

Tamilnad Mercantile Bank Ltd.  
Edalakudy Branch  
846, Cape Road,  
Kottar Post , Edalakudy  
Nagercoil-629002  
Phone – 04652-240904 / 241904  
Mobile – 98424-41904  
Email : [edalakudy@tmbank.in](mailto:edalakudy@tmbank.in)



CIN: L65110TN1921PLC001908

=====

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

Date : 15.11.2023

(BY Speed Post/RPAD)

To

- 1 M/s Anandha Constructions Corporation **Borrower**  
30c,Sarguna Street  
Nagercoil,  
Kanyakumari District-629001
  
2. Mr.Jaya Premaanath, **Managing Partner/Guarantor / Mortgagor**  
S/o. Mr.Athikesavan,  
16/10A, Anugraha Main Road,  
Simon Nager,  
Nagercoil,  
Kanyakumari District-629004
  
- Also at**  
  
III Cross Street, Simon Nager,  
Nagercoil,  
Kanyakumari District – 629002
  
3. Mr.Devanand A, **Partner/Guarantor**  
S/o Mr.Athikesavan,  
Plot No-74A Ground Floor,  
Jasraj Nagar, Pudupakkam,  
Kanchipuram – 603103.
  
4. Mr.Ashokkananth R B A, **Partner/Guarantor**  
S/o.Mr.Athikesavan,  
301/30C, R.V.Puram,  
Nagercoil,  
Kanyakumari District-629001
  
5. Mr.Vijay Anand A **Partner/Guarantor**  
S/o.Mr.Athikesavan  
301, Sarguna Veethi, R.V.Puram,  
Nagercoil,  
Kanyakumari District-629001
  
6. Mrs.Anitha P, **Guarantor / Mortgagor**  
W/o Mr.Jaya Premaanath,  
16/10A, Anugraha Main Road,  
Simon Nager,  
Nagercoil,  
Kanyakumari District-629004

Also at

III Cross Street, Simon Nager,  
Nagercoil,  
Kanyakumari District – 629002.

### 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 the **Borrower: M/s Anandha Constructions Corporation, 30c,Sarguna Street, Nagercoil, Kanyakumari District-629001, Managing Partner/Guarantor / Mortgagor: Mr.Jaya Premaanath, S/o. Mr.Athikesavan, 16/10A, Anugraha Main Road, Simon Nager, Nagercoil, Kanyakumari District-629004, Also at III Cross Street, Simon Nager, Nagercoil, Kanyakumari District – 629002, Partner/Guarantor:Mr.Devanand A, S/o Mr.Athikesavan, Plot No-74A Ground Floor, Jasraj Nagar, Pudupakkam, Kanchipuram – 603103, Partner/Guarantor: Mr.Ashokkananth R B A, S/o.Mr.Athikesavan, 301/30C, R.V.Puram, Nagercoil, Kanyakumari District-629001, Partner/Guarantor:Mr.Vijay Anand A, S/o.Mr.Athikesavan , 301, Sarguna Veethi, R.V.Puram, Nagercoil, Kanyakumari District-629001 , Guarantor / Mortgagor : Mrs.Anitha P, W/o Mr.Jaya Premaanath, 16/10A, Anugraha Main Road, Simon Nager, Nagercoil, Kanyakumari District-629004, Also at III Cross Street, Simon Nager, Nagercoil, Kanyakumari District-629002** 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, **Edalakudy** Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **18.12.2023** at for recovery of **Rs.2,91,83,419.66 (OD Rs.2,76,08,350.11 + Expenses Rs.2,11,777.00 + Rs.13,58,708.40 + Expense Rs.4,584.15 as on 14.11.2023** due to the Tamilnad Mercantile Bank Limited, **Edalakudy** Branch with subsequent interest and expenses.

