

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

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**TAMILNAD MERCANTILE BANK LTD**

TMB Pearl Towers Plot No.4923, AC/16, 2<sup>nd</sup> Avenue, 1<sup>st</sup> Floor, Anna Nagar West, Chennai – 600 040.

**CHENNAI ANNA NAGAR BRANCH**

**24.08.2023**

**(BY RPAD)**

**To,**

**1.M/s.Righteous Pharmaceuticals,**

Plot No.1/33, 5<sup>th</sup> Street,  
Andal Nagar,Vanagaram,  
Chennai – 600 095.

**2.Mr.R.Vaithyanathan,**

S/o.Mr.P.V.Rajamanickam,  
**Partner of M/s. Righteous Pharmaceuticals,**  
No.41/42, Suresh Nagar Main Road,  
B- Block, F 3,  
Selvam Constructions,  
Valasaravakkam,  
Chennai – 600 087.

**3.Mrs.V.Indira,**

W/o.Mr.R.Vaithyanathan,  
**Partner of M/s. Righteous Pharmaceuticals,**  
No.41/42, Suresh Nagar Main Road,  
B- Block, F 3,  
Selvam Constructions,  
Valasaravakkam,  
Chennai – 600 087.

**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 proviso 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 **M/s.Righteous Pharmaceuticals**, Plot No.1/33, 5<sup>th</sup> Street, Andal Nagar, Vanagaram, Chennai – 600 095 and Guarantors **Mr.R.Vaithiyathan**, S/o. Mr.P.V.Rajamanickam, Partner of M/s.Righteous Pharmaceuticals, No.41/42, Suresh Nagar Main Road, B- Block, F3, Selvam Constructions, Valasaravakkam, Chennai – 600 087 and **Mrs.V.Indira**, W/o. Mr.R.Vaithiyathan, Partner of M/s.Righteous Pharmaceuticals, No.41/42, Suresh Nagar Main Road,B-Block, F3, Selvam Constructions, Valasaravakkam, Chennai – 600 087 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, Annanagar Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **19.09.2023** for recovery of 1,41,02,748.20 (Rupees One Crore Forty One Lakh Two Thousand Seven Hundred and Forty Eight and Paise Twenty Only) ( TL-I-Rs.23,91,096.00 and TL-II- Rs. 1,17,11,652.20) as on 31.07.2023 due to the Tamilnad Mercantile Bank Limited, Annanagar Branch. The reserve price will be Rs.21,60,000/- (Rupees Twenty One Lakh Sixty Thousand Only) and the earnest money deposit will be Rs.2,20,000/- (Rupees Two Lakh Twenty Thousand Only).

<b>Place of Auction :</b>	<b>TAMILNAD MERCANTILE BANK LTD., Anna Nagar Branch, Plot No.4923, AC/16, 2<sup>nd</sup> Avenue, 1<sup>st</sup> Floor, Anna Nagar West, Chennai - 600 040.</b>
<b>Date and Time of Auction Sale</b>	<b>19.09.2023 at 12.00 PM</b>
<b>Upset Price</b>	<b>Rs.21,60,000/- (Rupees Twenty One Lakh Sixty Thousand Only)</b>

**Description of the Property :**

Vacant land to the extent of 7200 Sq.ft situated at Farm House Land No.218, in S.No.957/1, Vasantham Farm House Land, Vadakkupattu Village, V.No.216, Sriperumbudur Taluk, Kancheepuram District., Standing in the name of Mr.R.Vaithiyathan, S/o. Mr.P.V.Rajamanickam.

**GPS: 12.805232, 079.934955**

**BOUNDARIES :**

North by : Farm Land No.217  
 South by : 30 feet Road  
 East by : Farm land No.219  
 West by : Farm Land No. 94 & 95

**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 19.09.2023 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.9842102975 / 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 : 24.08.2023

**Authorised Officer**  
**Tamilnad Mercantile Bank Ltd**  
**(For Chennai Annanagar Branch)**  
**(Cell: 9842102975 / 9976634444)**