



**D.No.: 35/8, 36/3A1, Salem Main Road, Adiyamankottai Panchayat, Nallampalli,  
Dharmapuri District – 636 807**

**ADIYAMANKOTTAI BRANCH**

**SALE OF IMMOVABLE ASSETS MORTGAGED/CHARGED TO THE BANK UNDER  
THE SARFAESI ACT{R/W RULE 8(6) & 9 (1) OF SECURITY INTEREST  
(ENFORCEMENT) RULES}**

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 / charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Salem Region, for Adiyamankottai Branch, (Secured Creditor), will be sold on “AS IS WHERE IS”, “AS IS WHAT IS” and “Whatever there is” on **16.10.2023** for recovery of Rs.14,06,856.13 (Rupees Fourteen Lakhs Six Thousand Eight Hundred Fifty Six and Paise Thirteen Only) in the overdraft account as on 31.08.2023 and Rs.1,44,123.00 (Rupees One Lakh Forty Four Thousand One Hundred Twenty Three only) in the Term Loan (GECL) account as on 06.09.2023 **Totally Rs.15,50,979.13 (Rupees Fifteen Lakhs Fifty Thousand Nine Hundred Seventy Nine and Paise Thirteen Only)** plus future interest and costs payable thereon, due to Tamilnad Mercantile Bank Limited, Adiyamankottai Branch (Secured Creditor) from **M/s.Om Muruga Enterprises Prop: Mr.Saravanan S/o Munusamy and Guarantor Mr.Munusamy S/o Muniyan. The Reserve Price will be Rs.24,83,000.00 (Rupees Twenty Four Lakhs Eighty Three Thousand only)** and the Earnest Money Deposit will be Rs.2,48,300/- (10% of Reserve Price).

**DETAILS OF AUCTION**

The under mentioned property will be sold by public auction on **16.10.2023** for recovery of a sum of Rs.14,06,856.13 (Rupees Fourteen Lakhs Six Thousand Eight Hundred Fifty Six and Paise Thirteen Only) in the overdraft account as on 31.08.2023 and Rs.1,44,123.00 (Rupees One Lakh Forty Four Thousand One Hundred Twenty Three only) in the Term Loan (GECL) account as on 06.09.2023 **Totally Rs.15,50,979.13 (Rupees Fifteen Lakhs Fifty Thousand Nine Hundred Seventy Nine and Paise Thirteen Only)** plus future interest and costs payable by the above party less recovery if any.

<b>Place of Auction</b>	<b>Tamilnad Mercantile Bank Ltd., Adiyamankottai Branch, D.No.: 35/8, 36/3A1, Salem Main Road, Adiyamankottai Panchayat, Nallampalli, Dharmapuri District – 636 807</b>
<b>Date and Time of Auction Sale</b>	<b>16.10.2023 and 4.00 P.M.</b>

**Description of the Property :**

<p>All that part and parcel of Residential land to the extent of 2888.3125 sq.ft and situated at S.F.No.777/1B, as per Patta S.F.No.777/1B1, S.F.No.773/5, as per Patta S.F.No.773/5D1B, Adiyamankottai Village and Panchayat, Nallampalli Taluk, Dharmapuri District – 636807 standing in the name of Mr.Munusamy S/o Muniyan</p> <p><b>Boundaries:</b></p> <p><b>S.F.No.777/1B1 (2261.3125 sq.ft - Doc.1257)</b></p> <p>North of : Property of Tirupati  South of : Lands of Kaveri  East of : Land of A.Rajagopal  West of : Railway Road</p> <p>Measuring East to West on northern side 91feet and southern side 95 ½ feet and North to South on Eastern side 23 ½ feet and western side 25 feet</p> <p><b>S.F.No.773/5D1B (627.00sq.ft – Doc.981) Kamalam Nagar</b></p> <p>North of : 16ft breadth Eastwest Road  South of : Koil Passage  East of : 6ft Breadth NorthSouth Pathway  West of : Property of Munusamy</p> <p>Measuring East to West on Northern side 20 feet and Southern Side 13 feet and North to South on both sides 38 feet each.</p>	
<b>Reserve Price</b>	<b>Rs.24,83,000/- (Rupees Twenty Four Lakhs Eighty Three Thousand only)</b>

**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 favour of "Tamilnad Mercantile Bank Ltd" payable at **Adiyamankottai** on or before **16.10.2023** within 04.00 P.M.
- 2.The intending bidders may inspect and satisfy themselves about the property/properties and may approach the Branch Manager, Adiyamankottai Branch (96989 20888) 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. 04342 – 244 488, Cell:96989 20888 / 99446 01576 / 95009 98074**)
3. The successful bidder shall have to deposit Twenty Five Percent (25%) of the Bid Amount (less EMD) immediately on the same day, or not later than next working day, as the case may be, without fail and EMD shall be adjusted towards twenty five percent(25%) of the bid amount immediately, on the sale being knocked down in his favour. In case of default in deposit of twenty five percent (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 Seventy Five Percent (75%) of the bid amount within 15 days 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.  
The property/ies is/are being sold with all existing and future encumbrance unknown to the Bank. The intending bidders are also advised to make their own independent inquiries regarding the encumbrances/claims/rights/dues/affecting the property prior to submitting their bid.
- 7.The Authorized Officer/Secured Creditor 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.
- 10.The property/properties will not be sold below the reserve price fixed above.
- 11.The property/properties is/are auctioned in " as is where is and as is what is basis and whatever there is" condition.
- 12.The Authorized officer has taken symbolic possession of the immovable property/properties described above, which alone can be passed on to the auction purchaser.
- 13.The intending bidders should bring any one of the proof of identity, ie., passport, driving license, Ration Card, Voter ID, PAN Card etc., at the time of participating the bid.
- 14.The sale certificate shall issued in the name of the purchaser/bidder if the terms of the payment have been complied with 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.
15. The sale shall be subject to rules/conditions/prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interests Act, 2002. The intending bidders are advised to properly read the sale notice and its terms and conditions.
- 16.The borrower's attention is invited to the provisions of Sub-Section(8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.
17. The sale notice is also uploaded/published on website [www.tmb.in](http://www.tmb.in).
18. Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec.194 IA of the Income Tax Act, 1961 & deposit the same by furnishing the Challan in Form 26QB and submit the original receipt of TDS Certificate to BANK.

**Place: Adiyamankottai****Date: 11.09.2023**

**Authorised Officer**  
**Tamilnad Mercantile Bank Ltd.,**  
**Salem Region (For Adiyamankottai Branch)**

**Sale Notice Addressed To :****1. M/s.Om Muruga Enterprises,****(Borrower)**

Prop: Mr.Saravanan S/o Munusamy,  
10/220, Merkathiyankottai, Jarugu, Maniyadahalli,  
Dharmapuri – 636807.

2. **Mr.Munusamy S/o Muniyan,** (Guarantor Cum Mortgagor)  
No.2/49, Narasimman Kovil Street, Adiyamankottai,  
Dharmapuri – 636807.