

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

TAMILNAD MERCANTILE BANK LTD

S.T.S Complex, First Floor, No.194, Anna Pillai Street, Broadway, Chennai

GEORGE TOWN BRANCH

28.02.2024

(BY Speed Post AD)

To

1.Mrs.S.Sasikala,

W/o.Mr.Shanmugasundar,
No.44, Kolaimamani Amman Koil Street,
T Nagar, Chennai-600 017.

2.Ms.Lavanya,

D/o.Mr.Shanmugasundar,
No.44, Kolaimamani Amman Koil Street,
T Nagar, Chennai-600 017.

3. Mr.S.Santosh,

S/o.Mr.Shanmugasundar,
No.44, Kolaimamani Amman Koil Street,
T Nagar, Chennai-600 017.

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 Guarantor/ Legal heir of the deceased borrower/mortgagor Mr.Shanmugasundar: **Mrs.S.Sasikala** W/o.Mr.Shanmugasundar, No.44, Kolaimamani Amman Koil Street, T Nagar, Chennai-600 017, and legal heirs of deceased borrower/ mortgagor Mr.Shanmugasundar: **Ms.Lavanya**, D/o. Mr.Shanmugasundar, No.44, Kolaimamani Amman Koil Street, T Nagar, Chennai-600 017 and **Mr.S.Santhosh** S/o.Mr.Shanmugasundar, No.44, Kolaimamani Amman Koil Street, T Nagar, Chennai-600 017 that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Chennai GT Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.03.2024** for recovery of Rs.28,75,701.06 (Rupees Twenty Eight Lakh Seventy Five Thousand Seven Hundred and One and paise Six Only) as on 26.02.2024 due to the Tamilnad Mercantile Bank Limited, Chennai GT Branch with subsequent interest and expenses. The reserve price will be **Rs.38,50,000/-** (Rupees Thirty

Eight Lakh Fifty Thousand Only) and the earnest money deposit will be Rs.3,85,000/- (Rupees Three Lakh Eighty Five Thousand Only).

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Kodambakkam Branch, Door No.34/17, 1st Floor, Dr.Ambedkar Road, Kodambakkam, Chennai-600024
Date and Time of Auction Sale	25.03.2024 at 3.00 PM
Upset Price	Rs. 38,50,000/- (Rupees Thirty Eight Lakh Fifty Thousand Only)

Description of the Property :

On equitable mortgage of undivided share of land to the extent of 198.33 sq.ft out of 1926 sq.ft. as per patta, (2380 Sq.ft as per document) in R.S.No.27, Old T.S.No,4690 & subsequent T.S.No.7886 and present T.S.No.7886/1, Block No.105 and residential flat having super builtup area of 490 Sq.ft (including common area) bearing New Door No.44/1, (Old Door No.3/1) Ground Floor, Flat No.1, Kolaimani Amman Koil Street, T Nagar, Chennai 600017 standing in the name of Mr.D.Shanmuga sundar

GPS: 13.05286, 80.23272

BOUNDARIES :

North By : Kolaimani Amman Koil Street

South By : Janaki's Property

East By : Janaki's Passage

West By : Mahadeva Iyer Land

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 25.03.2024 within 2.30 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., on all working days before the auction date (Phone No. 98422 23555, 99766 34444, 044 – 25271351)

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)

Place: Chennai

Date: 28.02.2024

Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Chennai GT Branch)
(Cell: 98422 23555 / 9976634444)