

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

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



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

TAMILNAD MERCANTILE BANK LTD

No.31, Ground Floor, Rukamani Nagar, Main Road, Poonamalle-600 056

POONAMALLE BRANCH

02.08.2023

(BY Speed Post)

To

1.Mrs.P.Thulasi Priyadharshni,

W/o.Mr.C.Lakshmi Narayanan,

No: 16, Block B1, DABC Aishwarya Apts,

Phase -I , 4th Main Road,

Nolambur, Chennai – 600 095

2.Mr.C.Lakshmi Narayanan,

S/o.Mr.Chidambaram

No: 16, Block B1, DABC Aishwarya Apts,

Phase -I , 4th Main Road,

Nolambur, Chennai – 600 095

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 **Mrs.P.Thulasi Priyadharshni** W/o.Mr.C.Lakshmi Narayanan, No.16, Block B1, DABC Aishwarya Apts, Phase-I, 4th Main Road, Nolambur, Chennai-600 095 and guarantor **Mr.C.Lakshmi Narayanan** S/o.Mr.Chidambaram, No.16, Block B1, DABC Aishwarya Apts, Phase-I, 4th Main Road, Nolambur, Chennai-600 095 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, Poonamalle Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **29.08.2023** for recovery of Rs.22,81,407.64 (Rupees Twenty Two Lakh Eighty One Thousand Four Hundred and Seven and Paise Sixty Four Only) as on 31.07.2023 due to the Tamilnad Mercantile Bank Limited, Poonamalle Branch with subsequent interest and expenses. The reserve price will be **Rs.25,00,000/-** (Rupees Twenty Five Lakhs Only) and the earnest money deposit will be **Rs.2,50,000/-** (Rupees Two Lakh Fifty Thousand Only)

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Maraimalai Nagar Branch, D.No.33/3 & 4, Shekilar Street, 1st floor, Apollo Complex, Maraimalai Nagar-603 209.
Date and Time of Auction Sale	29.08.2023 at 11.00 AM
Upset Price	Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)

Description of the Property :

UDS of land to the extent of 455 Sq.ft out of 20 cents as per document and 8611 Sq.ft as per physical measurement, consists of 5 Cents comprises in Old Survey No.191/3B, New Survey No.191/3B3, 10 Cents comprises in Old Survey No.191/4, New Survey No.191/4B and 5 Cents comprised in Old Survey No.191/3B, New Survey No.191/3B2 with residential Flat bearing No.B in the 3rd floor measuring 845 Sq.ft (including Common area) in the building know as SWATHY ENCLAVE constructed at 47, Sengundram Road, Singaperumal Koil, Sengundram Village, Kancheepuram District., Standing in the name of Mrs.Thulasi Priyadharshini.

GPS: 12.757930,80.012999

BOUNDARIES :

North By : S.No.230
South By : Road & S.No.189 Part
East By : Raghavan Property
West By : Kareem Property

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 29.08.2023 within 10.30 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., before the auction date (Phone No.98422 86660, 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.

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 SARFEASI Act.

6.To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance.

7.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.

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

9.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.

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

11.The intending bidders should submit photo copy of any one of the proof of identity, ie., adhaar card, passport, driving license, ration card, Voter ID, PAN Card etc., along with the bid form.

12.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 stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the sale certificate.

13.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.

14.The sale notice is also uploaded/published on website(www.tmb.in)

Place: Chennai

Date: 02.08.2023

Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Poonamalle Branch)
(Cell: 9842286660 / 9976634444)