

CHENNAI REGION
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Chennai – 600030.

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

TAMILNAD MERCANTILE BANK LTD

No.20, G.A.Road, Old Washermenpet, Chennai-600 021

CHENNAI-21 BRANCH

Date : 02.03.2024

(BY Speed Post AD)

To

1.Mr.B.Thirunavukarasu, S/o.Mr.Balasubramani ... Borrower/Legal Heir of deceased
Prop.M/s. Sai Transport guarantor / Mortgagor Mrs.Vasantha
No.3/5,T.Type, 7 th Link Street,
V.O.C.Nagar,Tondiarpet,
Chennai- 600081

2.Mrs.R.Sargunam, W/o. Mr.Ramanathan, ... Guarantor / Legal Heir of deceased
No.1/405, Old No.8A, 3 rd Street, guarantor / Mortgagor Mrs.Vasantha
Shalimar Garden Injambakkam,
Chennai- 600 115

3.Mr.B.Babu, S/o .Mr. Balasubramani, ... Guarantor / Legal Heir of deceased
No.15,16, Gengai Amman Kovil Street, guarantor / Mortgagor Mrs.Vasantha
Pudukuppam,Kizhputhupattu Village,
Villupuram District- 605014

4.Mr.B.Venkatesh, S/o.Mr.Balasubramani ... Guarantor /Legal Heir of deceased
No. 36, 4/3 Cross Street, guarantor / Mortgagor Mrs.Vasantha
Shalimar Garden Injambakkam,
Chennai- 600 115.

5.Mrs.D.Subathra, W/o.Mr.Dhanasegar, ... Guarantor /Legal Heir of deceased
No.38, Shalimar Garden, guarantor / Mortgagor Mrs.Vasantha
4/3 Cross Street,
Injambakkam, Chennai- 600115.

Legal Heirs of deceased Mrs.Geetha, D/o. Late Mrs.Vasantha:

6. Mr.S. Parthiban,
S/o. Mr.M.S.Shanmugam,
No.85,Shalimar Garden,
Injambakkam, Chennai- 600115.

Also at

No.1/404,3rd Street,Shalimar Garden,
Injambakkam, Chennai- 600115.

7.Mrs. Vasumugil,

D/o.Mr. Parthiban,

No.85,Shalimar Garden,

Injambakkam, Chennai- 600115.

Also at

No.1/404,3rd Street,Shalimar Garden,
Injambakkam, Chennai- 600115

8.Mrs. Bhuvaneshwari,

D/o.Mr. Parthiban,

No.85,Shalimar Garden,

Injambakkam, Chennai- 600115.

Also at

No.1/404,3rd Street,Shalimar Garden,
Injambakkam, Chennai- 600115

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/legal heir of deceased guarantor/mortgagor Mrs.Vasantha: **Mr.B.Thirunavukarasu**, S/o.Mr.Balasubramani, **Prop. M/s.Sai Transport**, No.3/5, T.Type, 7th Link Street, V.O.C.Nagar, Tondiarpet, Chennai- 600081 and Guarantors / Legal Heirs of deceased guarantor / Mortgagor Mrs.Vasantha: **Mrs.R.Sargunam**, W/o. Mr.Ramanathan, No.1/405, Old No.8A, 3rd Street, Shalimar Garden Injambakkam, Chennai-600115, **Mr.B.Babu**, S/o .Mr. Balasubramani, No.15,16, Gengai Amman Kovil Street, Pudukuppam, Kizhputhupattu Village, Villupuram District- 605014, **Mr.B.Venkatesh**, S/o.Mr.Balasubramani, No. 36, 4/3 Cross Street, Shalimar Garden, Injambakkam, Chennai- 600115, **Mrs.D.Subathra**, W/o.Mr.Dhanasegar, No.38, Shalimar Garden, 4/3 Cross Street, Injambakkam, Chennai- 600115 and Legal Heirs of deceased Mrs.Geetha, D/o. Late Mrs.Vasantha: **Mr.S. Parthiban**, S/o. Mr.M.S.Shanmugam No.85, Shalimar Garden, Injambakkam, Chennai- 600115 also at No.1/404, 3rd Street, Shalimar Garden, Injambakkam, Chennai- 600115, **Mrs. Vasumugil**, D/o.Mr.Parthiban, No.85, Shalimar Garden, Injambakkam, Chennai- 600115 also at No.1/404,

3rd Street, Shalimar Garden, Injambakkam, Chennai- 600115, **Mrs. Bhuvaneshwari**, D/o.Mr.Parthiban, No.85,Shalimar Garden, Injambakkam, Chennai- 600115 also at No.1/404, 3rd Street, Shalimar Garden, Injambakkam, Chennai- 600115 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, Chennai-21 Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **28.03.2024** for recovery of Rs.93,29,600.00 (Rupees Ninety Three Lakh Twenty Nine Thousand Six Hundred Only) as on 29.02.2024 due to the Tamilnad Mercantile Bank Limited, Chennai-21 Branch with subsequent interest and expenses. The reserve price will be Rs.1,27,00,000/- (Rupees One Crore Twenty Seven Lakh Only) and the earnest money deposit will be Rs.12,70,000/- (Rupees Twelve Lakh Seventy Thousand Only).

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Chennai 21 Branch No.20, G.A.Road, Old Washermenpet, Chennai-600 021
Date and Time of Auction Sale	28.03.2024 at 11.00 AM
Upset Price	Rs. 1,27,00,000/- (Rupees One Crore Twenty Seven Lakh Only)

Description of the Property : (GPS: 13.130807, 80.288017)

On eqm of land to the extent of 2470 sq.ft as per measurement and 2668 sq.ft as per title deed comprised in S.No.3941/5 part at Thondiarpet Village, Fort Thandiarpet Taluk and residential building thereon bearing D.No.5, V.O.C.Nagar, 7th Street, Tondiarpet, Chennai-600 081 standing in the name of deceased Mrs.B.Vasantha.

BOUNDARIES :

North By : LIG. Block
 South By : T-Type Tenement No.4
 East By : Vacant Land
 West By : T-Type Tenement No.6

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 28.03.2024 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., on all working days before the auction date (Phone No.98421 75070, 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 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

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: 02.03.2024

**Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Chennai-21 Branch)
(Cell:98421 75070/ 99766 34444)**