

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

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**TAMILNAD MERCANTILE BANK LTD**

D.No.5/54, First Floor, Milagu Pillai Street, Rajendra Prasad Salai, Cantonment,  
Pallavaram, Chennai – 600 043.

**PALLAVARAM BRANCH**

**07.08.2023**

**(BY Speed Post AD)**

**To**

**1.Mr.Jeganlingam**

S/o.Mr.Jothipandi,

**(Prop. M/s.Nucleus)**

**|| (Prop.M/s.Upswing) || P.No.157/159,**

160-C, Old Mahabalipuram Road, || 3/382, OMR Road, || Raju Nagar First Street,

Opp. Aravind Theatre,

|| Mettukuppam,

|| Kasi Visalakshi Illam Apartment,

Karapakkam, Chennai 600097

|| Chennai 600097

|| Thuraipakkam, Chennai 600097

**2.Mrs.T.Subha**

W/o.J.Jeganlingam,

|| P.No.157/159,

No.138, 13<sup>th</sup> Main Road,

|| Raju Nagar First Street,

Nehru Nagar, Annanagar West,

|| Kasi Visalakshi Illam Apartment,

Chennai 600040

|| Thuraipakkam, Chennai 600097

**Sale Notice for Sale of Immovable Properties**

Auction Sale Notice for Sale of Immovable Assets mortgaged 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 **Mr.Jeganlingam** S/o.Mr.Jothipandi, **(Prop. M/s.Nucleus)**, 160-C, Old Mahabalipuram Road, Opp: Arvind Theatre, Karapakkam, Chennai 600097 // **(Prop.M/s.Upswing)** 3/382, OMR Road, Mettukuppam, Chennai 600097 // P.No.157/159, Raju Nagar First Street, Kasi Visalakshi Illam Apartment, Thuraipakkam, Chennai 600097 and Guarantor **Mrs.T.Subha** W/o.Mr.J.Jeganlingam, No.138, 13<sup>th</sup> Main Road, Nehru Nagar, Annanagar West, Chennai 600040 // P.No.157/159, Raju Nagar First Street, Kasi Visalakshi Illam Apartment, Thuraipakkam, Chennai 600097 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, Pallavaram Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **04.09.2023** for recovery of Rs.63,34,039.82 (Rupees Sixty Three Lakh Thirty Four Thousand Thirty Nine and Paise Eighty Two Only) (for M/s.Nucleus- Rs.21,16,998.81 & for Upswing – Rs.42,17,041.01 ) as on 31.07.2023 due to the Tamilnad Mercantile Bank Limited, Pallavaram Branch with subsequent interest and expenses. The reserve price will be Rs.9,00,000/- and

the earnest money deposit will be Rs.90,000/-.

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Pallavaram Branch, D.No.5/54, First Floor, Milagu Pillai Street, Rajendra Prasad Salai, Cantonment, Pallavaram, Chennai – 600 043.
Date and Time of Auction Sale	04.09.2023 at 4.00 PM
Upset Price	Rs.9,00,000/- (Rupees Nine Lakh Only)
EMD	Rs.90,000/- ( Rupees Ninety Thousand Only)

**Description of the Property :**

Land to the extent of 1500 sq.ft in Plot No.583, Survey No.209/2, "Ezhil Nagar" DTCP approval No.1192/1994 in No.151- Navalur Village, Sriperumpudur taluk, Kancheepuram District, standing in the name of Mr.Jeganlingam.

**BOUNDARIES :**

North By : Plot No.584  
South By : Plot No.582  
East By : Plot No.293  
West By : 30 feet road

**GPS : 12.860480,79.977989**

**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 04.09.2023 within 3.30 PM.(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., before the auction date (Phone No. 98652 65553, 99766 34444, 044 2264 0330)**
- 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. 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.

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

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 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:07.08.2023

Authorised Officer  
Tamilnad Mercantile Bank Ltd  
(For Pallavaram Branch)  
(Cell: 98652 65553 / 99766 34444)