

PATTUKOTTAI BRANCH  
No.72, Sundarraj Chettiar Complex,  
South Kaliyamman Kovil Street,  
Pattukottai – 614 601  
Thanjavur District  
Ph: 04373 - 255299  
Mobile : 90952 70888  
email: pattukottai@tmbank.in  
**CIN: L65110TN1921PLC001908**

**(BY RPAD)**

**Date: 13.02.2024**

**To**

1. Mr.M.N.P.Balasubramanian S/o.Mr.Palanithurai Thevar - Borrower / Mortgagor  
No.91, Main Road, Thambikottai,  
Vadakadu Village,  
Pattukottai – 614 604.
2. Mrs.B.Indira W/o Mr.M.N.P.Balasubramanian - Guarantor/Mortgagor  
No.91, Main Road, Thambikottai,  
Vadakadu Village  
Pattukottai – 614 604
3. Mr.B.Hariharan S/o Mr.M.N.P.Balasubramanian - Guarantor / Mortgagor  
No.91, Main Road, Thambikottai,  
Vadakadu Village  
Pattukottai – 614 604

### **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) & 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.M.N.P.Balasubramanian**, S/o.Mr.Palanithurai Thevar, and the **Guarantors / Mortgagors, Mrs.B.Indira** W/o.Mr.M.N.P.Balasubramanian, and **Mr.B.Hariharan** S/o Mr.M.N.P. Balasubramanian, 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, Tiruchirapalli Region will be sold on "As is where is", "As is what is", and "Whatever there is" on **08.03.2024** for recovery of **Rs.4,79,09,796.70 (Rupees Four crore Seventy Nine Lakh Nine Thousand Seven Hundred Ninety Six and Paise Seventy Only)** {i.e., Rs.4,18,78,041.79 in the Overdraft account, Rs.50,24,497.47 in the Term Loan and expenses of Rs.10,07,257.44} as on **31.01.2024** due to the Tamilnad Mercantile Bank Limited, Pattukottai Branch with subsequent interest and expenses less recovery, if any. The Reserve Price **will be Rs.1,63,00,000/- for Property No.1 and Rs.28,33,000/- for Property No.2** and the earnest money deposit will be **Rs.16,30,000/- for Property No.1 and Rs.2,83,300/- for Property No. 2.**

Place of Submission of EMD and Auction	The Authorised Officer Tamilnad Mercantile Bank Ltd, Pattukottai Branch No.72, Sundarraj Chettiar Complex, South Kaliyamman Kovil Street, Pattukottai – 614 601 Thanjavur District.
Date and Time of Auction Sale	<b>08.03.2024 at 12.30 PM</b>
Upset Price	Property No. 1 – Rs.1,63,00,000/- [Rupees One Crore and Sixty Three Lakh Only] Property No.2 – Rs.28,33,000/- [Rupees Twenty Eight Lakh and Thirty Three Thousand Only]

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**Description of the Properties**

**Property No.1**

Land to the extent of 540.67 cents in the following Survey Numbers

Item No.	Survey No.	Land Area (in Cents)
1	R.S. No.21-1 B	82.00
2	R.S. No.21-1 A	73.00
3	R.S. No.7 – 8C	42.00
4	R.S. No.7 - 8D	47.00
5	R.S. No.25-10 B	19.00
6	R.S. No.25-11	43.00
7	R.S. No.25-6A	52.00
8	R.S. No.25-6 B	26.00
9	R.S. No.7 – 4A2	37.00
10	R.S. No.21-2	6.00
11	R.S. No.21-3A	4.00
12	R.S. No.24- 2	51.67
13	R.S. No.25-10A	35.00
14	R.S. No.24 – 3	14.00
15	R.S. No.25/8	9.00
	<b>TOTAL</b>	<b>540.67</b>

and Residential Building constructed thereat bearing Door No.92/2B(Old) 91(New), at Main Road (Pattukottai to Muthupettai Road), Thambikkottai Vadakadu village, Pattukottai Taluk, Thanjavur District-614704 standing in the name of Mr.M.N.P.Balasubramanian.

**As Per Document**

**Boundaries: (R.S.No.21-1 B: 82 Cents)**

North by: Mr.M.N.P.Balasubramanian's Property (Property in R.S.No: 21/1A)

South by: Thambikkottai to Pattukottai Main Road

East by: Cart Track Pathway

West by: Mr.M.N.P.Balasubramanian's Property (Property in R.S.No.25/6A & 25/6B)

**Boundaries: (R.S.No.21-1A: 73 Cents)**

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North by: Mrs.Sundarambal's Property  
South by: Mr.Subramaniyan's Property  
East by: Vathalaivan's Property  
West by : Karungkulam

**Boundaries: (R.S.No.24-2: 6 Cents)**

North by: Mr.Ganesan's & Mr.Balasubramaniyan's Property  
South by: Pattukottai Road  
East by: North South Road  
West by : Mr.M.N.P.Balasubramnian's Property

**Overall Boundary: As per Actual**

North by: Property in R.S.No.24/1A2A, 25/9, 25/7, 7/8B & 7/A41  
South by: Pattukottai Road, Pond & Property in R.S.No.21/3B & 21/3C  
East by: Cart Track Pathway & Property in R.S.No.21/3B & 21/3C  
West by: Property in R.S.No.25/3, 25/5A2 & 25/5A4

**Property No.2:** Land to the extent of 43 cents at new R.S. No.151-1B (Old R.S.No.151-1), Thambikottai Melakkadu village and Panchayat, Pattukottai Taluk, Thanjavur District standing in the name of Mr.B. Hariharan S/o.Mr.M.N.P. Balasubramanian.

**Boundaries:**

North by : East-west Common Pathway  
South by: Ganesan Punja  
East by: Venkatraman Punja  
West by: South-north Road

**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" or NEFT/RTGS in favour of "Tamilnad Mercantile Bank Ltd, Pattukottai Branch", A/c No.307430250803140, IFSC Code – TMBL0000307 on or before 08.03.2024 within 12.30 PM.
2. The intending bidders may inspect and satisfy themselves about the property 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.04373 255299 & Mobile: 90952 70888) or Chief Manager, Tiruchirapalli Region @ Mobile No.9095244477.
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.
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

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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.

7. The Authorised 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.

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 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.

10. The property/properties will not be sold below the reserve price fixed above.

11. The intending bidders should submit photo copy of any one of the proof of identity, i.e., Aadhaar Card, Passport, Driving License, Ration Card, Voter ID, PAN Card, etc., along with the Bid Form.

12. The Sale Certificate shall be issued in the name of the purchaser/successful bidder and will not be issued in 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.

13. Successful bidder/purchaser will deduct TDS @ 1.00% 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. (For Bid amount of Rs.50 lac & above only)

14. The sale notice is also uploaded/published on website ([www.tmb.in](http://www.tmb.in)).

Place: Tiruchirapalli  
Date : 13.02.2024

**Authorised Officer  
Tamilnad Mercantile Bank Ltd.  
Tiruchirapalli Region.  
(For Pattukottai Branch)**