

Mathvarayapuram Branch
D.No.4/740-1, Siruvani Main Road,
Mathvarayapuram – 641 101
Ph: 0422-2651888, Mobile: 96590 10888
E-mail: Mathvarayapuram@tmbank.in
CIN:L65110TN1921PLC001908



(BY RPAD)

Date: 26.02.2024

- 1 **M/s. K.G Solutions** - **Borrower**
Proprietor: **Mr.K.Kanagaraj,**
S/o.Mr.Kaliswamy,
No.7/79-2, Aarasamarathu Thottam,
Kodayampalayam, Thennamanallur,
Coimbatore – 641 109
Mobile No : 98422 33327
- 2 **Mr.K.Kanagaraj,S/o.Mr.Kaliswamy,** - **Proprietor / Mortgagor**
No.7/79, Aarasamarathu Thottam,
Kodayampalayam, Thennamanallur,
Coimbatore – 641 109
Mobile No : 9842233327
- 3 **Mrs. K.Kalaiselvi, W/o.Mr.K.Kanagaraj,** - **Guarantor / Mortgagor**
No.7/79, Aarasamarathu Thottam,
Kodayampalayam, Thennamanallur,
Coimbatore – 641 109
Mobile No : 9842233327
- 4 **Mr.K.Karthikeyan,S/o.Mr.K.Kanagaraj,** - **Guarantor**
No.7/79, Aarasamarathu Thottam,
Kodayampalayam, Thennamanallur,
Coimbatore – 641 109
Mobile No : 9842333327
- 5 **Mr.R.Jothiraj,S/o.Mr.Ramasamy Gounder,** - **Guarantor / Mortgagor**
No.35/58, Chithirai Chavadi,
Pooluvapatti,
Coimbatore – 641 101
Mobile No : 9965840714

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 M/s.KG Solutions and the Proprietor / Mortgagor Mr.K.Kanagaraj,S/o.Mr.Kaliswamy, and the Guarantors / Mortgagors Mrs. K.Kalaiselvi, W/o.Mr.K.Kanagaraj and Mr.R.Jothiraj, S/o.Mr.Ramasamy Gounder and the Guarantor Mr.K.Karthikeyan, S/o.Mr.K.Kanagaraj** that the below described immovable property mortgaged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited., Mathvarayapuram Branch, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **30.03.2024** for recovery of **Rs.3,73,20,456.10 (Rupees Three Crores Seventy Three Lakhs Twenty Thousand Four Hundred Fifty Six and Paise Ten only)** as on **31.01.2024** due to Tamilnad Mercantile Bank Limited., Mathvarayapuram

Branch with subsequent interest and expenses less recovery if any. The Reserve Price will be Rs.6,46,00,000/- and the Earnest Money Deposit will be Rs.64,60,000/-.

Place of Auction and submission of EMD	Tamilnad Mercantile Bank Ltd., Mathvarayapuram Branch D.No.4/740-1, Siruvani Main Road, Mathvarayapuram – 641 101 Ph: 0422-2651888, Mobile: 96590 10888 Authorized officer : 9842835635	
Date and Time of Auction Sale	30.03.2024 (Saturday) at 1.30 PM	
Reserve Price	₹6,46,00,000/- (Rupees Six Crore and Forty Six Lakhs only)	
<u>Description of the Property</u>		
Land to the total extent of 3.64 acre (0.82 acre in S.No.845/1 and 2.82 acre in S.No.857/2) and building constructed thereat Arasamarathottam, Narasipuram Road Devarayapuram Village Panchayat, Perur Taluk, Coimbatore District together with all rights and passage rights, standing in the name of Mr.K.Kanagaraj, S/o.Mr.K.Kaliswamy.		
Boundaries:		
	0.82 acre in S.No.845/1	2.82 acre in S.No.857/2
North	Land in S.No.858/2	Land in 858/2
South	Land in S.No.846	East West Road and Land in S.No.846
East	Land in S.No.845/2, 3 & 4	Land in S.No.846 & 845/1
West	Land in S.No.857/2	Land in S.No.857/1
The above mentioned property is situated within the Sub Registration District of Thondamuthur and Registration District of Coimbatore.		
Note: The above mentioned immovable property is also offered as Common Collateral for the Cash Credit (335700150950005) of Rs.525.00 Lakh (Bal o/s. is Rs.5,51,70,436.61), Term Loan (335700480100106) of Rs.7.00 Lakh (Bal o/s. is Rs.5,20,014.00), WCTL GECL (335700460100027) of Rs.104.50.00 Lakh (Bal o/s. is Rs.29,98,135.00) and WCTL GECL (335700480100114) of Rs.50.00 Lakh (Bal o/s. is Rs.51,52,151.50) as on 31.01.2024 standing in the name of M/s. Aquarius PVC Pipes from our Mathvarayapuram Branch.		

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 Coimbatore on or before **30.03.2024 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 (Mathvarayapuram Branch Ph: 0422-2651888, Mobile: 96590 10888 and Authorized Officer – 98428 35635).
3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) immediately 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, i.e., 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. (For bid amount of Rs.50.00 lakhs and above).
13. The sale notice is also uploaded/published on website (www.tmb.in).

Place : Coimbatore

Date : 26.02.2024

**Authorised Officer
Tamilnad Mercantile Bank Ltd
Coimbatore Region
(For Mathvarayapuram Branch)**