

CHENNAI REGION
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TAMILNAD MERCANTILE BANK LTD
(Regd.office at 57, V.E.Road,Thoothukudi)

TAMILNAD MERCANTILE BANK LTD

D.No.4, TTK Road, Royapettah, Chennai - 600 114.

CHENNAI TTK ROAD BRANCH

16.11.2023

(BY Speed Post AD)

To

1.Mr.S.Krishnan,

S/o.Mr.Subramaniam,

No.11/6, C.P.Ramasamy Street,

Abiramapuram, Teynampet,

Chennai-600 018.

2.Mrs.Chatapuram Subramanian Rama,

W/o.Mr.S.Krishnan,

No.11/6, C.P.Ramasamy Street,

Abiramapuram, Teynampet,

Chennai-600 018.

Sale Notice for Sale of Immovable Properties through E-Auction

E-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.Krishnan** S/o.Mr.Subramaniam, No.11/6, C.Ramasamy Street, Abiramapuram, Teynampet, Chennai-600 018 and guarantor **Mrs.Chatapuram Subramanian Rama** W/o.Mr.S.Krishnan, No.11/6, C.Ramasamy Street, Abiramapuram, Teynampet, Chennai-600 018 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 TTK Road Branch, will be sold on "As is where is", "As is what is", and "Whatever there is" on **15.12.2023** for recovery of Rs.1,66,51,142.57 (Rupees One Crore Sixty Six Lakh Fifty One Thousand One Hundred and Forty Two and Paise Fifty Seven Only) as on 31.10.2023 due to the Tamilnad Mercantile Bank Limited, Chennai TTK Road Branch with subsequent interest and expenses. The reserve price will be **Rs.1,15,00,000/-** (Rupees One Crore Fifteen Lakh Only) and the earnest money deposit will be **Rs.11,50,000/-** (Rupees Eleven Lakh Fifty Thousand Only)

Description of the Property :

On equitable mortgage of Residential Flat in the Multi-storeyed Apartment in Second Floor at Grand Briks Apartments, Flat No-2B, Varivada Chettiar Layout, Verivada Road R.S Puram, Coimbatore having a super builtup area of 1826 Sq.ft (inclusive of Common area) & 750 sq.ft along with reserved covered Car Park No.2B in the stilt area constructed on the site bearing No.13 to the extent of 6000 sq.ft or 13 cents and 388 sq.ft comprised in New TS No.1740, old No.1364/1A12, Block No.34, Ward No(H)8, Coimbatore Town., standing in the name of Mr.S.Krishnan

Latitude and longitude: 11.009338,76.956989

BOUNDARIES :

On the North of : East -West Layout Road
On the South of : Site No.6
On the East of : Site No.14
On the West of : Site No.12

E-auction website	https://sarfaesi.E-auctiontiger.net
Upset Price	Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakh Only)
Date and time of E-auction	15.12.2023 Between 11.00 AM and 12.00 PM with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs.11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only).
Last date for submission of bid form with EMD	Bid form alongwith Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before 14.12.2023 within 6.00 PM
Place of Submission of BID form and EMD	Authorised Officer, TAMILNAD MERCANTILE BANK LTD., Coimbatore Region No.540, D.B.Road R.S.Puram, Coimbatore-641002
Bid Multiplier	Rs.10,000/- (Rupees Ten Thousand Only)

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” Branch Name: Chennai TTK Road , on or before 14.12.2023 within 6.00 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.98428 13786 , 044 - 26264114, 044 - 26264334)

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 E-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 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.

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)

Note:

1. Bid form for participating in the e-auction is available in the website <https://sarfaesi.auctiontiger.net>
2. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID {e-mail ID is absolutely necessary for the intending bidder) with regard to other relevant information and allotment of ID & password. For participating in the e-auction Contact: M/s E-Procurement Technologies Ltd, Ahmedabad, Help Line. No: 079-40230825 | 826 | 827 | 813 | 814 | 815 | 816 | 817 | 818 | 819/800 Email ID: spraveen.thevar@auctiontiger.net & tamilnadu@auctiontiger.net .

Place: Chennai

Date: 16.11.2023

Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Chennai TTK Road Branch)
(Cell: 98428 13786 / 9976634444)