

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

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TAMILNAD MERCANTILE BANK LTD

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

TAMILNAD MERCANTILE BANK LTD

20, G.A.Road, Old Washermenpet, Chennai – 600 021.

CHENNAI 21 – BRANCH

07.03.2024

(BY Speed Post AD)

To

1.M/s. Ransan Packaging Pvt Ltd.,

New No.11,Old No.7,
Kailasam Street, Tondiarpet,
Chennai – 81

2. Mr. V.A.Prabhakaran,

S/o.Mr.V.Avudaiyappan,
No.B4, Bhaggyam Bala Vilas,
Mylapore,
No.189/101, Royapettah High Road,
Chennai- 4,
(Near Vidya Mandir School)

|| No.54,Water Canal Road,
|| Flat No.1112,Pine Block,11 th Floor,
|| Orchid Springs, Koratur North,
|| Chennai- 600076.

3. Mr. A.Srenivasan,

S/o.Mr.V.Avudaiyappan,
28/1 2nd street,
B.B. Lane,
Vyasarpadi, Chennai- 600039.

|| Old No.78A, New No.75,
|| New Vidyanathan Street, Tower- 12,
|| Flat No.101, First Floor,
|| MR MGF Land Ltd,Tondaiyarpeta,Chennai-81.

4. Mr. A.Balakrishnan,

S/o.Mr.V.Avudaiyappan,
No.2/11,Vaidhiyanathan Street,
Vengadeshvara colony,
Tondiarpet,
Chennai – 81.

5. Mrs.P.V.Mala,

W/o. Mr.A.Prabhakaran,
No.B4, Bhaggyam Bala Vilas,
No.189/101, Royapettah High Road,
Mylapore,
Chennai- 4
(Near Vidya Mandir School)

|| No.54,Water Canal Road,
|| Flat No.1112,Pine Block,11 th Floor,
|| Orchid Springs, Koratur North,
|| Chennai- 600076.

6. Mrs.S. Sumathi,

W/o. Mr.A.Srenivasan,
28/1 2nd street,
B.B. Lane,
Vyasarpadi, Chennai- 600039.

|| 21/8, Thandavarayan Street,
|| Old Washermenpet,
|| Chennai- 21.

7. Mr.Ravindhar Siva,

S/o.Mr.A.Prabhakaran,
No.B4, Bhaggyam Bala Vilas,
No.189/101, Royapettah High Road,
Mylapore,
Chennai- 600 004.
(Near Vidya Mandir School)

|| No.18, 3rd Floor,
|| Play Ground Street, Kilpauk,
|| Chennai- 600010.

8 .Mr.P.Saravanan,

S/o.Mr.A.Prabhakaran,
No.B4, Bhaggyam Bala Vilas ,
No.189/101, Royapettah High Road,
Mylapore,
Chennai- 600 004.
(Near Vidya Mandir School)

|| S/o.Mr.A.Prabhakaran,
|| No.18, 3rd Floor,
|| Play Ground Street, Kilpauk.
|| Chennai- 600010.

9.Mr.R.Chandramohan,

S/o. Mr.K.Rajan,
Tower No.12, Door No.105, First Floor,
Emaar MGF Land Ltd,
New No.75 Old No. 78A,
New Vaidyanathan Street ,Tondiarpet,
Chennai -600 081.

|| No.25/36, Pillayar Kovil Street,
|| Tondiarpet,
|| Chennai- 600081.

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. Ransan Packaging Pvt Ltd.**, New No.11,Old No.7,Kailasam Street, Tondiarpet, Chennai – 81 and guarantors **Mr. V.A.Prabhakaran**, S/o.Mr.V.Avudaiyappan, No.B4, Bhaggyam Bala Vilas , Mylapore, No.189/101, Royapettah High Road, Chennai- 4, (Near Vidya Mandir School) || No.54,Water Canal Road, Flat No.1112,Pine Block,11 th Floor , Orchid Springs, Koratur North, Chennai- 600076, **Mr. A.Srenivasan**, S/o. Mr.V.Avudaiyappan, 28/1 2nd street, B.B. Lane, Vyasarpadi, Chennai- 600039|| Old No.78A, New No.75, New Vaidyanathan Street, Tower- 12, Flat No.101, First Floor, MR MGF Land Ltd,Tondaiyarpeta,Chennai-81, **Mr. A.Balakrishnan** , S/o.Mr.V.Avudaiyappan, No.2/11,Vaidhiyanathan Street, Vengadeshvara colony, Tondiarpet, Chennai – 81, **Mrs.P.V.Mala** , W/o. Mr.A.Prabhakaran, No.B4, Bhaggyam Bala Vilas, No.189/101, Royapettah High Road, Mylapore, Chennai- 4 , (Near Vidya Mandir School) || No.54,Water Canal Road , Flat No.1112,Pine Block,11 th Floor, Orchid Springs, Koratur North, Chennai- 600076, **Mrs.S. Sumathi**, W/o. Mr.A.Srenivasan, 28/1 2nd street, B.B. Lane , Vyasarpadi, Chennai- 600039 || 21/8, Thandavarayan Street, Old Washermenpet, Chennai- 21, **Mr.Ravindhar Siva**, S/o.Mr.A.Prabhakaran, No.B4, Bhaggyam Bala Vilas, No.189/101, Royapettah High Road, Mylapore, Chennai- 4, (Near Vidya Mandir School) || No.18, 3rd Floor, Play Ground Street, Kilpauk, Chennai- 600010, **Mr.P.Saravanan**, S/o.Mr.A.Prabhakaran , No.B4, Bhaggyam Bala Vilas, No.189/101, Royapettah High Road, Mylapore, Chennai- 4,(Near Vidya Mandir School) || No.18, 3rd Floor, Play Ground Street,

