

Podanur Branch
No.11, Church Road, Podanur,
Coimbatore- 641023
Ph: 0422-2412505, Cell: 9842212505
E-mail: podanur@tmbank.in
CIN NO : L65110TN1921PLC001908



(BY RPAD)

Date: 20.01.2024

To

**1 M/s Vimala Super Market,
1/56A, Madukkarai Road,
Sundarapuram,
Coimbatore - 641024.
Mobile No.7502044770**

Borrower

**2 Mrs. V.Jeyageetha,
W/o Vijayakumar,
No 2A Edayarpalayam Road,
Machampalayam, Kurichi,
Coimbatore - 641024.
Mobile No. 7502044770**

**Partner /
Guarantor**

**3 Mrs. Rajeswari S,
W/o Late Sivakumar M,
No 1/40UF, Padasalai Street,
Machampalayam,
Sundarapuram,
Coimbatore - 641024.
Mobile No. 9384127770**

**Also residing at
Mrs. Rajeswari S
W/o Late Sivakumar M.
C/o.Mr.Chidambara Nadar
Ganapathy Pillai Street,
Near Puthu Mariamman Kovil,
T.Kallupatti, Perayur Taluk,
Madurai – 625702
Mobile No. 9384127770**

**Partner /
Guarantor /
Legal Heir of
Late
Mr.Sivakumar**

**4 Mr.Vijayakumar,
S/o Mookkandi Nadar,
No 2A Edayarpalayam Road,
Machampalayam, Kurichi,
Coimbatore - 641024
Mobile No. 9443754208**

**Guarantor /
Mortgagor**

**5 Minor S.Rohan
S/o Late Sivakumar M.
No 1/40UF, Padasalai Street,
Machampalayam,
Sundarapuram,
Coimbatore - 641024.
Mobile No. 9384127770**

**Also residing at
Minor S.Rohan
S/o Late Sivakumar M.
C/o.Mr.Chidambara Nadar,
Ganapathy Pillai Street,
Near Puthu Mariamman Kovil,
T.Kallupatti, Perayur Taluk,
Madurai – 625702
Mobile No. 9384127770**

**Legal Heir of
Late
Mr.Sivakumar**

**6 Minor S.Shivani
D/o Late Sivakumar M,
No 1/40UF, Padasalai Street,
Machampalayam,
Sundarapuram,
Coimbatore - 641024.
Mobile No. 9384127770**

**Also residing at
Minor S.Shivani
D/o Late Sivakumar M,
C/o.Mr.Chidambara Nadar,
Ganapathy Pillai Street,
Near Puthu Mariamman Kovil,
T.Kallupatti, Perayur Taluk,
Madurai – 625702
Mobile No. 9384127770**

**Legal Heir of
Late
Mr.Sivakumar**

[Minor legal heirs mentioned in S.No.5 & 6 are being represented by their mother and natural guardian Mrs.S.Rajeswari]

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.Vimala Super Market and the Partners / Guarantors Mrs. V.Jeyageetha, W/o Vijayakumar and Mrs. Rajeswari S, W/o Late Sivakumar M and Guarantor / Mortgagor Mr.Vijayakumar, S/o Mookkandi Nadar and Legal Heirs of deceased Guarantor / Mortgagor Late Mr.Sivakumar, i.e. Minor S.Rohan S/o Late Sivakumar M and Minor S.Shivani D/o Late Sivakumar M that the below described immovable properties mortgaged / charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Podanur Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on **01.03.2024** for recovery of **Rs.7,31,82,400.81** (Rupees Seven Crores Thirty One Lakhs Eighty Two Thousand Four Hundred and Paise Eighty One only) as on 31.12.2023 due to the Tamilnad Mercantile Bank Limited, Podanur Branch with subsequent interest and expenses less recovery if any. The Reserve Price of Item No. 1 property will be Rs.59,00,000/- and Item No.2 property will be Rs.74,00,000/- and the corresponding earnest money deposit for Item No. 1 property will be Rs.5,90,000/- and Item No.2 property will be Rs.7,40,000/-

Place of Auction and submission of EMD	Tamilnad Mercantile Bank Ltd., Podanur Branch No.11, Church Road, Podanur, Coimbatore- 641023 Ph: 0422-2412505, Cell: 9842212505 Authorised Officer Cell No: 9842835635
Date and Time of Auction Sale	Item No. 1 – 01.03.2024 (Friday) at 12.30 PM Item No. 2 – 01.03.2024 (Friday) at 1.30 PM
Reserve Price	Item No.1: ₹59,00,000/- (Rupees Fifty Nine Lakhs only) Item No.2: ₹74,00,000/- (Rupees Seventy Four Lakhs only)
<u>Description of the Property</u>	
<u>Item No.1:</u> Land measuring 594 sq.ft (as per document) (as per measurement – 552.75 sq.ft) together with building constructed thereon situated at D.No.54, Madukkarai Road, Kurichi, Coimbatore comprised in S.No.102/4 part, Ward no.18, Kurichi village, Madukkarai Taluk, Coimbatore District together with all mamool pathway rights and amenities, standing in the name of Mr.M.Sivakumar [Deceased] and now succeeded by his legal heirs Mrs.S.Rajeswari, Minor S.Rohan and Minor S.Shivani (minors are represented by their mother and natural guardian Mrs.S.Rajeswari.	
<u>Boundaries</u> North : Property of Alamelammal South : Property of M.Pattukumar East : South North Madukkarai Road West : 3 feet common pathway This property is coming within Joint I Sub Registration District and Registration District of Coimbatore	

Item No.2

Vacant land measuring 864 sq.ft (as per document) (as per measurement – 804 sq.ft) situated at, Madukkarai Main Road, Sundarapuram, Kurichi, Coimbatore comprised in S.No.102/4, Patta no.2057, Kurichi village, Madukkarai Taluk, Coimbatore District together with all mamool pathway rights and amenities, standing in the name of Mr.M.Sivakumar [Deceased] and now succeeded by his legal heirs Mrs.S.Rajeswari, Minor S.Rohan and Minor S.Shivani (Minors are represented by their mother and natural guardian Mrs.S.Rajeswari).

Boundaries

North : common passage

South : Property of Rangasamy Konar

East : South North Madukkarai Road

West : Property of Palaniappa Servai

This property is coming within Joint I Sub Registration District and Registration District of Coimbatore

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 **01.03.2024 within 12.00 PM for Item No.1 and within 1.00 PM for Item No.2**
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 (Podanur Branch Phone – 0422-2412505, Cell: 9842212505 & 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: Coimbatore
Date : 20.01.2024

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