate within the Registration District of North-Chennai and Sub-Registration District of Sembium and within the limits of Madhavaram Municipality. **(Covered under Doc. No.6184/1999 dated 15.09.1999)**

	c) All that piece and parcel of lands measuring 30 cents situated in Survey No.1062/1 in No.50 Madharam Village, Ambattur Taluk, Tiruvellore District, Registration District of North Madras and Sub-Registration District of Sembium and bounded on the North by Remaining lands belonging to the seller, South by Allay Foundry and GNT Road, East by Lands belonging to Shri Goutamraj Surana and West by 30 feet road. **(Covered under Doc. No.5120/2002 dated 18.07.2002)** **In all, totally measuring 7.90 acres as per document and 7.693 acres as per physical measurement.** (i), ii) & iii) being sold as a single lot as Item No.1)	
4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt for recovery of which the property is to be sold	Rs. 3,061,43,42,742.91 (Rupees Three Thousand Sixty One Crores Forty Three Lakhs Forty Two Thousand Seven Hundred Forty Two and Ninety One Paise Only) (crystallised amount till Bankruptcy Commencement date i.e. as on 11.11.2025)
6	Deposit of earnest money	EMD: Rs.16,99,00,000/- (Rupees Sixteen Crores Ninety Nine Lakhs Only) being the 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system
7	Reserve price of the immovable secured asset: Bank account in which payment to be remitted. Last Date and Time within which EMD to be remitted:	Rs. 169,90,00,000/- (Rupees One Hundred Sixty Nine Crore Ninety Lakhs only) Bidder EMD wallet maintained with PSB Alliance on its e-auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal. On or before e-auction

8	Time and manner of payment	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. 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 amount 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 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. **Ac No: 30319576399 ; IFSC: SBIN0000878** **Name of Branch: Anna Salai ; Bank: SBI**
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Time: 10:00 Hrs to 16:00 Hrs. Online on **30.11.2026**
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	https://www.baanknet.com/eauction-psb/x-login
11	Bid increment amount: Auto extension: Bid currency & unit of measurement	Rs 1,50,00,000/- Unlimited extensions INR
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: **18.11.2026** Time :10.00 a.m to 4.00 p.m Name: Eswara Moorthy M Mobile No.7358249890 Name: K Sivarama Krishnan Mobile No.95665 98186

13	Other conditions
	1) Intending Bidders should get themselves registered on https://baanknet.com/eauction-psb/bidder-registration by providing requisite KYC documents and registration fee as per the guidelines provided on BAANKNET well before the auction date (The registration process is detailed on the above website)
	2) Bidders have to visit the website (https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com
	3) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.)
	4) 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.
	5) 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.
	6) 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.
	7) 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.
	8) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
	9) 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.
	10) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
	11) 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.
	12) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
	13) 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.
	14) 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.
	15) 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.
	16) 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.
	17) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the

	size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever	
	18) 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.	
	19) 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. Provided if the sale price is above Rs.50,00,000.00, it shall be responsibility of the auction purchaser to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained.	
	20) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be be paid on the amount deposited during this period. No request of for return of deposit either in part or full/ cancellation of sale will be entertained.	
	21) Details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com portal only	
	22) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatso ever from the bidder thereon affecting the auction process.	
14	Details of pending litigation, if any, in respect of the property proposed to be sold	Suit O.S.No 10 of 2021 filed by third parties and IA No.226/2021 by the Bank for Rejection of Plaint are pending before District Munsif Court, Madhavaram. The Plaintiffs earlier filed suit No. OS.187/1999 before Sub-Court, Ponneri claiming title over the subject property which was dismissed on 27.11.2002 and the appeals against the same filed upto the hon'ble Supreme Court (SLP(c) 12351/2010 dt 03.05.2010) were dismissed serially. The instant suit has been filed on the same subject matter by suppressing the facts and outcome of the said litigation, of which next hearing date is scheduled on 05.12.2026

Date: 05.11.2026

Place: Chennai

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Asst General Manager & Authorised Officer

State Bank of India

Stressed Assets Management Branch, Chennai