

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

TAMILNAD MERCANTILE BANK LTD

No.40A, Vanigar Street, Kancheepuram – 631 501.

KANCHEEPURAM BRANCH

18.01.2024

(BY Speed Post)

To,

1.M/s.D.M.Modern Rice Mill,

Rep.by its one of the partners Mr.D.Sampath,

No.59, Karukkinil Amarnthaval Koil Street,

Kancheepuram – 631 501.

2.M/s. D.M.Traders,

Rep.by its one of the partners Mr.D.Sampath,

No.59, Karukkinil Amarnthaval Koil Street,

Kancheepuram – 631 501.

3.Mr.D.Sampath,

S/o.Mr.R.Duraisamy Naidu,

No.59, Karukkinil Amarnthaval Koil Street,

Kancheepuram – 631 501.

4.Mrs.S.Geetha,

W/o.Mr.D.Sampath,

No.59, Karukkinil Amarnthaval Koil Street,

Kancheepuram – 631 501.

5.Mr.D.Selvam,

S/o.Mr.R.Duraisamy Naidu,

No.59, Karukkinil Amarnthaval Koil Street,

Kancheepuram – 631 501.

6.Mrs.S.Parvathi,

W/o.Mr.D.Selvam,

No.59, Karukkinil Amarnthaval Koil Street,

Kancheepuram – 631 501.

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 Borrowers and Guarantors **M/s.D.M.Modern Rice Mill, Rep.by its partners Mr.D.Sampath, Mrs.S.Geetha, Mr.D.Selvam and Mrs.S.Parvathi**, No.59, Karukkinil Amarnthaval Koil Street, Kancheepuram – 631 501 , **M/s. D.M.Traders, Rep.by its partners Mr.D.Sampath, Mrs.S.Geetha, Mr.D.Selvam and Mrs.S.Parvathi**, No.59, Karukkinil Amarnthaval Koil Street, Kancheepuram – 631 501 **Mr.D.Sampath**, S/o.Mr.R.Duraisamy Naidu, No.59, Karukkinil Amarnthaval Koil Street, Kancheepuram – 631 501 **Mrs.S.Geetha**, W/o.Mr.D.Sampath, No.59, Karukkinil Amarnthaval Koil Street, Kancheepuram – 631 501. **Mr.D.Selvam**, S/o.Mr.R.Duraisamy Naidu, No.59, Karukkinil Amarnthaval Koil Street, Kancheepuram – 631 501 and **Mrs.S.Parvathi**, W/o.Mr.D.Selvam, No.59, Karukkinil Amarnthaval Koil Street, Kancheepuram – 631 501 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, Kancheepuram Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **15.02.2024** for recovery of Rs.3,17,28,782/- (Rupees Three Crore Seventeen Lakh Twenty Eight Thousand Seven Hundred and Eighty Two Only) (for M/s.D.M.Traders: Rs.1,82,79,044/- & M/s.D.M.Modern Rice Mill- Rs.1,34,49,738/-) as on 31.12.2023 due to the Tamilnad Mercantile Bank Limited, Kancheepuram Branch with subsequent interest and expenses. The reserve price will be **Rs.3,67,00,000/-** (Rupees Three Crore Sixty Seven Lakh Only) and the earnest money deposit will be **Rs.37,00,000/-** (Rupees Thirty Seven Lakh Only)

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Kancheepuram Branch, 40 A, Vanigar Street, Kancheepuram.
Date and Time of Auction Sale	15.02.2024 at 12.00 PM
Upset Price	Rs.3,67,00,000/- (Rupees Three Crore Sixty Seven Lakh Only)

Description of the Property : (GPS: 12.8616589,79.69622463)

Land to the extent of 3.17 Acres situated at S.No.256/1E (55 Cents), & 256/2 (2.62 Acres) and 1/4th UDS in 37 Cents in pathway at S.No.257/6A and 256/1B (totally 3.26 acres i.e.3.17 + 0.09), Erivakkam Village, Kancheepuram District, Kancheepuram Taluk and building thereat admeasuring 9590 Sq.ft (Mill Hall AC Sheet 5700 Sq.ft + Verandah GI Sheet-750 Sq.ft + Side Shed Ac Sheet- 1140 Sq.ft and Godown Ac Sheet- 2000 Sq.ft). standing in the name of Mr.D.Sampath, Mrs.S.Geetha, Mr.D.Selvam and Mrs.S.Parvathi

Boundaries :

North By : Common Passage
South By : Vacant Site
East By : Vacant Site & Railway Line
West By : Vacant Site

Terms & Conditions

1.The intending bidders should submit Bid Form and as Earnest Money Deposit (EMD) by means of a “Demand Draft” drawn in favor of “Tamilnad Mercantile Bank Ltd” on or before 15.02.2024 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., before the auction date (Phone No.98424 22587, 044-27222587, 044-27223093)

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.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.

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 : 18.01.2024

**Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Kancheepuram Branch)
(Cell: 98424 22587 / 99766 34444)**