

CHENNAI REGION
No.45, Pulla Avenue, Shenoy Nagar,
Chennai – 600030.

Phone : (044) 26266363, 26209650
Fax : (044) 26210133
E-mail: Chennai_region@tmbank.in



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

TAMILNAD MERCANTILE BANK LTD

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

SHOLINGANALLUR BRANCH

07.02.2024

(BY Speed Post AD)

To

1.Mr.R.Isaiarasan,

S/o.Mr.P.N Radha,

Prop.M/s. Modern Mobiles Service Centre,

No.494/2A/4A/279 – B, Vetrivel Complex,

Old Mahabalipuram Road, Rajiv Gandhi Salai,

Sholinganallur, Chennai – 600119.

|| 15C – 1, Lakshmiammal Street,

|| Jafferkhanpet, Chennai – 600083.

2.Mrs.R.Janaki,

W/o.Mr.P.N Radha,

15C – 1, Lakshmiammal Street,

Jafferkhanpet, Chennai – 600083.

3. Mr.P.N.Radha,

S/o.Mr.Narayanasamy,

15C – 1, Lakshmiammal Street,

Jafferkhanpet, Chennai – 600083.

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(s)

Mr.R.Isaiarasan, S/o.Mr.P.N.Radha, **Prop. M/s. Modern Mobiles Service Centre,**

No.494/2A/4A/279-B, Vetrivel Complex, Old Mahabalipuram Road, Rajiv Gandhi Salai,

Sholinganallur, Chennai-600119 || 15C-1, Lakshmiammal Street, Jafferkhanpet, Chennai-

600083 and guarantors **Mrs.R.Janaki,** W/o.Mr.P.N.Radha, 15C-1, Lakshmiammal Street,

Jafferkhanpet, Chennai- 600083 and **Mr.P.N.Radha,** S/o. Mr.Narayanasamy, 15C-1,

Lakshmiammal Street, Jafferkhanpet, Chennai-600083 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 **11.03.2024** for recovery of Rs.3,90,788.00 (Rupees Three Lakh Ninety Thousand Seven Hundred and Eighty Eight Only) as on 31.01.2024 due to the Tamilnad Mercantile Bank Limited, Sholinganallur Branch with subsequent interest and expenses. The reserve price will be **Rs.89,81,000/-** (Rupees Eighty Nine Lakh Eighty One Thousand Only) and the earnest money deposit will be **Rs.9,00,000/-** (Rupees Nine Lakh Only).

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Guindy Branch, No.1/134, Dhanakotti Raja Street, Sundar Nagar, Guindy, Chennai-600 032
Date and Time of Auction Sale	11.03.2024 at 12.00 PM
Upset Price	Rs.89,81,000/- (Rupees Eighty Nine Lakh Eighty One Thousand Only)

Description of the Property :

Land to the extent of 1200 Sq.ft out of 2400 Sq.ft comprised in Old S.No.266, T.S. No.13, as per certificate of extract from Town Survey Land registration number, T.S.No13/2 Block No.80, Kodambakkam Village, Mambalam Taluk & building constructed thereat to an extent of 2400sq.ft (G.F-1200sq.ft, F.F-1200sq.ft) at Door No. 15C/1, New No.7/1, Lakshmi Ammal Street, Kamaraj Colony, Jafferkhanpet, Chennai – 600083 SRO Ashok Nagar, Registration District, Chennai South., standing in the name of Mrs.R.Janaki

GPS: 13.026997N,080.213457E

BOUNDARIES :

- North By : Land belongs to Mrs.Dhanabagiyammal
- South By : Remaining land belongs to Mrs.Gnanambal
- East By : Lakshmi Ammal Street
- West By : Property belongs to Mr.Narasimhalu

Terms & Conditions

1.The intending bidders should submit Bid Form and as Earnest Money Deposit (EMD) by means of a “Demand Draft” drawn in favor of “Tamilnad Mercantile Bank Ltd” on or before **11.03.2024** 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 (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.

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)

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

Place : Chennai

Date : 07.02.2024

Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Sholinganallur Branch)
(Cell: 99655 21170 / 99766 34444)