

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

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



(Regd.office at 57, V.E.Road,Thoothukudi)

TAMILNAD MERCANTILE BANK LTD

No.29, Kamaraj High Road, Devi Karumariamman Nagar, Mettukuppam,
Nerkundram, Chennai-600107

NERKUNDRAM BRANCH

25.10.2023

(BY Speed Post)

To

1.M/s. Touch Soft,

No.6, Kaviyarasu Kannadasan Street,
Rajiv Gandhi Nagar,
Nerkundram, Chennai – 600 107.

2.Mr.N.Divakar,

S/o.Mr.Nagamuthu,
No.5/3, Manimegalai Street,
New Perungalathur, Chennai-600 063.

3.Mr.S.Nandakumar,

S/o.Mr.Sampath,
No.11 Sirpi Nagar, KJ Nagar Extn,
Nandivaram, Guduvancherry,
Chennai-603 202.

4.Mr.M.Saravanan,

S/o.Mr.Mathiyalagan,
No.11.N. Block, Anna Nagar Police Quarters,
Near K4 Police Station,
Chennai – 600 040.

5.Mrs.S.Suriyakumari,

W/o.Mr.Sampath,
No.11 Sirpi Nagar, KJ Nagar Extn,
Nandivaram, Guduvancherry,
Chennai-603 202.

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) **M/s. Touch Soft**, No.6, Kaviyarasu Kannadasan Street, Rajiv Gandhi Nagar, Nerkundram, Chennai-600 107 and guarantors **Mr.N.Divakar** S/o.Mr.Nagamuthu, No.5/3, Manimegalai Street, New Perungalathur, Chennai-600 063, **Mr.S.Nandakumar**, S/o.Mr.Sampath, No.11, Sirpi Nagar, KJ Nagar Extn, Nandivaram, Guduvancherry, Chennai-603 202, **Mr.M.Saravanan**, S/o.Mr.Mathiyalagan, No.11, N Block, Anna Nagar Police Quarters, Near K4 Police Station, Chennai-600 040 and **Mrs.S.Suriyakumari**, W/o.Mr.Sampath, No.11, Sirpi Nagar, KJ Nagar Extn, Nandivaram, Guduvancherry, Chennai-603 202 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 Nerkundram Branch, will be sold on "As is where is", "As is what is", and "Whatever there is" on **22.11.2023** for recovery of **Rs.28,99,402.64** (Rupees Twenty Eight Lakh Ninety Nine Thousand Four Hundred and Two and Paise Sixty Four Only) as on 30.09.2023 due to the Tamilnad Mercantile Bank Limited, Nerkundram Branch with subsequent interest and expenses. The reserve price will be **Rs.52,00,000/-** (Rupees Fifty Two Lakh Only) and the earnest money deposit will be **Rs.5,20,000/-** (Rupees Five Lakh Twenty Thousand Only).

Place of Submission of EMD and Auction :	Authorised Officer, TAMILNAD MERCANTILE BANK LTD., Guduvancherry Branch, 140, GST Road, Ground Floor, Near Post Office, Guduvancheri – 603 202.
Date and Time of Auction Sale	22.11.2023 at 12.00 PM
Upset Price	Rs.52,00,000/- (Rupees Fifty Two Lakh Only)
EMD	Rs.5,20,000/- (Five Lakh Twenty Thousand Only)

Description of the Property :

All that piece and parcel of vacant house site bearing Plot No.17, in KJ Nagar Extension – I (layout approval No.210/2001) measuring an extent of 2292.00 sq.ft. comprised in S.No. 32/6A & 42/1, Guduvancheri Village, Chengalpattu Taluk, Kancheepuram District situated within the Registration Sub-District of Guduvancheri & the registration District of South Chennai standing in the name of Mrs.S.Suriyakumari.

GPS: 12.853800,80.056712

BOUNDARIES :

North By : Plot No.18
South By : Vacant Land
East By : 30ft Wide Road
West By : Land in S.No.168

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" on or before 22.11.2023 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., on all working days before the auction date (Phone No.97505 10888, 99766 34444)
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.
4. The successful bidder shall deposit the balance 75% of the bid amount within 15 days of the sale 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 SARFEASI Act.
6. To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance.
7. 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.
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 submit photo copy of any one of the proof of identity, ie., adhaar card, passport, driving license, ration card, Voter ID, PAN Card etc., along with the bid form.

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 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.

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

Place: Chennai

Date: 25.10.2023

**Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Nerkundram Branch)
(Cell : 97505 10888 / 99766 34444)**