

CHENNAI REGION
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TAMILNAD MERCANTILE BANK LTD

D.No.218, First Floor, Velacherry Main Road, Pallikaranai, Chennai-600 100

PALLIKARANAI BRANCH

20.10.2023

(BY Speed Post AD)

To

1.Mr.S.Senthil Kumar,

S/o.Mr.A.R.Sambantham,

Prop.M/s. Shree Sai Catering Services,

No.36, F3, BK Apartments,

North Park street, Venkatapuram,

Ambattur, Chennai – 600 053.

|| S.N Apartments,

|| Flat No.H-2, Ground Floor,

|| Desa Pillai Street, Oragadam,

|| Ambattur, Chennai – 600 053

2. Mrs.S.Saritha Shree,

W/o.Mr.S.Senthil Kumar,

No.36, F3, BK Apartments,

North Park street, Venkatapuram,

Ambattur, Chennai – 600 053.

|| S.N Apartments,

|| Flat No H-2, Ground Floor,

|| Desa pillai street, Oragadam,

|| Ambattur, Chennai – 600 053.

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 **Mr.S.Senthilkumar** S/o.Mr.A.R.Sambantham, **Prop.M/s. Shree Sai Catering Services**, No.36, F3, BK Apartments, North Park street, Venkatapuram, Ambattur, Chennai – 600 053 || S.N Apartments, Flat No.H-2, Ground Floor, Desa Pillai Street, Oragadam, Ambattur, Chennai – 600 053 and guarantor **Mrs.S.Saritha Shree** W/o.Mr.S.Senthil Kumar, No.36, F3, BK Apartments, North Park street, Venkatapuram, Ambattur, Chennai – 600 053 || S.N Apartments, Flat No H-2, Ground Floor, Desa Pillai Street, Oragadam, Ambattur, Chennai – 600 053 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, for Pallikaranai Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **13.11.2023** for recovery of **Rs.29,23,593.24** (Rupees Twenty Nine Lakh Twenty Three Thousand Five Hundred and Ninety Three and Paise Twenty Four Only) as on 30.09.2023 due to the Tamilnad Mercantile Bank Limited, Pallikaranai

Branch. The reserve price will be **Rs.27,55,000/-** (Rupees Twenty Seven Lakh Fifty Five Thousand Only) and the earnest money deposit will be **Rs.2,76,000/-** (Rupees Two Lakh Seventy Six Thousand Only)

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Ambattur Branch No.8/7, Red Hills Road, Ambattur Chennai-600 053
Date and Time of Auction Sale	13.11.2023 at 12.00 PM
Upset Price	Rs.27,55,000/- (Rupees Twenty Seven Lakh Fifty Five Thousand Only)

Description of the Property :

Land to the extent of UDS 488 Sq.ft out of total extent 2242 Sq.ft in S.No.118/2 & sub division S.No (as per patta No.2693) 118/2A1A1A1A1A3 & Block No.23, Plot No.3 and 4, with Residential Flat admeasuring of 770 Sq.ft in S.N.Apartments, Flat No.H-2, Ground Floor, Desa Pillai Street, Oragadam, Ambattur, Chennai-600053 within the Registration District of Chennai North & Sub Registration District of Ambattur standing in the name Mr.S.Senthil Kumar.

BOUNDARIES :

North By : Mr.Narayanasamy Pillai and Krista Pillai Land
South By : 20ft Wide Desa Pillai Street
East By : Mr.D.Ramachandran Land
West By : Plot No.2 Part

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 13.11.2023 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 6.00 P.M., before the auction date (Phone No.98655 10888, 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.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.

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

Place : Chennai

Date : 20.10.2023

Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Pallikaranai Branch)
(Cell: 98655 10888 / 9976634444)