

Vengadampatti Branch

No.4/23B, Pavoorchatram Road,
Mylappapuram,
Vengadampatti – 627 415
Phone No. 04633 - 257401 & Cell: 99655 57401
e-mail: Vengadampatti@tmbank.in
CIN: L65110TN1921PLC001908

**(BY Speed Post/RPAD)****To,**

(1) M/s. Anbu Traders,
Prop: Mr.Anbalagan S, S/o.Mr.K.Sakthivel,
No.14/995-1, Main Road,Opp.Union Office,
Pavoorchatram, Tenkasi – 627808

[... Borrower ...]

(2) Mr.Anbalagan,
S/o.Mr.K.Sakthivel,
No.10/252B, Kamarajar Nagar,
Pavoorchatram Post, Tenkasi – 627808

[... Borrower ...]

(3) Mrs.Vaijeyanthi Muthulakshmi,
W/o. Mr.Anbalagan,
No.10/252B, Kamarajar Nagar,
Pavoorchatram Post, Tenkasi – 627808

[... Guarantor ...]**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) 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(s) **M/s. Anbu Traders, Prop: Mr. Anbalagan S, S/o.Mr.K.Sakthivel** and Guarantor(s) **Mrs.Vaijeyanthi Muthulakshmi, W/o. Mr.Anbalagan** 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, Vengadampatti Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on **17.10.2023** for recovery of Rs.45,16,723.83 (Rupees Forty Five Lakh Sixteen Thousand Seven Hundred Twenty Three and Paise Eighty Three Only) (OD–Rs.38,99,790.33 + TL 2 – Rs.6,16,933.50) as on 31.08.2023 due to the Tamilnad Mercantile Bank Limited, Vengadampatti Branch with subsequent interest and expenses. The reserve price will be Property No.1 - Rs.38,40,000/- (Rupees Thirty Eight Lakh Forty Thousand Only) and Property No.2 - Rs.10,87,500/- (Rupees Ten Lakh Eighty Seven Thousand Five Hundred Only) and Property No.3 – Rs.33,65,000/- (Rupees Thirty Three Lakh Sixty Five Thousand Only) and the earnest money deposit will be Property No.1 - Rs.3,84,000/- (Rupees Three Lakh Eighty Four Thousand Only), Property No.2 – Rs.1,08,750/- (Rupees One Lakh Eight Thousand Seven Hundred and Fifty only) and Property No.3 –Rs.3,36,500/- (Rupees Three Lakh Thirty Six Thousand Five Hundred Only)

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd., Vengadampatti Branch, No.4/23B, Pavoorchatram Road, Mylappapuram, Vengadampatti – 627 415
Date and Time of Auction Sale	17.10.2023 Property No.1 – 12.30 PM Property No.2 – 1.00 PM Property No.3 – 1.30 PM
Upset Price	Property No.1 - Rs.38,40,000/- (Rupees Thirty Eight Lakh Forty Thousand Only) and Property No.2 - Rs.10,87,500/- (Rupees Ten Lakh Eighty Seven Thousand Five Hundred Only) Property No.3 – Rs.33,65,000/- (Rupees Thirty Three Lakh and Sixty Five Thousand Only)

Description of the Property :

Property No.1:-

All that part and parcel of land to the extent of 29.00 Cents and Lime Manufacturing Factory building constructed therein situated at Old A.P.S.No.107/2C As per new Sub Division No.107/2C1, bearing Door No.2/107 A, Poolangulam Village & Panchayat, Keelapavoor Panchayat Union, Alangulam Taluk, Alangulam Sub Registrar Office, Tenkasi Registration District standing in the name of **Mr.S.Anbalagan**.

Boundaries:

North : Thangadurai Nadar's Punjai Land, South : Arumuga Nadar's Punjai.
East : S.Anbalagan's Land, West : South - North Common pathway.

Property No.2:-

"All that part and parcel of land to the extent of 8.50 Cents situated at A.P.S.No.107/2A part, Poolangulam Village & Panchayat, Keelapavoor Panchayat Union, Alangulam Taluk, Alangulam Sub Registrar Office, Tenkasi Registration District standing in the name of **Mr.S.Anbalagan**.

Boundaries:

North : Thangadurai Nadar's Punjai Land, South : Anbalagan Land
East : Thangasamy Nadar's Punjai Land, West : Kasi Nadar's Punjai Land

Property No.3:-

"All that part and parcel of land to the extent of 14.25 Cents situated at S.No.107/1A, 107/2D1 & 107/2D2 and 17 Cents in S.No.107/2D1 totally 31.25 Cents and Godown building constructed therein, Poolangulam Village & Panchayat, Keelapavoor Panchayat Union, Alangulam Taluk, Alangulam Sub Registrar Office, Tenkasi Registration District standing in the name of **Mr.S.Anbalagan**.

Boundaries for S.No.107/1A, 107/2D1 and 107/2D2 (14.25 Cents):

North : Sri Anbalagan's land, South : East West Road
East : Sri Anbalagans land, West : Sri.Anbalagan's land & Sri.Madakkannu Nadar's land

Boundaries for S.No.107/2D1 (17 Cents):

North : Sri Anbalagan's land, South : Sri.Madakkannu Nadar's land
East : Sri Anbalagans land, West : Cart Track

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" on or before 17.10.2023 within 12.30 PM.

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 (Phone No. 04633 - 257401 & Cell: 99655 57401).

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 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, 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 the 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)

Place: Tirunelveli
Date : 14.09.2023

Authorised Officer
Tamilnad Mercantile Bank Ltd.,
Tirunelveli Regional Office, Tirunelveli
For Vengadampatti Branch