

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

TAMILNAD MERCANTILE BANK LTD

D.No.46/87, 1st Floor, Plot No.1, Gayathri Nagar, Hasthinapuram, Chitlapakkam, Chennai – 64.

CHITLAPAKKAM BRANCH

15.02.2024

(BY Speed Post AD)

To

1.M/s.Aagna Corporate Services Private Limited, || M/s.Aagna Corporate Services Pvt Ltd,
Door No.672-476, || No.10, E V P Padma Avenue,
Temple Tower,Anna Salai, || Vallancheri,
Nandanam, || Chennai-603 202
Chennai-600035

2.Mrs.C.Amudha Kumaran, W/o.Mr.Kumaran,
No.12, Sarathi 2nd Street,
Bharathipuram,
Chromepet,
Chennai-600044

3.Mr.K.Vijayakumar, S/o.Mr.Kanagarajan,
13-7, Raji Street,
Ayanavaram,
Chennai-600023

4.Mr.Kumaran Palani,S/o.Mr.Palani,
No.12, Sarathi 2nd Street,
Bharathipuram,
Chromepet,
Chennai-600044.

5.Mr.K.Sambamoorthy, S/o.Mr.Kanagarajan,
13-7, Raji Street,
Ayanavaram,
Chennai-600023.

Sale Notice for Sale of Immovable Properties through E- Auction

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 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.Aagna Corporate Services Private Limited**, Door No.672-476, Temple Tower, Anna Salai, Nandanam, Chennai-600035 || No.10, E V P Padma Avenue, Vallancheri, Chennai-603 202 and guarantors **Mrs.C.Amudha Kumaran, W/o.Mr.Kumaran**, No.12, Sarathi 2nd Street, Bharathipuram, Chromepet, Chennai-600044, **Mr.K.Vijayakumar S/o.Mr. Kanagarajan**,13-7, Raji Street, Ayanavaram, Chennai-600023, **Mr.Kumaran Palani, S/o.Mr.Palani**, No.12, Sarathi 2nd Street, Bharathipuram, Chromepet, Chennai-600044 and **Mr.K.Sambamoorthy, S/o.Mr.Kanagarajan**,13-7, Raji Street, Ayanavaram,Chennai-600023 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, Chitlapakkam Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **18.03.2024** for recovery of Rs.1,56,63,838.27 (Rupees One Crore Fifty Six Lakh Sixty Three Thousand Eight Hundred and Thirty Eight and Paise Twenty Seven Only) (OD-Rs.1,07,80,838.33, TL-I-Rs.31,88,811.94 and TL-II-Rs.16,94,188.00) as on 31.01.2024 due to the Tamilnad Mercantile Bank Limited, Chitlapakkam Branch with subsequent interest and expenses. The reserve price will be **Rs.1,23,00,000/- (Rupees One Crore Twenty Three Lakh Only)** and the earnest money deposit will be Rs.12,30,000/- (Rupees Twelve Lakh Thirty Thousand Only)

Description of the Property: (Latitude & Longitude:13.089626,80.231169)

On equitable mortgage of the land to the extent of 1380 sq.ft situated at Chennai-23, Ayanavaram Village, Raju Naiken Street, comprised in Paimash Number 1137, Block No.19, T.S.No.97 & 86, vide Patta C.A.No.528/2003-2004, S.T.No.198/2003-2004, as per Patta T.S.No.97 and 86/3, 86/1, and building thereon (717 sq.ft) bearing Old D.No.7/2, New D.No.18/7, common passage of UDS 278 sq.ft in 556 sq.ft. The above property is situated within the Registration District of Central Chennai, Sub-Registration District of Anna Nagar standing in the name of Mr. K.Sambamoorthy and Mr.K.Vijayakumar.

BOUNDARIES :

North By : Door No. 7A Rajunaicken street
 South By : Door No.6, Rajunaicken street
 East By : Remaining property of the foundation and 8 feet passage link to street
 West By : Amsaveni Property

Terms & Conditions

1.

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| E - Auction website | https://sarfaesi.auctiontiger.net |
| Upset Price | Rs. 1,23,00,000/- (Rupees One Crore Twenty Three Lakh Only) |
| Date and time of e-auction | 18.03.2024 between 3.00 PM and 4.00 PM with auto time extension of 5 minutes each, till sale is concluded. |
| Earnest Money Deposit | Rs.12,30,000/- (Rupees Twelve Lakh Thirty Thousand Only) |
| Last date for submission of bid form with EMD | Bid form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before 16.03.2024 within 06:00 PM. |

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| Place of Submission of BID form and EMD | TAMILNAD MERCANTILE BANK LTD., Chitlapakkam Branch, Plot No.1, Dr.R.P.Road, Gayathri Nagar Hasthinapuram, Chennai-600 064 |
| Bid Multiplier | Rs.10,000/- (Rupees Ten Thousand Only) |

2.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 16.03.2024 within 6.00 PM (The drawer of the Demand Draft should be the intending bidders).

3.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.95781 77700, 99766 34444)

4. 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 .

5. No interest shall be payable on any amount deposited for participation in the bid under the SARFAESI Act.

6. 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.

7. 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.

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 bring bid form along with 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.

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 the 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. (Rs.50.00 Lacs and above property)

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

Place: Chennai

Date: 15.02.2024

**Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Chitlapakkam Branch)
(Cell: 9578177700 / 9976634444)**