

TAMILNAD MERCANTILE BANK LTD  
DINDIGUL BRANCH

Date : 05.08.2023

To

01.M/s.Top Home Electronics,  
Door no.233, West car street,  
Dindigul

02.M/s.Ismaail Trading company,  
Door no. 126/c,  
Bungalow pettai,  
Madurai road, Begampur,  
Dindigul

03.Mr.K.Mohammed Siddiq S/o.Khadar,  
D.No.1/197/1, AB Nagar, Opposite to ITI,  
Natham Road, Dindigul

04.Mr,Syed Abbas S/o.Mr.K.Mohammed Siddiq,  
Door No.1/197/1, AB Nagar,  
Opposite to ITI, Natham Road  
Dindigul

**Sale Notice for Sale of Immovable Properties through E- Auction**

E-Auction Sale Notice for Sale of Immovable Assets 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/s /partners/ guarantors : M/s.Top Home Electronics, Door no.233, West car street, Dindigul, M/s.Ismaail Trading company , Door no. 126/c, Bungalow pettai, Madurai road, Begampur, Dindigul, Mr.K.Mohammed Siddiq S/o.Khadar, D.No.1/197/1, AB Nagar, Opposite to ITI, Natham Road, Dindigul and Mr,Syed Abbas S/o.Mr.K.Mohammed Siddiq, Door No.1/197/1, AB Nagar, Opposite to ITI, Natham Road Dindigul 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 Dindigul Branch, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 08.09.2023 for recovery of Rs.5,64,21,446.00 (Rupees Five crores sixty four lakhs twenty one thousand four hundred and forty six only ) as on 31.07.2023 plus future interest and costs payable from thereon due to the Tamilnad Mercantile Bank Limited Dindigul Branch with subsequent interest and expenses. For property Item no1 the reserve price will be Rs.5,30,000/- and the earnest money deposit will be Rs.53,000/-. For property Item no2 the reserve price will be Rs.8,86,000/- and the earnest money deposit will be Rs.88,600/-

**Description of the Property :**

**Item No.I :**

Dindigul Registration District, Nagalnayakkanpatty Sub Registrar Office Adiyanoothu Village S.No.221 ,Madurai Road, Thomaiyarpuram Land to the extent of 1788.00 sq.ft standing in the name of Mr.S.Syed Abbas.

**Boundaries :**

North: Land in S.No.179/1B North portion of the building

South: Land in S.No.221

East : Land in S.No.221

West : Dindigul – Madurai Main Road

**Item No.II:**

Dindigul Registration District, Nagalnayakkanpatty Sub Registrar Office,Adiyanoothu Village S.No.221 land to the extent of 3003.9 sq.ft standing in the name of Mr.S.Mohammed Siddiq,

**Boundaries :**

North: Land in S.No.221, south portion of building

South- Land in S.No.221/1B , belongs to Muniyandi

East -Land in S.No.221

West- Dindigul – Madurai Road

E - Auction website	<a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>
Upset Price	<u>For Item No:1:</u> Rs. <b>Rs.5,30,000/-</b> (Rupees Five lakhs thirty thousand only) <u>For Item No:2:</u> <b>Rs.8,86,000/-</b> (Rupees Eight lakhs eighty six thousand only)
Date and time of e-auction	08.09.2023 <u>Time for Item No.1 :</u> (11.A.M) between 11 Am and 11.30 Am with auto time extension of 5 minutes each, till sale is concluded <u>Time for Item No.2 :</u> (12 Noon ) between 12.00 pm and 12.30 pm with auto time extension of 5 minutes each, till sale is concluded
Earnest Money Deposit	<u>For Item No.1 :</u> Rs. <b>53,000/-</b> ( Rupees fifty three thousand only ) <u>For Item No.2 :</u> Rs. <b>88,600/-</b> ( Rupees Eighty eight thousand six hundred only )
Last date for submission of bid form with EMD	Bid form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before 06.09.2023 within 06:00 pm.
Place of Submission of BID form and EMD	Authorised Officer, TAMILNAD MERCANTILE BANK LTD., No.9, Salai Road, Dindigul
Bid Multiplier	Rs.10,000/- ( Rupees Ten Thousand Only)

**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 favor of "Tamilnad Mercantile Bank Ltd" payable at Dindigul **Branch** on or before 06.09.2023 within 2.00 PM.
2. The intending bidders may inspect and satisfy themselves about the property and may approach the Dindigul 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 9842320878**)
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 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 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 SARFAESI Act.
6. To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance. The Authorized 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.
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 Authorized Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorized 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, ie., 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 (Rs.50.00 Lacs and above property)
13. The sale notice is also uploaded / published on website ([www.tmb.in](http://www.tmb.in)).

**Place: Dindigul**  
**Date : 05.08.2023**

**Authorised Officer,**  
**Tamilnad Mercantile Bank Ltd,**  
**Dindigul Branch**