Kilpauk, Chennai- 600010, **Mr.R.Chandramohan**, S/o. Mr.K.Rajan, Tower No.12, Door No.105, First Floor, Emaar MGF Land Ltd, New No.75 Old No. 78A, New Vaidyanathan Street ,Tondiarpet, Chennai -81 || No.25/36, Pillayar Kovil Street, Tondiarpet, Chennai- 600081 that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Chennai 21 Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.03.2024** for recovery of Rs.5,72,44,776.95 (Rupees Five Crore Seventy Two Lakh Forty Four Thousand Seven Hundred and Seventy Six and Paise Ninety Five Only)(CC- Rs.54,20,121.37, TL-1-Rs.71,24,757.71, TL-2-Rs.4,11,43,572.60 and TL-3-Rs.35,56,325.27) as on 29.02.2024 due to the Tamilnad Mercantile Bank Limited, Chennai 21 Branch with subsequent interest and expenses.

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Sholinganallur Branch No.125/1, IT Highway, Old Mahabalipuram Road, Sholinganallur, Chennai - 600 119.
Date and Time of Auction Sale	30.03.2024 at 12.00 PM
Upset Price	Rs. 2,06,00,000/- (Rupees Two Crore Six Lakh Only)
Earnest Money Deposit	Rs. 20,60,000/- (Rupees Twenty Lakh Sixty Thousand Only)

Description of the Property :Latitude & Longitude – 12.874384,80.229881

Part- A:

On extension of equitable mortgage of Industrial land to the extent of 6757 sq.ft (15-1/2 cents) situated at S.No.11/3A1 part (as per patta S.No.11/3A1A2) Mayana Salai, Kumaran Nagar, Semmencheri, Sholinganallur Taluk standing in the name of Mr.V.A.Prabhakaran, Mr.A.Balakrishnan, Mr.A.Srenivasan, Mrs P.V.Mala and Mrs.S.Sumathi.

Boundaries:

North by : S.No. 11/3A1
South by : S.No.11/3B
East by : The remaining property of the seller C.Ramamoorthy
West by : Mayana Salai and Tank Survey No.10

Part- B:

All that piece and parcel of the land measuring 240 sq.ft, comprised in S.No.11/3A1 part,as per patta S.No.11/3A1A3 situate at Semmencheri Village,Tambaram Taluk, Kancheepuram District standing in the name of Mr.V.A.Prabhakaran, Mr.A.Balakrishnan, Mr.A.Srenivasan, Mrs P.V.Mala and Mrs.S.Sumathi.

Boundaries:

North by : S.No. 13
South by : S.No.11/3B
East by : The remaining property of the seller C.Ramamoorthy
West by : Property of V.A.Prabhakaran and others

Part-C:

All that piece and parcel of land measuring 1020 sq.ft, comprised in S.No. 11/3A1, as per patta S.No.. 11/3A/1A4 situate at Semmencheri Village, Tambaram Taluk, Kancheepuram District standing in the name of Mr.V.A.Prabhakaran, Mr.A.Balakrishnan, Mr.A.Srenivasan, Mrs P.V.Mala and Mrs.S.Sumathi.

Boundaries:

North by : S.No. 13
South by : S.No.11/3B
East by : S.No. 13
West by : Property of Smt.S.Sumathy

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 30.03.2024 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 75070, 99766 34444)
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. 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:07.03.2024

Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Chennai 21 Branch)
(Cell: 98421 75070, 9976634444)