

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

TAMILNAD MERCANTILE BANK LTD

No.25, Venkat Narayana Road, T.Nagar, Chennai – 600 017
CHENNAI T.NAGAR BRANCH

Date :31.08.2023

(BY RPAD)

To,

1.Mr.H.Jawahar Ali,

S/o.Mr.Hamsa Mohideen,

Prop : M/s.M.S.Enterprises

25B, Indra Gandhi Road,
Alwarthirunagar,
Chennai – 600 087.

|| G1, Om Sakthi Apartments,
|| 123,124,125 First Main Road, Krishna Nagar,
|| Alwarthirunagar, Chennai - 600 087.

2.Mrs.A.Sumaiya Beevi,

W/o.Mr.H.Jawahar Ali,

No.18/9, Mosque Street,
Virugambakkam,
Chennai – 600 092.

|| G1, Om Sakthi Apartments
||123,124,125 First Main Road, Krishna Nagar,
|| Alwarthirunagar, Chennai - 600 087

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 proviso 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 **Mr.H.Jawahar Ali**, S/o.Hamsa Mohideen **Prop: M/s.M.S.Enterprises**, G1, Om Sakthi Apartments, 123,124,125 First Main Road, Krishna Nagar, Alwarthirunagar, Chennai - 600 087 also at 25B, Indra Gandhi Road, Alwarthirunagar, Chennai – 600 087 and Guarantor **Mrs.A.Sumaiya Beevi**, W/o.Mr.H.Jawahar Ali, G1, Om Sakthi Apartments, 123,124,125 First Main Road, Krishna Nagar, Alwarthirunagar, Chennai - 600 087 also at No.18/9, Mosque Street, Virugambakkam, Chennai – 600 092 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, T Nagar Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **27.09.2023** for recovery of Rs.62,24,190.11 (Rupees Sixty Two Lakh Twenty Four Thousand One Hundred and Ninety and Paise Eleven Only) as on 31.07.2023 due to the Tamilnad Mercantile Bank Limited,

T Nagar Branch. The reserve price will be Rs.21,78,000/- (Rupees Twenty One Lakh Seventy Eight Thousand Only) and the earnest money deposit will be Rs.2,18,000 (Rupees Two Lakh Eighteen Thousand Only).

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Chennai - T Nagar Branch, 25, Venkatatnarayana Road, T.Nagar, Chennai- 600 017.
Date and Time of Auction Sale	27.09.2023 at 11.00 AM
Upset Price	Rs. 21,78,000/- (Rupees Twenty One Lakh Seventy Eight Thousand Only)

Description of the Property :

Land to the extent of 40.50 Ares (1.00 Acre), situated at Patta No.324, comprised in Survey No.13/2, Periykalakattur, Thiruvallur Revenue District, Tiruttani Taluk, standing in the name of Mr.H.Jawahar Ali.

BOUNDARIES :

North By : Village No.54, Harichandrapuram
South By : Survey No.13/3
East By : Road and Survey No.17/1 & 2
West By : Survey No.13/1 & 13/5 Part

Terms & Conditions

1.The intending bidders should pay the Earnest Money Deposit(EMD) by means of a “Demand Draft” drawn in favor of “Tamilnad Mercantile Bank Ltd” on or before 27.09.2023 within 10.30 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.9842330210 / 9976634444)

3. The successful bidder shall have to deposit 25% of the Bid Amount (less 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 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. 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.

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.

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)

Place: Chennai

Date: 31.08.2023

Authorised Officer
Tamilnad Mercantile Bank Ltd
(For T.Nagar Branch)
(Cell: 9842330210 / 9976634444)