

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

09.08.2023

(BY Speed Post AD)

To

1.SK Odour Club

No.3 Vyasara Street, 1st Floor,
North Usman Road,
Next to Murugan Idli Shop,
T.Nagar, Chennai 600 017.

|| No.6/1, Bharathi Apartments, 1 Floor,
|| Bharathi Nagar 3rd Street,
|| North Usman Road,
|| T.Nagar, Chennai 600 017

2.Mr.G.Thangaraj,

S/o.Mr.Ganesan,
No.21/10, Bajanai Koil 1st Street.,
Choolaimedu,
Chennai 600 094.

3.Mrs.Shanthi,

W/o.Mr.Thangaraj,
No.21/10, Bajanai Koil 1st Street.,
Choolaimedu,
Chennai 600 094.

4.Mr.Mathiyarasan,

S/o.Mr.Rathnasamy,
No.10A, Chelli Nagar,
Camp Road, Selaiyur Post,
East Tambaram,
Chennai 600 073.

Sale Notice for Sale of Immovable Properties

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 of **M/s. SK Odour Club**, No.3 Vyasara Street, 1st Floor, North Usman Road, Next to Murugan Idli

Shop, T.Nagar, Chennai 600 017 // No.6/1, Bharathi Apartments, I Floor, Bharathi Nagar 3rd Street, North Usman Road, T.Nagar, Chennai 600 017 and guarantors **Mr.G.Thangaraj**, S/o.Mr.Ganesan No.21/10, Bajanai Koil 1st Street, Choolaimedu, Chennai 600 094. and **Mrs.Shanthi**, W/o.Mr.Thangaraj, No.21/10, Bajanai Koil 1st St., Choolaimedu, Chennai 600 094 and **Mr.Mathiyarasan**, S/o.Mr.Rathnasamy No.10A, Chelli Nagar Camp Road, Selaiyur Post, East Tambaram, Chennai 600 073 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, Chennai TTK Road Branch, will be sold on "As is where is", "As is what is", and "Whatever there is" on **12.09.2023** for recovery of Rs.37,23,099/- (Rupees Thirty Seven Lakh Twenty Three Thousand Ninety Nine Only) as on 31.07.2023 due to the Tamilnad Mercantile Bank Limited, Chennai TTK Road Branch with subsequent interest and expenses. The reserve price will be **Rs.25,13,000/-** (Rupees Twenty Five Lakh Thirteen Thousand Only) and the earnest money deposit will be **Rs.2,52,000/-** (Rupees Two Lakh Fifty Two Thousand Only)

Description of the Property :

All that piece and parcel of immovable property being House No.I D "ODOUR RESORTS", measuring an extent of 1033 sq.ft of undivided share, right and interest in the total land measuring 35.58 Cents or 15,497 sq.ft among the Survey Nos.3/4E, S.No3/4G, S.No.3/3A, situated at Pattipulam Village, Thirupporur Taluk formerly Chengalpet Taluk, Kancheepuram District within the Thirupporur Panchayat Union and a house in ground floor situated thereat measuring 545 sq.ft of builtup area, roof sit out area measuring 60 sq.ft head room area measuring 53 sq.ft, Staircase measuring 60 sq.ft, a Car Parking area measuring 123 sq.ft, Totally 841 sq.ft and an 381 sq.ft of undivided share, right and interest in total built up area measuring 5718 sq.ft (consisting of conference hall measuring 1317 sq.ft., childrens parlor measuring 1410 sq.ft, swimming pool measuring 1410 sq.ft., Gym measuring 781 sq.ft., sump measuring 400 sq.ft. and drainage measuring 400 sq.ft) standing in the name of Mr.G.Thangaraj

BOUNDARIES :

North By : Mr.J.Baskar Land in R.S.No.9/3B2
 South By : Mrs.T.Shanthi Land in S.No.3/4F & 4H
 East By : Vacant Land in S.No.3/3A & 3/2A
 West By : 30ft Wide Road

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Poonjeri Branch, D.NO.CEN 61/2, ECR Road, Ground Floor, Poonjeri Village – 603 104.
Date and Time of Auction Sale	12.09.2023 at 12.00 PM
Upset Price	Rs.25,13,000/- (Rupees Twenty Five Lakh Thirteen Thousand Only)
EMD Price	Rs.2,52,000/- (Rupees Two Lakh Fifty Two 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” on or before 12.09.2023 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. 98428 13786, 044 – 28115843, 044 – 28115847)**
- 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: 09.08.2023

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