

Tamilnad Mercantile Bank Ltd.
Tirupuram Branch
Door No.5/506 A & B, "Elvees Arcade",
Ground Floor, CSI Church Road,
Pazhayakada, Thirupuram Post,
Thiruvananthapuram District - 695 133



CIN : L65110TN1921PLC001908

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

Date : 01.01.2024

(BY Speed Post/RPAD)

To

1. **Mr.Arun Mohan.S,** **Borrower / Mortgagor**
S/o Mr.Mohan,
Proprietrix. M/s.Star Agencies,
VI/507, Kottamam, Kollayil,,
Thiruvananthapuram – 695 122.

Also at

Immanuel Bhavan, Mekkolla,
Dhanuvachapuram,Manchavilakam Post
Thiruvananthapuram-695 503

2. **Mrs.T.L.Rajimol** **Guarantor / Mortgagor**
W/o Mr.Arun Mohan.S,
Immanuel Bhavan,Mekkolla,
Dhanuvachapuram,Manchavilakam Post
Thiruvananthapuram-695 503
Also at

No.16/354, Raji Bhavan,
Kuruvikkala, kunnathukkal post
Thiruvananthapuram-695 504

Sale Notice for Sale of Immovable Properties

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitization 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 **Borrower / Mortgagor: Mr.Arun Mohan.S, S/o Mr.Mohan, Proprietrix. M/s.Star Agencies, VI/507, Kottamam, Kollayil, Thiruvananthapuram – 695 122, Also at Immanuel Bhavan, Mekkolla, Dhanuvachapuram,Manchavilakam Post, Thiruvananthapuram - 695 503, Guarantor / Mortgagor: Mrs.T.L.Rajimol, W/o Mr.Arun Mohan.S, Immanuel Bhavan, Mekkolla, Dhanuvachapuram, Manchavilakam Post, Thiruvananthapuram-695 503, Also at No.16/354, Raji Bhavan, Kuruvikkala, Kunnathukkal Post, Thiruvananthapuram - 695 504** with our **Tirupuram Branch** that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of

Tamilnad Mercantile Bank Limited, **Tirupuram** Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **09.02.2024** at **12.00 Noon** for recovery of **Rs.29,78,266.02** (**Rs.28,34,874.42 + Expense – Rs.1,43,391.60**) (**Rupees Twenty Nine Lakh Seventy Eight Thousand Two Hundred Sixty Six and Paise Two Only**) as on **27.12.2023** due to the Tamilnad Mercantile Bank Limited, **Tirupuram** Branch with subsequent interest and expenses.

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd., Tirupuram Branch Door No.5/506 A & B, "Elvees Arcade", Ground Floor, CSI Church Road, Pazhayakada, Thirupuram Post, Thiruvananthapuram District - 695 133
Date and Time of Auction Sale	09.02.2024 at 12.00 Noon
Upset Price	Rs.57,00,000.00 (Rupees Fifty Seven Lakh Only)
Earnest Money Deposit	Rs.5,70,000.00 (Rupees Five Lakh Seventy Thousand Only)
<u>Description of the immovable property with know encumbrance, if any</u>	
<p>All parts and parcel of land to an extent of 13.6097 cents (5.51 Ares) in R.S.No.223/1-2, (Survey No.219/9), Kollayil Village, Neyyattinkara Taluk, Thiruvananthapuram District and residential building constructed thereat standing in the name of Mr.S.Arun Mohan and Mrs.T.L.Raji Mol.</p> <p><u>Boundaries:</u></p> <p>North : Property of Sivankutty South : Property of Arunkumar, Premachandran Nair East : Road West : Thodu</p> <p><u>Note:</u> The above said property is taken as common collateral Security for Term Loan (Home Loan) Account No.(062700950100092) of Rs.15.00 lakh availed by Mr.S.Arun Mohan S/o Mr.Mohan and Mrs.T.L.Raji Mol W/o Mr.S.Arun Mohan. The said account is also NPA 30.04.2023 and present balance outstanding is Rs.15,20,432.43 and Expense Rs.44,021.10 as on 27.12.2023.</p>	

Note : The Secured creditor has already issued sale notice under Rule 8(6) of Security interest (Enforcement) Rules under SARFAESI Act to the borrowers and guarantors for redemption of property by granting 30 days' time as per the Act and failed to remit the entire due amount.

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 09.02.2024 within 12.00 Noon.
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 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 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 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 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: Tirupuram
Date: 01.01.2024

Authorized Officer
Tamilnad Mercantile Bank Ltd
For Tirupuram Branch