

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

D.No.37, TTK Road, Royapettah, Chennai - 600 014.

CHENNAI TTK ROAD BRANCH

17.03.2026

(BY Register with AD)

To,

1.M/s.Orchard Foods Private Ltd

CELEBROS SAPTHAGIRI HEIGHTS

Flat – 304, TNHB Link Road,

Sholinganallur,

Chennai – 600 119.

2.Mr.S.Shiyaam

(S/o.Mr.Sharath Chandran)

C-401, 4th Floor,

Model School Road,

Ceebros Belvedere,

sholinganallur, Chennai- 600 119.

3.Mrs.R.S.Sumathe

(W/o.Mr.A.S.Sarath Chandran)

C-401, 4th Floor,

Model School Road,

Ceebros Belvedere,

sholinganallur, Chennai- 600 119.

4.Mrs.S.Sulochana

(W/o.Mr.Subramanian)

No.47, Padayatchi Street,

Sannanallur – 609 504

Nannilam Taluk,

Thiruvarur District .

5.Subashini

(D/o.Mr.A.S.Sharath Chandran)

Old No.5, New No.7,

Kasthuri Estate, 1st Street,

1st Floor, Alwarpet,

Chennai – 600 018.

|| No.47, Padayatchi Street,

|| Sannanallur – 609 504

|| Nannilam Taluk,

|| Thiruvarur District .

Sale Notice for Sale of Immovable Properties through E-Auction

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Borrower **M/s.Orchard Foods Private Ltd, Mr.S.Shiyaam, S/o.Mr.Sharath Chandran, Mrs.R.S.Sumathe, W/o.Mr.A.S.Sarath Chandran, Mrs.S.Sulochana, W/o.Mr.Subramanian and Subashini D/o.Mr.A.S.Sharath Chandran** 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 TTK Road Branch, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **29.04.2026** for recovery of **Rs.15,91,98,911.91 (Rupees Fifteen Crore Ninety One Lakh Ninety Eight Thousand Nine Hundred Eleven and Paise Ninety One Only)** due to the Tamilnad Mercantile Bank Limited, Chennai TTK Road Branch with subsequent interest and expenses. The reserve price will be **Rs.3,73,71,000/- (Rupees Three Crore Seventy Three Lakh Seventy One Thousand Only)** and the earnest money deposit will be **Rs.37,37,100/- (Rupees Thirty Seven Lakh Thirty Seven Thousand One Hundred Only)**.

Description of the Property :

Property A:

Vacant land to the extent of 69 cents (or) 30056 Sq.ft. at R.S.No.47/33 (19 Cents), 47/34 (50 Cent), Sivan Kovil Street, Sannanallur, Nannilam Taluk, Thiruvarur District standing in the name of Mr.S.Shiyaam.

BOUNDARIES :

North : Veeran Kovil & Markasagayam site

South : River Bank

East : Railway line

West : Muthu Nadar & Ponnusamy nadar site

Property B:

Vacant land to the extent of 4 acre 93.5 cents at R.S.No.24/5A2, 24/5B, 24/6A, 24/7, 24/6B, 24/8B Patta Nos.265,380,9,337 North Adidhravidar Street, Mayiladuthurai Road, Sannanallur, Nannilam Taluk, Thiruvarur District standing in the name of Mr.S.Shiyaam.

BOUNDARIES	R.S.No.24/5A2 & 24/5B	R.S.No.24/6A, 24/7B	R.S.No.24/6B	R.S.No.24/8B
North	Nanja Land in S.No.24/5A2	Road	Adidravidar Street & Remaining Punjai	Road
South	Channel	R.S.No.24/6B & Channel	Channel	Channel
East	Nanja Land in S.No.24/6B	R.S.No.24/8B	Land Belongs to Shiyaam	Vacant Railway Land
West	Nanja Land in S.No.24/4	R.S.No.24/5A & 24/5B	Land Belongs to Shiyaam	R.S.No.24/7B

E-auction website	https://sarfaesi.E-auctiontiger.net
Upset Price	Rs.3,73,71,000/- (Rupees Three Crore Seventy Three Lakh Seventy One Thousand Only)
Date and time of E-auction	29.04.2026 Between 12.00 P.M and 1.00 P.M with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs.37,37,100/- (Rupees Thirty Seven Lakh Thirty Seven Thousand One Hundred Only)
Last date for submission of bid form with EMD	Bid form alongwith Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before 28.04.2026 within 5.00 P.M
Place of Submission of BID form and EMD	Authorised Officer, Tamilnad Mercantile Bank Ltd., D.No.4/144/1, Main Road, Mathirimangalam, Enangudi Post, Puthagaram – 609 701, Nagapattinam District.
Bid Multiplier	Rs.10,000/- (Rupees Ten Thousand Only)

Other Terms & Conditions:

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.98428 13786, 9715310888 & 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.

4.The successful bidder shall deposit the balance 75% of the bid amount within 15 days from the date of confirmation 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 SARFEASI Act.

6.To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance.

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 Authorized 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 proofs 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.bank.in)

Note:

1. Bid form for participating in the e-auction is available in the website <https://sarfaesi.auctiontiger.net>
2. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID {e-mail ID is absolutely necessary for the intending bidder) with regard to other relevant information and allotment of ID & password. For participating in the e-auction Contact: [M/s E-Procurement Technologies Ltd, Ahmedabad, Help Line. No: 079-40230825 | 826 | 827 | 813 | 814 | 815 | 816 | 817 | 818 | 819/800\) Email ID: \[spraveen.thevar@auctiontiger.net\]\(mailto:spraveen.thevar@auctiontiger.net\) & \[tamilnadu@auctiontiger.net\]\(mailto:tamilnadu@auctiontiger.net\) .](#)

Place: Chennai

Date: 17.03.2026

Authorised Officer

**Tamilnad Mercantile Bank Ltd
(For Chennai TTK Road Branch)
(Cell: 98428 13786 // 97153 10888 // 99766 34444)**