

Palayamkottai Branch
Water Tank Road,
ST.John's College Campus,
Palayamkottai – 627 002
Tirunelveli.

Phone No: 0462-2583066, 2573066, & 2585066 & Cell: 98421 73066
e-mail: palayamkottai@tmbank.in



CIN: L65110TN1921PLC001908

(BY Speed Post/RPAD)

To,

1) **M/s.George Constructions,**
Prop:Mr.F.Suthakar,
S/o.Mr.Francis,
D.No.150-A, Main Road,
Near EB Office, Moolaikaraipatti,
Tirunelveli-627 351.

...Borrower...

2) **Mr.F.Suthakar**
S/o.Mr.Francis,
Prop:M/s.George Constructions,
D.No.150-A, Main Road,
Near EB Office, Moolaikaraipatti,
Tirunelveli-627 351.

...Borrower...

3) **Mrs.Viyagula Janet,**
W/o.Mr.F.Suthakar,
D.No.150-A, Main Road,
Near EB Office, Moolaikaraipatti,
Tirunelveli-627 351.

...Guarantor...

Sale Notice for Sale of Immovable Properties

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) 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) **M/s. George Constructions Prop:Mr.F.Suthakar S/o.Mr.Francis** and **Guarantor Mrs.Viyagula Janet W/o.Mr.F.Suthakar** that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Palayamkottai Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on **07.05.2024** for recovery of **Rs.1,15,91,578.91 (Rupees One Crore Fifteen Lakh Ninety One Thousand Five Hundred Seventy Eight and Paise Ninety One Only)** as on 26.03.2024 due to the Tamilnad Mercantile Bank Limited, Palayamkottai Branch with subsequent interest and expenses. The reserve price will be Rs.1,59,00,000/- (Rupees One Crore Fifty Nine Lakh Only) and the earnest money deposit will be Rs.15,90,000/- (Rupees Fifteen Lakh and Ninety Thousand Only).

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd., Palayamkottai Branch Water Tank Road, ST.John's College Campus, Palayamkottai – 627 002 Tirunelveli.
Date and Time of Auction Sale	07.05.2024 at 1.00 PM
Upset Price	Rs.1,59,00,000/- (Rupees One Crore Fifty Nine Lakh Only)

Description of the Property :

All that part and parcel of land to the extent of Southern side 1 acre land out of total extent of 4.64 acres and building constructed therein situated at Survey No.2122A/3 now sub divided in to S.No.2122A/3A1, Moolakaraipatti Part II Village, Nanguneri Taluk, Moolakaraipatti Sub Registrar Jurisdiction, Tirunelveli Registration District standing in the name of Mr.F.Suthakar S/o.Mr.Francis.

Boundaries:

North : Punjai land belongs to Mr.Ramaiah Reddiyar

South: Tirunelveli to Vijayanarayanam Highways

East: Punja land belongs to Mr.Ramaiah Reddiyar

West: Manimuthar Channel

Terms & Conditions

1.The intending bidders should pay 10% of the reserve price of the property as Earnest Money Deposit(EMD) by means of a “Demand Draft” drawn in favor of “Tamilnad Mercantile Bank Ltd” on or before 07.05.2024 within 1.00 PM.

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 (Phone No. 0462-2583066, 2573066, & 2585066 & Cell: 98421 73066)

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 Authorised 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 Authorised Officer, the properties are not subject to any encumbrance. The Authorised 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 Authorised 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.

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)

Place: Tirunelveli
Date : 27.03.2024

Authorised Officer
Tamilnad Mercantile Bank Ltd.,
Tirunelveli Regional Office
For Palayamkottai Branch.