

THANJAVUR BRANCH,
No.56/102, Abraham Pandithar Road,
Thanjavur – 613 001
Ph: 04362 239138
Mob:98424 31574
E-Mail – thanjavur@tmbank.in
CIN: L65110TN1921PLC001908

(BY Speed Post/RPAD)

Date: 15.11.2023

To

1. Mr.G.Pazhanivel S/o Late.Mr.Govinthasamy Borrower/Mortgagor
2. Mrs.P.Kavitha W/o Mr.G.Pazhanivel Guarantor

Both are having address at :
No.105/2, Road Street,
Panjakuppam,
Bhuvanagiri Taluk,
Cuddalore District - 608502

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.G.Pazhanivel S/o Late.Mr.Govinthasamy** and the **Guarantor, Mrs.P.Kavitha W/o Mr.G.Pazhanivel**, 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 **22.12.2023** for recovery of **Rs.6,92,381.25 (Rupees Six Lakh Ninety Two Thousand Three Hundred Eighty One and Paise Twenty Five only) {Rs.6,62,236.97 in Term Loan account and expenses of Rs.30,144.28} as on 31.10.2023** due to Tamilnad Mercantile Bank Limited, Chidambaram branch with subsequent interest and expenses, less recovery, if any. The **Reserve Price** will be **Rs.30,39,000/-** for Property No.1 & **Rs.13,21,000/-** for Property No.2 and the **earnest money deposit** will be **Rs.3,03,900/- for Property No.1 & Rs.1,32,100/- for Property No.2.**

Place of Submission of EMD and Auction	Tamilnad Mercantile Bank Ltd. Chidambaram Branch, 88/43, South Car Street, Chidambaram – 608 001, Cuddalore District
Date and Time of Auction Sale	22.12.2023 at 12.30 PM for Property No.1 and 01.00 PM for Property No.2
Upset Price	Property No.1 - Rs.30,39,000/- [Rupees Thirty Lakh and Thirty Nine Thousand Only] Property No.2 – Rs.13,21,000/- [Rupees Thirteen Lakh and Twenty One Thousand Only]

Description of the Properties

Property No.1 :

Land to an extent of 45 Cents at S.No.157/6, New S.Nos.157/6B &157/6C and Poultry Shed Constructed thereat Kothattai Village, Bhuvanagiri Taluk, Cuddalore District standing in the name of Mr.G.Pazhanivel S/o.Late.Mr.Govinthasamy.

Boundaries :

North : Land of Manicka Padayachi
South : Land of Govinthasamy
East : Land of Murugesan
West : Land of Kaliyan and Pazhanivel

Property No.2 :

Land to an extent of 17 Cents in R.S.No.157/6, and the residential building constructed thereat at Parangipettai Union, Kothattai Village & Panchayat, Bhuvanagiri Taluk, Cuddalore District standing in the name of Mr.G.Pazhanivel S/o Mr.Govinthasamy.

Boundaries :

North : Land of Kaliyaperumal
South : Land of Govindasamy
East : Land of Govindasamy padayatchi
West : Bakkingam Channel

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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, Chidambaram Branch", A/c No.312430250803140, IFSC Code – TMBL0000312 on or before **22.12.2023** within **12.30 PM for Property No.1 and 01.00 PM for Property No.2.**
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.04144 - 225142 & Mobile: 95246 10888) 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.
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 : 15.11.2023

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