



TAMILNAD MERCANTILE BANK LTD.,
Regd Office: 57,V.E.Road,
Thoothukudi – 628 002.

Usilampatti Branch

AUCTION SALE NOTICE

Auction Sale Notice for sale of Immovable Assets mortgaged / charged the Bank under the Securitisation 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(s) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Ltd., Madurai Regional Office, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **10.06.2024**, for recovery of Rs.3,96,04,287.77 (Rupees Three Crore Ninety Six Lakhs Four Thousand and Two Hundred Eighty Seven and Paise Seventy Seven Only) as on 30.04.2024 to Tamilnad Mercantile Bank Limited, Usilampatti Branch (Secured Creditor) from M/s.Sabarimalai Om Sri Dharmasastha Jewellers Prop: Mr.K.Deivendran, D.No.23, Peraiyur Road, Usilampatti – 625 532 and Guarantors Mrs.D.Banumathi W/o Mr.K.Deivendran, D.No.11.9.57A3, Dharmasastha Nagar, Usilampatti – 625 532, Mr.D.Prabhu S/o Mr.K.Deivendran, D.No.11.9.57A3, Avadi Thanga Nadar Street, Usilampatti – 625 532 and Ms.D.Sabariya D/o Mr.K.Deivendran, D.No.11.9.57A3, Avadi Thanga Nadar Street, Usilampatti – 625 532. **For the property the reserve price will be Rs.46,00,000/- for Item No.1, Rs.46,00,000/- for Item No.2 and Rs.48,50,000/- for Item No.3 and Rs.1,26,00,000/- for Item No.4 and Rs.3,50,00,000/- for Item No.5 and the earnest money deposit will be Rs.4,60,000/- for Item No.1, Rs.4,60,000/- for Item No.2 and Rs.4,85,000/- for Item No.3 and Rs.12,60,000/- for Item No.4 and Rs.35,00,000/- for item No.5.**

DETAILS OF AUCTION

The under mentioned property will be sold by public auction on **10.06.2024** for recovery of a sum of Rs.3,96,04,287.77 (Rupees Three Crore Ninety Six Lakhs Four Thousand and Two Hundred Eighty Seven and Paise Seventy Seven Only) as on 30.04.2024 plus future interest and costs payable by the above party.

Place of Auction:	TAMILNAD MERCANTILE BANK LTD., Usilampatti Branch, D.No:93, Madurai Main Road, Usilampatti - 625532. Phone Number: 04552-251142, 252142 Mobile Number : 98422-52142 & 98421 45637
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Description of Properties:

Item No.1

Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Usilampatti Village, Usilampatti Taluk, Usilampatti Town, situated at S.No.151/10, Ward No.11, New Ward No.16, Door No.63A, Vannarapettai Street No.9 to an extent of 2102 sq.ft and Residential Building constructed thereat standing in the name of Ms.D.Sabariya D/o Mr.K.Deivendran within the following boundaries

North: Ponnaiah Nadar House and common lane
South: K.Deivendran property and common lane
East: 16 feet wide North South Pathway
West: Vacant Land & Common lane

Measuring East to West on the Northern Side 43.50 feet, on the Southern side 45 feet and North to South on both the sides 47.5 feet each

Item No.2

Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Usilampatti Village, Usilampatti Taluk, Usilampatti Town, situated at S.No.151/10, Ward No.16, Door No.23A3, 23A4, 23A5, 23A6, 23A7 & 23A9, Avadithanga Nadar Street (East), Anantha Nagar, Vannarapettai to an extent of 1100 sq.ft and Residential Building constructed thereat standing in the name of Mr.K.Deivendran S/o Mr.Karuppaiah within the following boundaries

North: House purchase of Banumathi
South: 12 feet wide East West Street
East: House of Amutha W/o Mr.Chinnasamy
West: 16 feet wide North – South Street

Measuring East to West on both the sides 44 feet each and North to South on both the sides 25 feet each

