

CHENNAI REGION
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TAMILNAD MERCANTILE BANK LTD

No.125/1, IT Highway, Old Mahabalipuram Road, Sholinganallur, Chennai - 600 119.

SHOLINGANALLUR BRANCH

Date : 05.01.2024

(BY Speed Post AD)

To

1.Mrs.R.Jonesrosy,

W/o.Mr.P.Radhakrishnan,

Proprietrix of : M/s.Fly Star,

No.1/260, Periyar Street,

Siruseri,Chennai – 603 103.

2.Mr.P.Radhakrishnan,

S/o.Mr.Perumal,

No.1/260, Periyar Street,

Siruseri,Chennai – 603 103.

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 **Mrs.R.Jonesrosy**, W/o.Mr.P.Radhakrishnan, **Proprietrix of : M/s.Fly Star**, No.1/260, Periyar Street, Siruseri, Chennai – 603 103 and Guarantor **Mr.P.Radhakrishnan**, S/o.Mr.Perumal, No.1/260, Periyar Street, Siruseri, Chennai – 603 103 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, Sholinganallur Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **05.02.2024** for recovery of Rs.16,35,824.72 (Rupees Sixteen Lakh Thirty Five Thousand Eight Hundred and Twenty Four and Paise Seventy Two Only) as on 31.12.2023 due to the Tamilnad Mercantile Bank Limited, Sholinganallur Branch with subsequent interest and expenses. The reserve price will be Rs.5,48,000/- (Rupees Five Lakh Forty Eight Thousand Only) and the earnest money deposit will be Rs.55,000/- (Rupees Fifty Five Thousand Only).

Place of Auction :	TAMILNAD MERCANTILE BANK LTD., Sholinganallur Branch No.125/1, IT Highway, Old Mahabalipuram Road, Sholinganallur, Chennai - 600 119.
Date and Time of Auction Sale	05.02.2024 at 12.00 PM
Upset Price	Rs.5,48,000/- (Rupees Five Lakh Forty Eight Thousand Only)

Description of the Property : GPS : 13.217049,79.643290

All the piece and parcel of land to the extent of 1200 sq ft each in Plot Nos.100, 101, 102 and 103, totally measuring 4800 Sq.ft at "Venkateswara Garden" comprised in Old No.19/3, New Survey No.19/3B, as per patta, situated at No.24 - Chathrunjayapuram Village, Thiruthani Taluk, Thiruvallur District standing in the name of Mrs.R.Jonesrosy.

BOUNDARIES :

	Plot No.100	Plot No.101	Plot No.102	Plot No.103
North By	Plot No.103	Plot No.102	20 Feet Road	20 Feet Road
South By	20 Feet Road	20 Feet Road	Plot No.101	Plot No.100
East By	Plot No.101	20 Feet Road	20 Feet Road	Plot No.102
West By	Plot No.99	Plot No.100	Plot No.103	Plot No.104

Terms & Conditions

1.The intending bidders should pay 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 05.02.2024 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 4.00 P.M., before the auction date (Phone No.99655 21170, 044-24502555, 044-24502666)

3.The successful bidder shall have to deposit 25% of the Bid Amount (less 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.

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 : 05.01.2024

**Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Sholinganallur Branch)
(Cell: 9965521170 / 9976634444)**