

CHENNAI REGION
No.45, Pulla Avenue, Shenoy Nagar,
Chennai – 600030.

Phone : (044) 26266363, 26209650
Fax : (044) 26210133
E-mail: Chennai_region@tmbank.in



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

VALASARAVAKKAM BRANCH

Sree Pushpa Complex, First Floor, Door No.91, Kamakodi Nagar,
Valasaravakkam, Chennai – 600087.

E Auction Sale Notice

29.05.2026

(BY Speed Post AD)

To

1. M/s.Smart Decor,

... Borrower

1, 103, Chakravarthy Nagar,
Rajendra Cholan 3rd Ward,
Unamacherry,
Kolapakkam, Chennai - 600048

2. Mr.M.Rajesh, S/o.R.Mohan,

... Partner /Guarantor

No.B6-1, 6th Floor, Ruby Land Mark,
Vandalur, Padappai Road,
Manivakkam,
Chennai – 600048

|| No.2B2, Ramya Nagar Extension,
|| Thelliyar Agram,
|| Chennai – 600122

3.Mr.M.Nethaji Chandramohan, S/o.Muniappan,

... Partner /Guarantor

No.103, Rajendira Chozhan Street,
Chakravarthy Nagar, Umamanchery,
Kolapakkam, Chennai – 600048.

4.Mr.C.Sakthivel, S/o.P.Chelliah,

... Guarantor/ Mortgagor

No.C-5, CDS, Vandikaran Road,
Angalamman Koil 2nd Street,
Velachery, Chennai -600 042

Also at

F2, Kannan Flats 16,
Cart Track Road, Guindy Industrial Estate,
Chennai 600 032

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 (s) **M/s.Smart Decor, Rep. by its Partners, Mr.M.Rajesh**, S/o.R.Mohan & **Mr.M.Nethaji Chandramohan**, S/o.Muniappan and Guarantor (s) **Mr.C.Sakthivel**, S/o.P.Chelliah that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited Valasaravakkam Branch, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **16.07.2026** for recovery of **Rs.32,44,841.00 (Rupees Thirty Two Lakh Forty Four Thousand Eight Hundred Forty One Only)**as on **30.04.2026** due to the Tamilnad Mercantile Bank Limited Valasaravakkam Branch with subsequent interest and expenses. The reserve price will be **Rs.1,15,50,000/- (Rupees One Crore Fifteen Lakh Fifty Thousand Only)** and the earnest money deposit will be **Rs.11,55,000/- (Rupees Eleven Lakh Fifty Five Thousand Only)**.

Description of the Property:

Land to the extent of 3000.00 Sq.ft situated at Plot No.101, Janakpuri Nagar Layout, S.No.143/1, Patta No.6327, As per patta New S.No.143/66-B, Kolapakkam Village, situated within Sub-Registration District of Guduvanchery and registration district of Chennai South, Chengalpattu Taluk, Kancheepuram District standing in the name of Mr.C.Sakthivel S/o.Mr.P.Chelliah

Boundaries:

North by : Plot No.104
South by : Lay out Park
East by : Plot No.107 & 108
West by : 30 Feet Road & Plot No.102

Terms & Conditions

E - Auction website	https://sarfaesi.auctiontiger.net
Upset Price	Rs.1,15,50,000/- (Rupees One Crore Fifteen Lakh Fifty Thousand Only)
Date and time of e-auction	16.07.2026 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.11,55,000/- (Rupees Eleven Lakh Fifty Five Thousand Only)
Last date for submission of bid form with EMD	Bid form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before 15.07.2026 within 06:00 pm.
Place of Submission of BID form and EMD	Authorized Officer, TAMILNAD MERCANTILE BANK LTD., Sree Pushpa Complex, First Floor, Door No.91, Kamakodi Nagar, Valasaravakkam, Chennai – 600087
Bid Multiplier	Rs.10,000/- (Rupees Ten Thousand Only)

Other Terms & Conditions

1. 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.98652 88858, 99766 34444)**
- 2.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.
- 3 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.
- 4 .No interest shall be payable on any amount deposited for participation in the bid under the SARFEASI Act.
- 5.To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance.
- 6.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. The Authorized 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 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.

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 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.

13.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: support@auctiontiger.net & ramprasad@auctiontiger.net Mobile No.: 92655 62818, 92655 62821.

Place: Chennai
Date: 29.05.2026

Authorized Officer
Tamilnad Mercantile Bank Ltd
(For Valasaravakkam Branch)
(Phone No.98652 88858, 99766 34444)