

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

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**TAMILNAD MERCANTILE BANK LTD**

Door No.83/41, Kotapati Enclave, Kutchery Road, Mylapore, Chennai-600 004

**MYLAPORE BRANCH**

**Date : 20.03.2024**

**(BY Speed Post AD)**

**To**

**1.Mr.R.Manovathanapal,S/o.Mr.K.Ramachandran,**

**Prop: Jesuva E Ventures,**

D.No.19/1074, Jeevan Bheema Nagar,

Anna Nagar, West Extension,

Chennai – 600040.

**2.Mrs.M.Sujie,**

W/o.Mr.Manovathanapal,

D.No.19/1074, Jeevan Bheema Nagar,

Anna Nagar, West Extension.

Chennai – 600040.

**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.Manovathanapal**, S/o.Mr.K.Ramachandran, **Prop: Jesuva E Ventures**, D.No.19/1074, Jeevan Bheema Nagar, Anna Nagar, West Extension, Chennai – 600040.and Guarantor **Mrs.M.Sujie**, W/o.Mr.Manovathanapal, D.No.19/1074, Jeevan Bheema Nagar, Anna Nagar, West Extension, Chennai – 600040 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, Mylapore Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **26.04.2024** for recovery of Rs.55,25,243.28 (Rupees Fifty Five Lakh Twenty Five Thousand Two Hundred and Forty Three and Paise Twenty Eight Only) as on 29.02.2024 due to the Tamilnad Mercantile Bank Limited, Mylapore Branch with subsequent interest and expenses.

<b>Place of Submission of EMD and Auction :</b>	<b>Tamilnad Mercantile Bank Ltd, Arakonam Branch TRS Towers, 112,Sholingur Road, Stuartpet,Arakonam -631 001. Vellore District.</b>
<b>Date and Time of Auction Sale</b>	<b>26.04.2024 at 3.00 PM</b>
<b>Upset Price</b>	<b>Item No-1 – Rs.11,11,000/- Item No-2- Rs. 7,78,000/- Item No-3 – Rs. 9,13,000/-</b>
<b>EMD Price</b>	<b>Item No-1 – Rs.1,12,000/- Item No-2- Rs. 78,000/- Item No-3 – Rs. 92,000/-</b>

**Description of the Property : ( GPS : 13.165077,79610301)**

**Item No.1:** All that piece and parcel of Plot No.42, 42 pt to an extent of 1485 sq.ft which comes under punja Survey No.291/6, 13, 292/3, 4, 5, 8, Thiruthanigai Nagar, Thiruvallur District comprised in Village Survey Nos.291/3, 291/4, 291/5, 291/6, 291/7, 291/8, 291/9, 291/10, 291/11, 291/12, 291/13, 291/14, 291/15, 291/16, 291/17, 291/18, 291/19, 292/3, 292/4, 292/5, 292/6, 292/7, 292/8, 292/9, 292/25, 293/1, 293/2 & 293/3 Thiruttani Village, Tiruttani Taluk, Thiruvallur District situated within the Sub-Registration District of Tiruttani & Registration District of Kancheepuram standing in the name of Mr.R.Manovathanapal.

**BOUNDARIES of Plot No.42( Southern Part) in S.Nos.291/13, 292/3,4 & 5:**

North By : Part of Plot No.42

South By : 23 feet Road

East By : Plot No.43

West By : Plot No.41

**(Total area= 1400 Sq.ft)**

**BOUNDARIES of Plot No.42 pt (Northern Part) in S.Nos.291/13:**

North By : 23 feet Road

South By : Part of Plot No.42

East By : Vacant Land

West By : Plot No.41

**(Total area= 85 Sq.ft)**

**Item No.2:** All that piece and parcel of Plot Nos.73 to an extent of 1040 sq.ft, which comes under punja Survey No.291/6, 13, 292/3, 4, 5, 8, Thiruthanigai Nagar, Thiruvallur District comprised in Village Survey Nos.291/3, 291/4, 291/5, 291/6, 291/7, 291/8, 291/9, 291/10, 291/11, 291/12, 291/13, 291/14, 291/15, 291/16, 291/17, 291/18, 291/19, 292/3, 292/4, 292/5, 292/6, 292/7, 292/8, 292/9, 292/25, 293/1, 293/2 & 293/3 Thiruttani Village, Tiruttani Taluk, Thiruvallur District situated within the Sub-Registration District of Tiruttani & Registration District of Kancheepuram standing in the name of Mr.R.Manovathanapal.

**BOUNDARIES (S.Nos.292/8:)**

North By : Plot Nos.46 & 47

South By : 23 feet Road

East By : Plot No.74

West By : Plot No.72

**Item No.3:** All that piece and parcel of Plot Nos.153, to an extent of 1220 sq.ft which comes under punja Survey No.291/6, 13, 292/3, 4, 5, 8, Thiruthanigai Nagar, Thiruvallur District comprised in Village Survey Nos.291/3, 291/4, 291/5, 291/6, 291/7, 291/8, 291/9, 291/10, 291/11, 291/12, 291/13, 291/14, 291/15, 291/16, 291/17, 291/18, 291/19, 292/3, 292/4, 292/5, 292/6, 292/7, 292/8, 292/9, 292/25, 293/1, 293/2 & 293/3 Thiruttani Village, Tiruttani Taluk, Thiruvallur District situated within the Sub-Registration District of Tiruttani & Registration District of Kancheepuram standing in the name of Mr.R.Manovathanapal.

**BOUNDARIES( S.Nos.291/6:)**

North By : Plot No.146

South By : 23 feet Road

East By : Plot No.152

West By : Park

**Terms & Conditions**

**1.The intending bidders should submit Bid Form and as Earnest Money Deposit (EMD) by means of Demand Draft in favour of “Tamilnad Mercantile Bank Ltd” on or before 26.04.2024 within 2.30 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.89739 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 by public 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](http://www.tmb.in))

Place: Chennai

Date: 20.03.2024

**Authorised Officer**  
**Tamilnad Mercantile Bank Ltd**  
**(For Mylapore Branch)**  
**(Cell: 89739 10888, 99766 34444 )**