

CHENNAI REGION
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TAMILNAD MERCANTILE BANK LTD

Kalaingar Arivalayam, 1st Floor, Opp to B.R.Ambedkar Auditorium,
Mohanpura, Port Blair – 744 101

PORT BLAIR BRANCH

Date : 01.02.2024

(BY RPAD)

To

1.Mrs.M.Rupa, ... **Borrower/ Mortgagor /Guarantor**
W/o.P.B. Murugan,
Prop.M/s. V .Hotel,
S.No. 84, School Line, P.B.Murugan Councillor Office,
Junglighthat, Port Blair – 744 103

Also at,

House No.1, HUDCO Colony,
School Line, Port Blair – 744103.

2.Mr.Rajendar Singh, ... **Borrower**
S/o.Mr.Gurudayal Singh,
No.230/1, MG.Road, Opp Airport Entry NC Gate,
Lamba Line, Po Junglighthat,
Port Blair - 744103

3.Mr.P.B.Murugan, ... **Guarantor**
S/o.Mr.Balaram Raja.
House No.1, HUDCO Colony,
School Line, Port Blair – 744103.

Also at,

P.B.Murugan Councillor Office,
School Line Basthi, School Line- Part 4,
Port Blair – 744103.

Sale Notice for Sale of Immovable Property

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) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers **Mrs.M.Rupa,**

W/o.Mr.P.B.Murugan, **Prop.M/s. V Hotel**, S.No. 84, School Line, P.B.Murugan Councillor Office, Junglighthat, Port Blair – 744 103 also at House No.1, HUDCO Colony, School Line, Port Blair – 744103 & **Mr.Rajendar Singh**, S/o.Mr.Gurudayal Singh, No. 230/1 MG Road, Opp Airport Entry NC Gate, Lamba Line, Po Junglighthat, Port Blair - 744103 and Guarantor **Mr.P.B.Murugan**, S/o.Mr.Balaram Raja, House No.1, HUDCO Colony, School Line, Port Blair – 744103 also at P.B.Murugan Councillor Office, School Line Basthi, School Line- Part 4, Port Blair – 744103 that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited Port Blair Branch, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **04.03.2024** for recovery of Rs.1,25,48,706.79 (Rupees One Crore Twenty Five Lakh Forty Eight Thousand Seven Hundred and Six and Paise Seventy Nine Only) (M/s.V Hotel-Term Loan – Rs.80,98,310.82 Mr.Rajender Singh-Term Loan Rs.44,50,395.97) as on 31.01.2024 due to the Tamilnad Mercantile Bank Limited Port Blair Branch with subsequent interest and expenses. The reserve price will be Rs.2,46,00,000/- (Rupees Two Crore Forty Six Lakh Only) and the earnest money deposit will be Rs.24,60,000/- (Rupees Twenty Four Lakh Sixty Thousand Only)

Place of Submission of EMD and Auction	Authorised Officer, TAMILNAD MERCANTILE BANK LTD., PORT BLAIR BRANCH Kalaingar Arivalayam, 1st Floor, Opp to B.R.Ambedkar Auditorium, Mohanpura, Port Blair – 744 101
Date and Time of Auction Sale	04.03.2024 at 12.00 PM
Upset Price	Rs.2,46,00,000/- (Rupees Two Crore Forty Six Lakh Only)
Earnest Money Deposit	Rs.24,60,000/- (Rupees Twenty Four Lakh Sixty Thousand Only)

Description of the Property : (GPS – 11.644339,92.725709)

On eqm of commercial land comprised in S.No.85 to the extent of 120 sq.mtrs, situated at LAMBA Line Village, W.No.15, Port Blair under Port Blair Tehsil in the district of Andaman and Hotel building constructed thereon admeasuring to the extent of 540 sq.meters (Five Floors) standing in the name of Mrs.Rupa, W/o Mr.P.B.Murugan.

Boundaries :

North by : Footpath
 South by : S.No.84
 East by : S.No.86/2
 West by : Main Road

Encumbrance:

There is a S.A.No.463/2022 filed by the borrower before DRT-II calcutta challenging the auction sale fixed on 11.10.2022 and the same is pending.

Terms and 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 04.03.2024 within 11.30 AM. (The drawer of the Demand Draft should be the intending bidder).
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.094342 98887 , 99766 34444)
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.
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 SARFEASI Act.
6. To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance except the above mentioned SA.
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: 01.02.2024

Authorised Officer
Tamilnad Mercantile Bank Ltd
(For Port Blair Branch)