Item No.3

Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Usilampatti Village, Usilampatti Taluk, Usilampatti Town, situated at Old Ward No.9, New Ward No.16, R.S.No.156/2, Sub division S.No.156/2B, Door No.23A, 23A1 & 23A2, Avadithanga Nadar Street, Anantha Nagar, Vannarapettai to an extent of 4200 links or 1832 sq.ft and Residential Building constructed thereat standing in the name of Mr.D.Prabhu S/o Mr.K.Deivendran within the following boundaries

North: Land belonging to Tamilselvi W/o Vilampatti Muniyandi
South: Land belonging to Amudha @ Mariyammal W/o Chinnasamy
East: 18 links North South Pathway
West: House of Banumathi

Measuring East to West on both the sides 56 links each and North to South on the Western side 78 links, on the Eastern side 72 links.

Item No.4

Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Usilampatti Village, Usilampatti Taluk, Usilampatti Town, Ward No.11, New Ward No.16, Avadi Thanga Nadar Street comprised in S.No.151/10, Old Door No.11.9.57A3, New Door No.77/23A to the extent of 1957.50 sq.ft and residential building constructed thereat standing in the name of Mrs.D.Banumathi W/o Mr.K.Deivendran within the following boundaries

North: Property belonging to R.C.Pappammal
South: Property purchased by Gopalakrishnammal
East: Property belonging to S.M.S.Pandian & Kanagasabapathy Nadar
West: 16 feet wide North – South Street

Measuring East to West on both the sides 43.50 feet each and North to South on both the sides 45 feet each,

Item No.5

Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Nakkalapatti Village situated at R.S.No.332/7, 332/8, Kalam Nagar, Near to Indian Oil Petrol Bulk, Theni Main Road to an extent of 17598.75 sq.ft and Commercial Building constructed thereat standing in the name of Mr.K.Deivendran S/o Mr.Karuppaiah within the following boundaries

Boudaries	R.S.No.332/7 33 Cents	R.S.No.332/8 3223.75 sq.ft
North	Theni Road	Theni Road
South	Property of G.Kandasamy and G.Subramanian	Property of G.Rajendran and R.Gurusamy

East	Property of G.Rajendran, R.Gurusamy & M.Muthu & Others	Property of M.Muthu & Others
West	Property of G.Kandasamy and G.Subramanian	Property purchased by K.Deivendran

Date and Time of Auction:	Item No.1 – 10.06.2024 at 11.30 AM Item No.2 - 10.06.2024 at 12.30 PM Item No.3 - 10.06.2024 at 1.30 PM Item No.4 - 10.06.2024 at 03.30 PM Item No.5 – 10.06.2024 at 04.30 PM
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TERMS & CONDITIONS

1. The intending bidders should pay Ten Percent (10%) of the reserve price of the property as Earnest Money Deposit (EMD) by means of a "Demand Draft" drawn in favour of "Tamilnad Mercantile Bank Ltd" payable at **Usilampatti Branch** on or before **10.06.2024** within 11.00 AM, 12.00 Noon, 01.00 PM, 03.00 PM and 04.00 PM for Property Item No.1, 2, 3, 4 & 5 respectively.
2. The intending bidders may inspect and satisfy themselves about the property and may approach the **Usilampatti** 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 (Phone No: **04552 - 251142, 252142** Mobile: **98422 52142 & 98421 45637**)
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 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 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).

Place: Madurai
Date : 14.05.2024

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
Regional Office, Madurai
[For Usilampatti Branch]

Borrower

M/s.Sabarimalai Om Sri Dharmasastha Jewellers

Prop: Mr.K.Deivendran,

D.No.23, Peraiyur Road, Usilampatti – 625 532

Guarantors

Mrs.D.Banumathi W/o Mr.K.Deivendran,

D.No.11.9.57A3, Dharmasastha Nagar, Usilampatti – 625 532,

Mr.D.Prabhu S/o Mr.K.Deivendran,

D.No.11.9.57A3, Avadi Thanga Nadar Street, Usilampatti – 625 532

Ms.D.Sabariya D/o Mr.K.Deivendran,

D.No.11.9.57A3, Avadi Thanga Nadar Street, Usilampatti – 625 532