

KOMMADIKOTTAI BRANCH

No1/21, Main Road,
Koammadikottai - 628653
e-mail: kommadikottai@tmbank.in
CIN: L65110TN1921PLC001908

**Date 08.08.2024**

1. Mr.J.Jebastin
S/o Jebaraj,
D.No 13/29, Kovil Street, Sowkiyapuram,
Sasthavinallur-628 653

----- Borrower/Mortgagor

2. Mrs.Baby Crena
W/o Jebastin,
D.No 13/29, Kovil Street, Sowkiyapuram,
Sasthavinallur-628 65

----- Guarantor**Sale Notice for Sale of Immovable Properties**

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitization 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 Borrower/Mortgagor Mr.J.Jebastin S/o Jebaraj and Guarantor- Mrs.Baby Crena W/o Jebastin 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, Kommadikottai Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on 06.09.2024 for recovery of Rs.14,60,280.83 (Rupees Forteen Lakh Sixty Thousand Three Hundred Twenty Five and Paise Forty Three Only) in Overdraft as on 31.07.2024 due to the Tamilnad Mercantile Bank Limited, Kommadikottai Branch with subsequent interest and expenses.

The Reserve Price will be Rs.16,00,000/- (Rupees Sixteen Lakh Only) and the Earnest Money Deposit Rs.2,00,000/- .

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd., Kommadikottai Branch, No1/21, Main Road, Kommadikottai - 628653, Thoothukudi District
Date and Time of Auction Sale	06.09.2024 at 12.30 P.M
Upset Price	Rs.16,00,000/- (Rupees Sixteen Lakh Only)

Description of the Property :

Land to an extent of 2178 sq.ft (as per measurement 2141.91 sq.ft) Ayan punja Survey No 183/3A, (as per patta No.2656 Sub Division Survey No 183/3A1A and building constructed thereat (GF-537.74 sq.ft and AC Sheet 182.14 sq.ft) bearing D.No 2/12, Kommadikottai Panchayat, Sathankulam Taluk, Naduvakurichi Revenue Village, Kommadikottai Sub Registrar Office limit, Palayamkottai Registration District standing in the name of Mr.J.Jebastin S/o Jebaraj.

Boundaries:

North : East-West Pathway
East : Land belonging to Siluvai Johnson
South: land belonging to Vincent
West : Land belonging to Gnanam

Terms & Conditions

1. The intending bidders should pay Earnest Money Deposit(EMD) by means of a "Demand Draft" drawn in favor of "Tamilnad Mercantile Bank Ltd" on or before **06.09.2024** within 12.15 P.M
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 (**Ph.No.04639 253237 & Cell No:98429 53237**).
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 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 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 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 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 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)

Date: 08.08.2024
Place:Thoothukudi

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
(For Kommadikottai Branch)