

**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
CIN: L65110TN1921PLC001908**

(BY Speed Post/RPAD)

Date 08.02.2024

To

1. **Mr.K.Muthukumar**, S/o.Mr.Krishnan, Borrower for his Overdraft loan
2/686-1, Vadakkupatti, account and Joint Borrower for
Vadakadu Post, Alangudi Taluk, another Term loan account
Pudukottai District – 600 303.
2. **Mrs.M.Sudha**, W/o. Mr.K.Muthukumar, Joint Borrower for her Term loan
2/686-1, Vadakkupatti, account and Guarantor for
Vadakadu Post, Alangudi Taluk, Overdraft loan account of
Pudukottai District – 600 303. Mr.K.Muthukumar

Sale Notice for Sale of Immovable Properties

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) & 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.K.Muthukumar**, S/o.Mr.Krishnan and the **Borrower/Guarantor/Mortgagor, Mrs.M.Sudha**, W/o.Mr.K.Muthukumar, 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 **06.03.2024** for recovery of **Rs.49,91,736.38** (Rupees Forty Nine Lakh Ninety One Thousand Seven Hundred Thirty Six and Paise Thirty Eight only {i.e., **Rs.43,09,208.85** in the **Overdraft account of Mr.K.Muthukumar**, **Rs.3,12,395.63** in the **Term Loan account of Mrs.M.Sudha & Mr.K.Muthukumar** and **expenses of Rs.3,70,131.90**} 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.14,88,000/- for Property No.1 & Rs.24,62,000/- for Property No.2** and the earnest money deposit will be **Rs.1,48,800/- for Property No.1 & Rs.2,46,200/- for Property No.2.**

Place of Submission of EMD and Auction	Tamilnad Mercantile Bank Ltd. Pudukottai Branch No.2738, East Main Street, KLKS Complex Pudukottai – 622 001
Date and Time of Auction Sale	06.03.2024 at 11.30 AM
Upset Price	Property No.1 – Rs.14,88,000/- (Rupees Fourteen Lakh and Eighty Eight Thousand Only) Property No.2 – Rs.24,62,000/- (Rupees Twenty Four Lakh and Sixty Two Thousand Only)

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Description of the Properties

Property No.1

Land to the extent of 32 Cents in S.No.103/9D, and RCC Roof residential building constructed at Door No.482 in East Street Panangulam Village & Panchayat, Keeramangalam, Thiruvarangulam Union, Alangudi Taluk, Pudukottai District standing in the name of Mrs.S.-Sudha.

Boundaries:

North : Cart Pathway East : Land of A.Rasaiya and Cart Pathway
South : Land of Ramanathan and P.Murugesan West : Land of Ramanathan

Property No.2

Land to the extent of 133 cents (As per Document - 137 Cents) {S.No.271/14B – 4 cents, 271/15 – 15 cents, 271/16 – 42 cents S.No.271/13 – 17 cents, 271/8 – 37 cents & 270/9 – 22 cents} in New S.No.271/14B, 271/15, 271/16, 271/13, 271/8 & 270/9, and Mangalore tiled roof residential building constructed with amenities & services thereat at Vadakupatty, Vadakadu Panchayat, Thiruvarangulam union, Alangudi Taluk, Pudukottai District standing in the name of Mr.K.Muthukumar.

Boundaries: (S.No.217/14B – 4 Cents)

North : Land of Duraisamy East : Land of Muthukumar
South : Land of Kanthan West : Property of Rengamma

Boundaries: (271/16 – 42 Cents)

North : Land of Ramasamy East : Land of L.Thangavel
South : Land of Singaram West : Land of Chinnathambi

Boundaries: (271/13 – 17 Cents)

North : Land of Kandhasamy East : Land of Rasu
South : Land of K.Muthukumar West : Land of Ayyavu

Note: The above mentioned Property No.1 is offered as collateral security for the Overdraft limit availed by Mr.Muthukumar only.

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 **06.03.2024** within **11.30 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.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.

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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 its 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 : 08.02.2024

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