

CHINNALAPATTI BRANCH

D.No.2-6/1H3, First Floor,
Bharathi Nagar, Pooncholai,
Chinnalapatti – 624 301.
Phone Number : 0451 - 2451880
Mobile Number : 95240 10888
Email Id:chinnalapatti@tmbank.in
CIN No.:L65110TN1921PLC001908

**SALE NOTICE**

Auction Sale Notice for sale of Immovable Assets 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) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Ltd., Madurai Regional Office, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **24.11.2023** for recovery of **Rs.18,11,981.73** due as on **27.09.2023** to Tamilnad Mercantile Bank Limited, **Chinnalapatti Branch** (Secured Creditor) from **Mrs.P.Merlin Florance, W/o.Mr.S.Packiaraj**, Door No: 1/263, Meenatchi Nagar, Ambathurai, Chinnalapatti – 624 302 and the **Guarantor Mr.S.Packiaraj, S/o.Mr.Samuvel**, Door No: 1/263, Meenatchi Nagar, Ambathurai, Chinnalapatti – 624 302. For the Property, the reserve price will be **Rs.27,00,000/-** and the earnest money deposit will be **Rs.2,70,000/-**.

DETAILS OF AUCTION

The under mentioned property will be sold by public auction on **24.11.2023** for recovery of a sum of **Rs.18,11,981.73 (Rupees Eighteen Lakhs Eleven Thousand Nine Hundred and Eighty One and Seventy Three Only)** as on **27.09.2023** plus future interest and costs payable by the above party.

Place of Auction:	Tamilnad Mercantile Bank Ltd., Chinnalapatti Branch, D.No:2-6/1 H3, First Floor, Bharathi Nagar, Pooncholai, Chinnalapatti – 624 301. Phone Number : 0451 - 2451880 Mobile Number : 95240 10888
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Description of Property:

Dindigul Registration District, Chinnalapatti Sub Registration District, Athoor Taluk, Ambathurai Village, R.S.No.122/1A1A to an extent of 24acres 48cents in that western side 5acres in that western side Eastern side 42cents was sub-divided into housing Plots in that plot number – 2 to an extent of 4402 Sq.ft in that Northern side 2223 Sq.ft within the following boundaries and house building constructed thereat

Boundaries:

North : Plot No.1 belongs to Mrs.Vijaya
South : Remaining Portion of Plot No.2
East : 10 feet breadth North South Road
West : Property belongs to Mr.Rajangam

Measurement: East – west both side 57 feet and in North – South both side 39 feet admeasuring 2223 Sq.feet with all the pathway rights and easements attached to that property and R.C.C roofed house constructed thereat with all amenities.

The above mentioned property standing in the name of **Mrs.Merlin Florance, W/o.Mr.S.Packiaraj**.

Note: The above said property is also a common collateral security for the limit availed by Mr.P.Rajaprabakar, S/o.Mr.S.Packiaraj for Rs.4.00 Lakhs (Term Loan).

Date and Time of Auction:	24.11.2023 at 11:30 AM
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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" payable at **Chinnalapatti Branch** on or before **24.11.2023** within 11.00 AM.
2. The intending bidders may inspect and satisfy themselves about the property and may approach the **Chinnalapatti** 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: **0451 – 2451880**, Mobile: **95240 10888**)
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 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 Authorized Officer 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.
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 Authorized Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorized 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 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: Madurai
Date : 30.10.2023

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
Regional Office, Madurai
[For Chinnalapatti Branch]

Sale Notice Addressed to:

Mrs.P.Merlin Florance, W/o.Mr.S.Packiaraj,
Door No: 1/263, Meenatchi Nagar,
Ambathurai, Chinnalapatti – 624 302

Guarantor

Mr.S.Packiaraj, S/o.Mr.Samuvel,
Door No: 1/263, Meenatchi Nagar,
Ambathurai, Chinnalapatti – 624 302