

**PUDUKOTTAI BRANCH,**  
**No.2738, East Main Street,**  
**KLKS Complex,**  
**Pudukottai – 622 001**  
**Ph: 04322 220194 / 221416**  
**Mob:98652 31416**  
**E-Mail – [pudukottai\\_district@tmbank.in](mailto:pudukottai_district@tmbank.in)**  
**CIN: L65110TN1921PLC001908**

**(BY Speed Post/RPAD)**

Date 26.02.2024

To

1. **Mr.P.Arunmozhivarman**  
S/o.Mr.Palanisamy  
**Prop: M/s.Preethi Sago Industries** --- **Borrower / Mortgagor**  
421/2 &422/6B, Udaiyalipatti Village  
Kunrandar kovil, Kulathur Taluk  
Pudukottai District – 622 502

2. **Mrs.A.Saranya** --- **Guarantor / Mortgagor**  
W/o,Mr.P.Arunmozhivarman

**Both having address at:**

No. 102, Mushtakinathupatti  
Paganatham Village  
Velliyana (Via)  
Karur – 639 118

**Also having address at:**

Door No-69, Deivanai Nagar  
Karuvapilan Gate, Sipcot  
Pudukottai – 622 001

**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) & 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.P.Arunmozhivarman, S/o.Mr.Palanisamy, Prop. of M/s.Preethi Sago Industries** and the **Guarantor/Mortgagor, Mrs.A.Saranya, W/o. Mr.P.Arunmozhivarman** 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 **05.04.2024** for recovery of **Rs.1,33,75,920.51** (Rupees one Crore Thirty Three Lakh Seventy Five Thousand Nine Hundred Twenty and Paise Fifty One only) {i.e., **Rs.32,14,632.82** in Overdraft account, **Rs.60,78,857.56** in Term Loan account, **Rs.16,09,257.50** in Term Loan account, **Rs.20,16,463.66** in Term Loan account and **expenses of Rs.4,56,708.97**} as on 31.01.2024 due to Tamilnad Mercantile Bank Limited, Pudukottai Branch with subsequent interest and expenses less recovery, if any. The Reserve Price will be **Rs.40,12,000/-** and the earnest money deposit will be **Rs.4,01,200/-**.

Place of Submission of EMD and Auction	<b>Tamilnad Mercantile Bank Ltd.</b> Pudukottai Branch No.2738, East Main Street, KLKS Complex, Pudukottai – 622 001
Date and Time of Auction Sale	<b>05.04.2024 at 12.30 PM</b>
Upset Price	<b>Rs.40,12,000/-</b> (Rupees Forty Lakhs and Twelve Thousand Only)
<b><u>Description of the Properties</u></b>	
Land to the extent of 1.43 Acre situated at S.F.Nos.421/2, 422/6B situated at Keeranoor –	

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Athahakottai Road, Udaiyalipatti Village, Kunandarkoil (post), Kulathur Taluk, Pudukottai Taluk & District and Tapioca Starch manufacturing unit consist of office room building to the extent of 1453 Sqft & Lalam Area 6160 sq. ft. standing in the name Mr.P.Arunmozhivarman S/o.Mr.-Palanisamy.

**Boundaries:**

North : Road & Vendor's remaining Land  
South : Ponraman Punjai Land  
East : Vendor's Punjai Land  
West: A.Govindan & Vendors Punjai Land

**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, Pudukottai Branch", A/c No.128430250803140, IFSC Code – TMBL0000128 on or before **05.04.2024** 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.04322 220194 & Mobile: 98652 31416) or Chief Manager, Tiruchirapalli Region @ Mobile No.9095244477.
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.

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

Place: Tiruchirapalli  
Date : 26.02.2024

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