

Perumanallur Branch
Door No: 3/40A, Old NH - 47,
Opp. To State Bank of India,
Perumanallur - 641666
Ph: 0421-2352555, Cell: 9865823525
Mail : perumanallur@tmbank.in
(CIN: L65110TN1921PLC001908)



(BY RPAD)

Date: 23.01.2024

To

- 1 **M/s.SMG Fabs, (Address 1) - Borrower Also doing business at**
5/417 – 4, Velavan Compound,
Kupandampalayam (P.O),
Palangari, Avinashi,
Tirupur – 641 654
Mobile No: 96296 33636
**M/s.SMG Fabs,
Shed No.9, TEKMA Nagar,
SIDCO Industrial Estate,
Kanakkampalayam Pirivu,
Pongupalayam Post,
Tirupur – 641 666
Mobile No: 96296 33636**
- 2 **Mr.Senthil Kumar.S, - Partner/Guarantor**
S/o.Mr.Subbarayalu,
C251/1, Near 6th Bus Stop,
Cheranmanagar, V K Road,
Coimbatore – 641 035
Mobile No: 96296 33636
- 3 **Mrs.Suganya.S, - Partner/Guarantor**
W/o.Mr.Senthilkumar.S,
C251/1, Near 6th Bus Stop,
Cheranmanagar, V K Road,
Coimbatore – 641 035
Mobile No: 97517 77764
- 4 **Mr.K.Muralidharan, - Guarantor**
S/o.Mr.Kannan,
15/4C, Kamatchi Nagar,
1st Street, Rakkiyampalayam
Pirivu, Tirupur – 641 606
Mobile No: 93600 01114
- 5 **Mrs.Sasikala, W/o.Mr.Kannan, - Guarantor/Mortgagor**
15/4C, Kamatchi Nagar,
1st Street, Rakkiyampalayam
Pirivu, Tirupur – 641 606
Mobile No: 98432 38884

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.SMG Fabs, and the Partners / Guarantors Mr.S.Senthil Kumar, S/o. Mr.Subbarayalu and Mrs.S.Suganya W/o. Mr.S.Senthil Kumar and the Guarantors Mr.K.Muralidharan, S/o.Mr.Kannan and Mrs.Sasikala, W/o.Mr.Kannan that the below described immovable

property mortgaged/charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Perumanallur Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **19.02.2024** for recovery of **Rs.28,06,972.57** (Rupees Twenty Eight Lakhs Six Thousand Nine Hundred Seventy Two and Paise Fifty Seven only) as on 31.12.2023 due to the Tamilnad Mercantile Bank Limited, Perumanallur Branch with subsequent interest and expenses less recovery if any. The Reserve Price of Item No.1 property will be Rs.9,00,000/-, Item No.2 property will be Rs.13,05,000/- and Item No.3 property will be Rs.11,25,000/- and the corresponding Earnest Money Deposit will be Rs.90,000/- for Item No.1 property, Rs.1,30,500/- for Item No.2 property and Rs.1,12,500/- for Item No.3 property.

Place of Auction and submission of EMD	Tamilnad Mercantile Bank Ltd., Perumanallur Branch, 3/40A, old NH-47, Opp. State Bank Of India, Perumanallur – 641 666 Ph: 0421-2352555, Cell: 9865823525 Authorised Officer Cell No: 9842835635
Date and Time of Auction Sale	Item No.1 - 19.02.2024 (Monday) at 11.30 AM Item No.2 - 19.02.2024 (Monday) at 12.30 PM Item No.3 - 19.02.2024 (Monday) at 1.30 PM
Reserve Price	Item No.1: ₹9,00,000/- (Rupees Nine lakhs only) Item No.2: ₹13,05,000/- (Rupees Thirteen lakhs and Five Thousand only) Item No.3: ₹11,25,000/- (Rupees Eleven lakhs and Twenty Five Thousand only)
<u>Description of the Property</u>	
<u>Item No: 1</u> All that part and parcel of vacant House site bearing Site No.48 measuring 1600 Sq.ft. comprised in S.F. 69, Sub Divided Survey No.69/ 1A1A1A1A1, Patta No.486 at Ganga Nagar, Nachipalayam Village, Tirupur South Taluk and District standing in the name of Mrs.K.Sasikala W/o.Mr.Kannan Boundaries: North: 23 feet East West Layout road East : Site No.47 South: Site No.38 West : Lands in S.F.No.70	
<u>Item No: 2</u> All that part and parcel of vacant House site bearing Site No.135 measuring 1750 Sq.ft. comprised in S.F. 69 , Sub Divided Survey No.69/ 1A1A1A1A1, Patta No.486 at Ganga Nagar, Nachipalayam Village, Tirupur South Taluk and District standing in the name of Mrs.K.Sasikala W/o.Mr.Kannan Boundaries: North: East West Layout road East : Site No.146 South: Site No.136 West : 40 feet South North Layout road	
<u>Item No: 3</u> All that part and parcel of vacant House site bearing Site No.89 measuring 1750 Sq.ft. comprised in S.F. 69 , Sub Divided Survey No.69/ 1A1A1A1A1, Patta No.486 at Ganga Nagar, Nachipalayam Village, Tirupur South Taluk and District standing in the name of Mrs.K.Sasikala W/o.Mr.Kannan	

Boundaries:

North: Site No.88

East : Site No.100

South: Site No.90

West : 40 feet South North Layout road

The above mentioned properties are situated within the Thottipalayam Sub Registration District and Tirupur Registration District.

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 **19.02.2024 within 11.00 AM for Item No.1, 19.02.2024 within 12.00 Noon for Item No.2 and 19.02.2024 within 1.00 PM for Item No.3.**
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 (Perumanallur Branch Phone – 0421 – 2352555 & Mobile: 98658 23525 & Authorised Officer Mobile - 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., 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. (For bid amount of Rs.50.00 lakhs and above)
13. The sale notice is also uploaded/published on website (www.tmb.in).

Place: Perumanallur

Date : 23.01.2024

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