

THANJAVUR BRANCH

No.56/102 Abraham Pandithar Road,
Thanjavur – 613001
Ph: 04362 239138
Mob:98424 31574
E-Mail – thanjavur@tmbank.in
CIN: L65110TN1921PLC001908

(BY Speed Post/RPAD)

Date : 16.12.2023

To

1. **Mrs.S.Kavitha,** Borrower / Mortgagor
W/o.Late.Mr.D.Saravanakumar
No.5/2647, Pookara 3rd Street
Puthupattinam Village,
Thanjavur – 614 904.
2. **Ms.S.Dharini,** Legal Heir of the Deceased
D/o.Late.Mr.D.Saravanakumar
No.5/2647, Pookara 3rd Street
Puthupattinam Village,
Thanjavur – 614 904. Guarantor, Late.Mr.D.Saravanakumar
3. **Mr.S.Guhan,** Legal Heir of the Deceased
S/o.Late.Mr.D.Saravanakumar
No.5/2647, Pookara 3rd Street
Puthupattinam Village,
Thanjavur – 614 904. Guarantor, Late.Mr.D.Saravanakumar

Sale Notice for Sale of Immovable Property

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) 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 / Mortgagor, Mrs.S.Kavitha** W/o.Late.Mr.D.Saravanakumar and the **Legal Heirs of Deceased Guarantor** (Late.Mr.D.Saravanakumar), **Ms.S.Dharini**, D/o.Late.Mr.D.Saravanakumar and **Mr.S.Guhan**, S/o.Late.Mr.D.Saravanakumar that the below described immovable properties 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 **11.01.2024** for recovery of **Rs.2,46,03,958.78 (Rupees Two Crore Forty Six Lakh Three Thousand Nine Hundred Fifty Eight and Paise Seventy Eight only)** [Towards the following loans availed in the name of Mrs.S.Kavitha and Mr.D.Saravanakumar at our Thanjavur Branch and in the name of M/s.Sri Simma Associates, Prop. Late.Mr.D.Saravanakumar at our Mannargudi Branch for these loans the scheduled property has been offered as common security]

| Loan Type | Borrower Name | Branch Name | Balance Outstanding as on 30.11.2023 |
|------------------|--|--------------------|---|
| Home Loan | Mrs.S.Kavitha | Thanjavur | Rs.31,30,781.93 |
| Overdraft | Mrs.S.Kavitha | Thanjavur | Rs.7,81,774.33 |
| Term Loan | Mrs.S.Kavitha | Thanjavur | Rs.17,34,818.57 |
| Overdraft | Mr.D.Saravanakumar | Thanjavur | Rs.8,03,119.94 |
| Term Loan | Mr.D.Saravanakumar | Thanjavur | Rs.17,57,843.11 |
| Overdraft | M/s.Sri Simma Associates, Prop. Late.Mr.D.Saravanakumar | Mannargudi | Rs.38,78,153.01 |
| Term Loan | M/s.Sri Simma Associates, Prop. Late.Mr.D.Saravanakumar | Mannargudi | Rs.1,15,75,504.69 |

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and expenses of Rs.9,41,963.20 as on 30.11.2023 due to Tamilnad Mercantile Bank Limited with subsequent interest and expenses.

The Reserve Price for the Property will be **Rs.29,25,000/-** and the earnest money deposit will be **Rs.2,92,500/-**.

| | |
|---|---|
| Place of Submission of EMD and Auction | Tamilnad Mercantile Bank Ltd. Thanjavur Branch No.56/102, Abraham Pandithar Road, Thanjavur – 613 001 |
| Date and Time of Auction Sale | 11.01.2024 at 11.00 AM |
| Upset Price | Rs.29,25,000/- (Rupees Twenty Nine Lakh and Twenty Five Thousand Only) |
| <u>Description of the Property</u> | |
| Land to the extent of 3249.50 sq.ft or 301.98 sq.m (753 ½ sq.ft at R.S.No.420/49,1699 sq.ft at R.S.No.420/52, 797 sq.ft at R.S.No.420/53) and House Building Constructed thereat at Vanadurga Nagar, Ramanathapuram Village, Karuthattangudi Sub Registration District, Thanjavur Taluk, Thanjavur District standing in the name of Mrs.S.Kavitha | |
| <u>Boundaries:</u> North: Road South : Property of Nagarajan & Road East : Property of Krishnamoorthy West : Property of Jothi | |
| <u>Note:</u> The Borrower has also availed Kissan Credit Card Loan of Rs.1,00,000/- (Balance outstanding is Rs.1,93,677.31 as on 30.11.2023), which is also in NPA Category | |

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., Thanjavur Branch”, A/c No.067430250803140, IFSC Code – TMBL0000067 on or before **11.01.2024** within **11.00 AM**
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.04362 - 239138 & Mobile: 98424 31574) 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.

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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. The sale notice is also uploaded/published on website(www.tmb.in).

Place: Tiruchirapalli
Date : 16.12.2023

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