

CHENNAI REGION  
No.45, Pulla Avenue, Shenoy Nagar,  
Chennai – 600030.

Phone : (044) 26266363, 26209650  
Fax : (044) 26210133  
E-mail: Chennai\_region@tmbank.in



**TAMILNAD MERCANTILE BANK LTD**  
(Regd.office at 57, V.E.Road,Thoothukudi)

---

**TAMILNAD MERCANTILE BANK LTD**

No.38, 45 feet Road, Balaji Nagar, Saram, Pondicherry-605013

**PONDICHERRY BRANCH**

**Date : 07.11.2023**

**(BY Speed Post AD)**

**To**

**1.M/s. Advanced Laboratories Pvt Ltd.,**

A-86, PIPDIC Industrial Estate,

Mettupalayam,

Pondicherry – 605009.

**2.Mr.V.Anandanimaran,**

S/o.Mr. Vedhagiri,

No.17, First Cross Street, Raja Annamalai Nagar,

Dhanvantry Nagar, Gorimedu,

Pondicherry – 605006.

**3.Mr.A.Ganesh,**

S/o. Mr.Arumugam,

No.26, Fifth Cross Street,

Sakthi Nagar,

Pondicherry – 605013.

**4.Mrs.M.Padmini,**

W/o.Murthy,

No.6, MFL Road,

Ranipet, Vellore,

Tamil Nadu – 632401.

**Sale Notice for Sale of Immovable Properties**

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) **M/s. Advanced Laboratories Private Ltd.,** A-86, PIPDIC Industrial Estate, Mettupalayam, Pondicherry – 605 009, **Mr.V.Anandanimaran,** S/o.Mr. Vedhagiri, No.17, First Cross Street, Raja Annamalai Nagar,Dhanvantry Nagar, Gorimedu, Pondicherry – 605 006,

**Mr.A.Ganesh**, S/o. Mr.Arumugam, No.26, Fifth Cross Street, Sakthi Nagar, Pondicherry – 605 013, **Mrs.M.Padmini**,W/o.Mr.Murthy,No.6, MFL Road,Ranipet, Vellore, Tamil Nadu – 632 401 that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Pondicherry Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **20.12.2023** for recovery of Rs.83,44,260.35 (Rupees Eighty Three Lakh Forty Four Thousand Two Hundred and Sixty and Paise Thirty Five Only) as on 31.10.2023 due to the Tamilnad Mercantile Bank Limited, Pondicherry Branch with subsequent interest and expenses. The reserve price will be Rs.1,34,00,000/-(Rupees One Crore Thirty Four Lakh Only) and the earnest money deposit will be Rs.13,40,000/-(Rupees Thirteen Lakh Forty Thousnd Only).

<b>Place of Submission of EMD and Auction :</b>	<b>TAMILNAD MERCANTILE BANK LTD., Pondicherry Branch, No.38, 45 feet Road, Balaji Nagar, Saram, Pondicherry-605013</b>
<b>Date and Time of Auction Sale</b>	<b>20.12.2023 at 12.00 PM</b>
<b>Upset Price</b>	<b>Rs.1,34,00,000/- (Rupees One Crore Thirty Four Lakh Only)</b>
<b>EMD Price</b>	<b>Rs.13,40,000/- ( Rupees Thirteen Lakh Forty Thousand Only)</b>

### **SCHEDULE OF PROPERTY**

Lease hold right over the industrial land ( 99 Years lease since 1989) to the extent of 11302 sq.ft (1050 sq.meter) at R.S.No. 62/2pt, 62/3pt, 64/1pt, 64/2pt & 64/4pt and Industrial building thereat, Plot No. A-86, 19<sup>th</sup> Cross street, PIPDIC Industrial Estate, Mettupalayam, thattanchavaady, Oulgaret Municipality, Puducherry- 605 009 standing in the name of M/s. Advanced Laboratories Private Limited.

#### **BOUNDARIES :**

North of : Vacant Land  
 South of : Plot No.A-85  
 East of : Vacant Land  
 West of : Proposed Road

#### **Note:**

NOC obtained from PIPDIC vide their letter dated 14.08.2023. The purchaser will have right over the superstructure of the said land during the remaining lease period.The said right alone will be conveyed to the auction purchaser.

### **Terms & Conditions**

**1.The intending bidders should submit Bid Form and as Earnest Money Deposit (EMD) by means of Demand Draft in favor of “Tamilnad Mercantile Bank Ltd” on or before 20.12.2023 within 11.30 AM (The drawer of the Demand Draft should be the intending bidders).**

**2. The intending bidders may inspect and satisfy themselves about the property/properties and may approach the Branch Manager to inspect the property**

**/documents related to the property between 10.00 A.M., and 4.00 P.M., on all working days before the auction date (Phone No.9842935023 / 9976634444 )**

**3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) on the same day or the next working day without fail and EMD shall be adjusted towards 25% of the bid amount immediately, on the sale being knocked down in his favour. In case of default in deposit of 25% of the bid amount as stated above, the EMD will be forfeited and the property shall forthwith be sold again by public auction .**

**4. No interest shall be payable on any amount deposited for participation in the bid under the SARFAESI Act.**

**5. The successful bidder shall deposit the balance 75% of the bid amount within 15 days of the sale or such extended period as agreed upon in writing by the Authorized Officer/Secured Creditor at his discretion. In case of any default in depositing the amount within the stipulated period, the deposit will be forfeited as per sub Rule (5) of Rule (9) of Security Interest (Enforcement) Rules 2002 and the property shall be resold and the defaulting purchaser will forfeit all his/her claims to the property or to any part of the sum for which it may be subsequently sold.**

**6. To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance. The Authorized Officer will not be held responsible for any charge, lien, encumbrances, property tax or any other statutory dues to the Government or anybody in respect of the property/ies under sale.**

**7. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.**

**8. The Authorized Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorised Officer also has the right to reject the Bid Form of the intending bidder if it's not in order.**

**9. The property/properties will not be sold below the reserve price fixed above.**

**10.The intending bidders should bring any one of the proof of identity, ie., Aadhar card Passport, Driving license, Ration Card, Voter ID, PAN Card etc., at the time of participating the bid.**

**11. The sale certificate shall be issued in the name of the purchaser/bidder and will not be issued in the any other name. The purchaser shall bear the stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the sale certificate.**

**12. Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec.194(1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Bank. (Rs.50.00 Lacs and above property)**

**13. The sale notice is also uploaded/published on website([www.tmb.in](http://www.tmb.in))**

Place: Chennai

Date: 07.11.2023

**Authorised Officer  
Tamilnad Mercantile Bank Ltd  
(For Pondicherry Branch)  
(Cell:9842935023 / 9976634444)**