

Palayamkottai Branch
Water Tank Road,
ST.John's College Campus,
Palayamkottai – 627 002
Tirunelveli.

Phone No: 0462-2583066, 2573066, & 2585066 & Cell: 98421 73066
e-mail: palayamkottai@tmbank.in



CIN: L65110TN1921PLC001908

(BY Speed Post/RPAD)

To,

**(1) M/s.Leah Steels LLP,
Rep by its Managing Partner,
Mr.M.Maria Baskar,
S/o.Mr.M.Maria Augustine,
6E, Sivalaperi Road,
Palayamkottai, Tirunelveli.**

[... Borrower ...]

**(2) Mr.M.Maria Baskar,
S/o.Mr.M.Maria Augustine,
Partner.M/s.Leah Steels LLP,
6E, Sivalaperi Road,
Palayamkottai, Tirunelveli.**

(Borrower/Guarantor/Mortgagor)

**(3) Mrs.Annie Betsy Feddy,
W/o.Mr.M.Maria Baskar,
Partner.M/s.Leah Steels LLP,
6E, Sivalaperi Road,
Palayamkottai, Tirunelveli.**

[...Borrower/Guarantor...]

**(4) Mr.M.Jesu Maria Antony,
S/o.Mr.M.Maria Augustine,
Kochenga Chola Nayanar Street,
Palayamkottai, Tirunelveli.**

(Guarantor/Mortgagor)

**(5) Mrs.Albin Betty Felix,
W/o.Mr.M.Jesu Maria Antony,
Kochenga Chola Nayanar Street,
Palayamkottai, Tirunelveli.**

(Guarantor/Mortgagor)

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(s) **M/s. Leah Steels LLP., Rep. by its Managing Partner, Guarantor's / Director's Mr. M. Maria Baskar, S/o. Mr. Maria Augustine and Mrs.Annie Betsy Feddy, W/o.Mr.M.Maria Baskar, Mr. M. Jesu Maria Antony, S/o. Mr. Maria Augustine, and Mrs. J. Albin Betty Felix, W/o. Mr. M. Jesu Maria Antony** 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, Palayamkottai Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on **12.01.2024** for recovery of **Rs.1,75,65,629.56 (Rupees One Crore Seventy Five Lakh Sixty Five Thousand Six Hundred Twenty Nine and Paise Fifty Six Only)** as on 30.11.2023 due to the Tamilnad Mercantile Bank Limited, Palayamkottai Branch with subsequent interest and expenses. The reserve price will be Rs.53,70,000/- (Rupees Fifty Three

Lakh Seventy Thousand Only) and the earnest money deposit will be Rs.5,37,000/- (Rupees Five Lakh and Thirty Seven Thousand Only).

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd., Palayamkottai Branch Water Tank Road, ST.John's College Campus, Palayamkottai – 627 002 Tirunelveli.
Date and Time of Auction Sale	12.01.2024 at 3.00 PM
Upset Price	Rs.53,70,000/- (Rupees Fifty Three Lakh Seventy Thousand Only)

Description of the Property :

1) All that part and parcel of land to an extent of 2 acres 03 cents in Survey No.294/1, 3 acres 63 cents in S.No.294/3, 1 acre 62 cents in S.No.295/2, 1 acre 39 cents in S.No.295/3 and 15 cents in S.No.295/5 totally 8 acres 82 cents situated at Eppothumvendran village & Panchayat, Ottapidaram Panchayat Union, Ettaiyapuram Sub Registrar Office Limit, Palayamkottai Registration District, Ottapidaram Taluk, Thoothukudi District standing in the name of Mr.Maria Baskar S/o.Mr.Maria Augustine.

Boundaries in S.No.294/1:

North: S.Ramasubbu Naicker Land, **South:** Land in S.No.294/3,
East: Valliammal Land, **West:** Land in S.No.186/3.

Boundaries in S.No.294/3:

North: Land of Valliammal and S.No.294/1, **South:** Varagunapandian Vagaiyara Land,
East: Perumal Reddiyar Vagaiyara Land and Pathway to canal, **West:** Land in S.No.186/3

2) All that part and parcel of land to an extent of 1 acre 92 cents in Survey No.186/3 in Kumarareddiapuram village & Panchayat, Ottapidaram Panchayat Union, Ottapidaram Sub Registrar Office Limit, Ottapidaram Taluk, Thoothukudi District standing in the name of Mr.Maria Baskar S/o.Mr.Maria Augustine.

Boundaries :

North: Sankaralingam Chettiyar Land,
South: Perumal Reddiyar Land and Perumal Naicker Land,
East: Land in S.No.294/1 and S.No.294/3 in Eppothumvendran Village,
West: Perumal Reddiyar Land.

Terms & Conditions

1.The intending bidders should pay 10% of the reserve price of the property as Earnest Money Deposit(EMD) by means of a “Demand Draft” drawn in favor of “Tamilnad Mercantile Bank Ltd” on or before 12.01.2024 within 3.00 PM.

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. 0462-2583066, 2573066, & 2585066 & Cell: 98421 73066)

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 from the date of confirmation of the sale or such extended period as agreed upon in writing by the Authorised 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 Authorised Officer, the properties are not subject to any encumbrance. The Authorised 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 Authorised 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: Tirunelveli
Date : 04.12.2023

Authorised Officer
Tamilnad Mercantile Bank Ltd.,
Tirunelveli Regional Office
For Palayamkottai Branch.