

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

Door No.83/41, Kotapati Enclave, Kutchery Road, Mylapore, Chennai-600 004

MYLAPORE BRANCH

25.03.2024

(BY Speed Post)

1.Mr.S.Nanda Kumar S/o Mr.Shanmugam

Prop: M/s. Kaviarasan Enterprises || No.16A, 2nd Street, Ramanatha Puram,
No.F-28, 1st Floor, Phase I, Spenser Plaza || WIMCO Nagar, Ennore,
No.768-769, Anna Salai, Chennai – 600 002 || Chennai – 600 057

39/22, 1st Floor, Somasundaram Street,
Vadivu Amman Kovil Street,
Thiruvottiyur, Chennai – 600 019

2.Mrs.Veena Sanya Mathian W/o Mr.S.Nanda Kumar

B-354, Chennai Port Trust Housing Colony || 14/25, 3rd Street,
B Block, New Washermenpet || Ramanatha Puram,
Chennai – 600 081 || WIMCO Nagar, Chennai – 600 057

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 Borrower **Mr.S.Nanda Kumar** S/o. Mr.Shanmugam, **Prop. M/s. Kaviarasan Enterprises**, No.F-28, 1st Floor, Phase I, Spenser Plaza, No.768-769, Anna Salai, Chennai-600 002 / No.16A, 2nd Street, Ramanatha Puram, Wimco Nagar, Ennore, Chennai-600 057 / No.39/22, 1st floor, Somasundaram Street, Vadivu Amman Kovil Street, Thiruvottiyur, Chennai-600 019 and guarantor **Mrs. Veena Sanya Mathian** W/o. Mr.S.Nanda Kumar, B-354, Chennai Port Trust Housing Colony, B-Block, New Washermenpet, Chennai-600 081 / No.14/25, 3rd Street, Ramanatha Puram, Wimco Nagar, Chennai-600 057 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, Mylapore Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **25.04.2024** for recovery of Rs.30,31,502.31 (Rupees Thirty Lakh Thirty One Thousand Five Hundred and Two and Paise Thirty One Only) as on 29.02.2024 due to the Tamilnad Mercantile Bank Limited, Mylapore Branch with

subsequent interest and expenses. The reserve price will be **Rs.63,00,000/-** (Rupees Sixty Three Lakh Only) and the earnest money deposit will be **Rs.6,30,000/-** (Rupees Six Lakh Thirty Thousand Only).

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Chennai 21 Branch No.20, G.A.Road, Old Washermenpet, Chennai-600 021
Date and Time of Auction Sale	25.04.2024 at 3.00 PM
Upset Price	Rs.63,00,000/- (Rupees Sixty Three Lakh Only)

Description of the Property : (GPS: 13.183199,80.302903)

On eqm of all that piece & parcel of the land situated at Ernavoor Village, Gandhi Street, Jaihind Nagar, DTP No.12/73, as per comprised in S.No.133/3B1Part, as per New Town S.No.97, Ward 'C', Block No.2, bearing Plot No.42, measuring an extent of 1800sq.ft., within Registration District of North Chennai & Sub-Registration District of Thiruvottiyur, Thiruvottiyur Taluk, Chennai District, Chennai Corporation Zone-I standing in the name Mr.S.Nandakumar.

BOUNDARIES :

North By : T.S.No.84, Plot No.29
South By : 30ft Wide Road
East By : T.S.No.98, Plot No.43
West By : T.S.No.96, Plot No.41

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 25.04.2024 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.89739 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.

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 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: 25.03.2024

Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Mylapore Branch)
(Cell: 89739 10888 / 99766 34444)