

Tamilnad Mercantile Bank Ltd.
17/92, Trivandrum Main Road
Padanthalumoodu Branch
Kanyakumari District - 629 163
Ph : 04651 244480, 9965504480
Email : padanthalumoodu@tmbank.in
CIN : L65110TN1921PLC001908



**TAMILNAD MERCANTILE BANK LTD.,
PADANTHALUMOODU BRANCH**

**SALE OF IMMOVABLE ASSETS MORTGAGED/CHARGED TO THE BANK UNDER
THE SARFAESI ACT {R/W RULE 8(6) AND 9(1) OF SECURITY INTEREST
(ENFORCEMENT) RULES}**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) 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 Ltd, Padanthalumoodu Branch (Secured Creditor), will be sold by public auction at **Tamilnad Mercantile Bank Ltd., Valliyoor Branch** premises on “As is where is”, “As is what is”, and “Whatever there is” on **30.03.2024 at 04.00 PM** for recovery of **Rs.41,73,346.97 (OD - Rs.3,66,329.39, TL – Rs.15,32,246.64 GECL – Rs.20,46,148.30 and Expense – Rs.2,28,622.64)** as on **29.02.2024** together with future interest and cost due to Tamilnad Mercantile Bank Ltd, Padanthalumoodu Branch from

- | | | |
|----|---|---------------------------|
| 1. | Mr.Christhuraj.M, S/o.Muthukrishnan,
Prop.M/s Raj Engineering Works,
No.III-I-60B, Ambaiyantalla Vilai,
Madichel Post, Padanthalumoodu,
Kanyakumari District – 629 163 | Borrower/Mortgagor |
| 2. | Mrs.Subitha.R,
W/o Mr.Christhuraj.M,
No.12-242, Thinavilai Veedu, Vilavancode,
Kanyakumari District – 629 163 | Guarantor |

The Reserve Price will be **Rs.81,20,000.00** and the earnest money deposit will be **Rs.8,12,000.00**

DETAILS OF AUCTION

The under mentioned property will be sold by public auction on **30.03.2024** for recovery of a sum of **Rs.41,73,346.97 (OD – Rs.3,66,329.39, TL – Rs.15,32,246.64, GECL – Rs.20,46,148.30 and Expense – Rs.2,28,622.64)** (**Rupees Forty One Lakh Seventy Three Three Hundred Forty Six and Paise Ninety Seven Only**) as on **29.02.2024** together future interest and costs payable by the above parties.

Place of Auction	Tamilnad Mercantile Bank Ltd. Door No:308, Main Road STN Building, Valliyoor Branch Thirunelveli District – 627 117
Date and Time of Auction Sale	30.03.2024 at 04.00 PM
<u>Description of the immovable property with know encumbrance, if any</u>	
All the parts and parcel of land to an extent of 603 Cents (90 cents in R.S.No.759/2A, 390 cents in R.S.No.716/10, 73 cents in R.S.No.759/1, 50 cents in R.S.No.759/1) at Chembakaramanallor Village, Nanguneri Taluk, Tirunelveli District standing in the name of Mr.Christuraj.M	
<u>Boundaries for 90 Cents in R.S.No.759/2A</u>	
East	- Pathway
South	- Paramasivam Nadar
West	- Property of Annapandi Nadar
North	- Property of Arumuga Nainar and others
<u>Boundaries for 390 cents in R.S.No.716/10</u>	
East	- Road
South	- Property of Arumuga Nainar and others
West	- Property of Vellayya Nadar
North	- Property of Arumuga Nainar and others
<u>Boundaries for 73 cents in R.S.No.759/1</u>	
East	- Property of Jebaraj
South	- Property of Paramasivam
West	- Property of Mani Nadar
North	- Property of Mani Nadar
<u>Boundaries for 50 cents in R.S.No.759/1</u>	
East	- Property of Ramaswamy Nadar
South	- Property of Paramasivam
West	- Property of Mani Nadar
North	- Property of Mani Nadar
<u>Note:</u> The above said property is also taken as common collateral Security for Term Loan of Rs.30.00 lakh availed by M/s Raj Tours and Travels. The said account is also NPA.	
Reserve Price	Rs.81,20,000.00 (Rupees Eighty One Lakh Twenty Thousand 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” payable at **Padanthalumoodu** on or before **30.03.2024** within **04.00 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 **(Ph.No.04651 244480, 9965504480)**

- 3.** The successful bidder shall have to deposit Twenty Five Percent (25%) of the Bid Amount (less EMD) immediately on the same day or not later than next working day, as the case may be, without fail and EMD shall be adjusted towards twenty five percent (25%) of the bid amount immediately, on the sale being knocked down in his favour. In case of default in deposit of twenty five percent (25%) of the bid amount as stated above, the EMD will be forfeited and the property shall forthwith be sold again.
- 4.** The successful bidder shall deposit the balance seventy five percent (75%) of the bid amount within 15 days of the sale or such extended period as agreed upon in writing by the Authorized 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 Authorized Officer, the properties are not subject to any encumbrance. The property/ies is/are being sold with all existing and future encumbrance unknown to the Bank. The Intending bidders are also advised to make their own independent inquiries regarding the encumbrances/claims/rights/dues/affecting the property prior to submitting their bid.
- 7.** The Authorized Officer/Secured Creditor will not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the property/ies under sale.
- 8.** The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.
- 9.** The Authorized Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever.
- 10.** The property/properties will not be sold below the reserve price fixed above.
- 11.** The property/properties is/are auctioned in “ as is where is and as is what is basis and whatever there is” condition.
- 12.** The Authorized officer has taken symbolic possession of the immovable property/properties described above, which alone can be passed on to the auction purchaser.
- 13.** The intending bidders should bring any one of the proof of identity, i.e., passport, driving license, Ration Card, Voter ID, PAN Card etc., at the time of participating the bid.
- 14.** The sale certificate shall be issued in the name of the purchaser/successful

bidder if the terms of the payment have been complied with 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.

15. The sale shall be subject to rules/conditions/prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The intending bidders are advised to properly read the sale notice and its terms and conditions.

16. The borrower's attention is invited to the provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

17. The sale notice is also uploaded / published on website i.e. www.tmb.in.

18. Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per Sec.194 IA of the Income Tax Act, 1961 & deposit the same by furnishing the Challan in Form 26QB and submit the original receipt of TDS Certificate to Bank (if the bid amount/sale price is Rs.50.00 lakh and above)

Date: 11.03.2024
Place: Padanthalumoodu

Authorised Officer
For Tamilnad Mercantile Bank Ltd.,
Padanthalumoodu Branch