

CHENNAI REGION
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(Regd.office at 57, V.E.Road,Thoothukudi)

TAMILNAD MERCANTILE BANK LTD

D.No.650, Poonamalle High Road, Aminjikarai, Chennai – 600 029.

CHENNAI AMINJIKARAI BRANCH

17.02.2024

(BY Speed Post AD)

To

1.M/s. Charis Constructions Pvt Ltd,

No. 63A, Ground Floor, Justice Rathinavel Pandian Road,
Golden George Nagar, Nerkundram, Chennai- 600 107

2.Ms.Sharon Christabel Packiamuthu, D/o. Mr.D.Packiamuthu,

No.173/8, Golden Jubilee Flats, Paddikuppam Road,
Thirumangalam, Chennai-600 040

3.Mr.D.Packiamuthu, S/o.Mr.David,

No.173/8, Golden Jubilee Flats,
Paddikuppam Road,
Thirumangalam, Chennai-600 040.

4.Mrs.P.Kalavathi, W/o. Mr.D.Packiamuthu,

No.173/8, Golden Jubilee Flats,
Paddikuppam Road,
Thirumangalam, Chennai-600 040.

5.Mr.P.David, S/o.Mr.Packiamuthu,

No. 173/8, Golden Jubilee Flats, Padikuppam Road,
Thirumangalam, Chennai- 600 040

6.Mr.Mohammed Javed, S/o.Mr.Jawahar

No.48, Pothys Nagar, Palayamkottai, Thirunelveli- 627 011

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 **M/s. Charis Constructions Pvt Ltd**, No. 63A, Ground Floor, Justice Rathinavel Pandian Road, Golden George Nagar, Nerkundram, Chennai- 600 107, **Ms.Sharon Cristabel Packiamuthu** D/o.D.Packiamuthu, 173/8, Golden Jubilee Flats, Paddikuppam Road, Thirumangalam, Chennai 600040 and Guarantors **Mr.D.Packiamuthu** S/o.Mr.David, 173/8, Golden Jubilee Flats, Paddikuppam Road, Thirumangalam, Chennai 600040, **Mrs.P.Kalavathi** W/o.Mr.D.Packiamuthu 173/8, Golden Jubilee Flats, Paddikuppam Road, Thirumangalam, Chennai- 600040, **Mr.P.David**, **S/o.Mr.Packiamuthu**, No. 173/8, Golden Jubilee Flats, Padikuppam Road, Thirumangalam, Chennai- 600 040, **Mr.Mohammed Javed**, **S/o.Mr.Jawahar**, No48, Pothys Nagar, Palayamkottai, Thirunelveli- 627 011 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, Chennai Aminjikai Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.03.2024** for recovery of Rs.38,16,671.86 (Rupees Thirty Eight Lakh Sixteen Thousand Six Hundred and Seventy One and Paise Eighty Six Only) (M/s. Charis Constructions Pvt Ltd – OD- Rs. 34,82,234.34, Ms. Sharon Cristabel Packiamuthu – TL- Rs.3,34,437.52) as on 31.01.2024 due to the Tamilnad Mercantile Bank Limited, Chennai Aminjikai Branch with subsequent interest and expenses. The reserve price will be **Rs.52,00,000/-** (Rupees Fifty Two Lakh Only) and the earnest money deposit will be Rs.5,20,000/- (Rupees Five Lakh Twenty Thousand Only).

Place of Submission of EMD and Auction:	TAMILNAD MERCANTILE BANK LTD., Anna Nagar Branch, Plot No.4923, AC/16,2nd Avenue 1st Floor, Anna Nagar West, Chennai - 600 040
Date and Time of Auction Sale	20.03.2024 at 12.00 PM
Upset Price	Rs. 52,00,000/- (Rupees Fifty Two Lakh Only)

Description of the Property :

All that piece and parcel of the HIG Flat No.173/8 in the Ground Floor of the building in "Golden Jubilee Flats" in Block N.173 erected on the land in S.No.234/1 Part on Padi Village, Ambattur Taluk, Tiruvallur District, in flat measuring 73.00 Sq.m (Plinth area of Flat) and undivided Plot area 42.82 Sq.m standing in the name of Mrs.Kalavathi.P

GPS : 13.08203, 80.19249

BOUNDARIES :

North : Flat No.173/13

South : Flat No.173/7 & Staircase

East : 7.20M Road

West : Block No.174

Encumbrance:

There is a S.A No.469/2023 filed by the borrower before DRT III, Chennai against the auction sale notice dated 10.08.2023 and the same is pending.

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 20.03.2024 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.98421 41304, 044 - 26264114, 044 - 26264334)**
- 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 confirmation 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 except the above. 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)

Place: Chennai

Date: 17.02.2024

**Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Aminjikai Branch)
(Cell: 98421 41304 / 9976634444)**