Place of Auction	Tamilnad Mercantile Bank Ltd., Edalakudy Branch 846, Cape Road, Kottar Post , Edalakudy Nagercoil-629002
Date and Time of Auction Sale	Item.No.1- 18.12.2023 at 11.00 AM Item.No.2- 18.12.2023 at 01.00 PM Item.No.3- 18.12.2023 at 03.00 PM Item.No.4- 18.12.2023 at 04.30 PM
Upset Price	Item.No.1- Rs.32,95,000.00 Item.No.2- Rs.49,67,000.00

	<p><b>Item.No.3- Rs.32,95,000.00</b></p> <p><b>Item.No.4- Rs.32,79,000.00</b></p>
EMD Price	<p><b>Item.No.1- Rs. 3,29,500.00</b></p> <p><b>Item.No.2- Rs. 4,96,700.00</b></p> <p><b>Item.No.3- Rs. 3,29,500.00</b></p> <p><b>Item.No.4- Rs.3,27,900.00</b></p>
<p><b>Description of the immovable property with known encumbrance, if any</b></p>	<p><b><u>Description of the Immoveable Property</u></b></p> <p><b><u>Item No : 1</u></b></p> <p>All the parts and parcel of land to an extent of 10.14 cents at Re.Sy.No.364/2, Muhilan Vilai, Madhusoothanapuram North Village, (Bifurcated from Madhusoothanapuram) Agasteeswaram Taluk, Kanyakumari District Standing in the name of Mrs.Anitha Premaananth W/o Mr;Jaya Premaananth.</p> <p><b><u>Boundaries of 5 cent 07 Sq.Links:</u></b></p> <p>North : Property of Premananth  South : Property of Jagatheesan  East : 16 feet Road  West : Property of Anitha Premananth</p> <p><b><u>Boundaries of 5 cent 07 Sq.Links:</u></b></p> <p>North : Property of Premananth  South : Property of Jegatheesan  East : Property of Anitha Premananth  West : 16 feet Road</p> <p><b><u>Item No:2</u></b></p> <p>All the parts of Land to the extent of 8.7 cents at Re.Sy.No.364/4, Muhilan vilai Madhusoothanapuram North Village, (Bifurcated from Madhusoothanapuram) Agasteeswaram Taluk, Kanyakumari District and Land to the extent of 6.585 cents at Re.Sy.No.364/4, Madhusoothanapuram North (Bifurcated from Madhusoothanapuram Village), Agasteeswaram Taluk, Kanyakumari District standing in the name of Mr.Jaya Premaananth S/o Mr.Athikesavan.</p> <p><b><u>Boundaries of 8.7 cents</u></b></p> <p>North : Property of Mr.Sivanathan  South : Property of Mr.Rajakumar &amp; Mr.Paul Thangam  East : 16 feet Road  West : 16 feet Road</p> <p><b><u>Boundaries of 6.585 cent</u></b></p> <p>North : Property of Mr.Sivanathan  South : 20 feet Road  East : Property of Mr.Muthu</p>

West : 16 feet Road

**Item No:3**

All the parts of land to the extent of 10.14 cents at Re.Sy.No.364/2, Muhilan Vilai, Madhusoothanapuram North Village, (Bifurcated from Madhusoothanapuram) Agasteeswaram Taluk, Kanyakumari District standing in the name of Mr.Jaya Premaananth S/o Athikesavan.

**Boundaries of 5 cent 07 Sq.Links:**

North : 20 feet Road

South : Property of Anitha

East : Property of Premaananth

West : 16 feet Road

**Boundaries of 5 cent 07 Sq.Links:**

North : 20 feet Road

South : Property of Anitha Premaananth

East : 16 feet Road

West : Property of Premaananth

**Item No:4**

All the parts of land to the extent of 4.440 cents at Re.Sy.No.364/4, Muhilan Vilai, Madhusoothanapuram North Village, (Bifurcated from Madhusoothanapuram), Agasteeswaram Taluk, Kanyakumari District and land to the extent of 5.650 cents at Re.Sy.No.364/2, Muhilan Vilai, Maniketti, Pottal Post, Madhusoothanapuram North Village (Bifurcated from Madhusoothanapuram Village), Agasteeswaram Taluk Kanyakumari District standing in the name of Mrs.Anitha Premaananth W/o Mr.Jaya Premmananth.

**Boundaries for 4.440 cents property**

North : Property of Sreenivasan (Plot No.25)

South : Property of Jagatheesan

East : Property of Raja Chinnam (Plot No.27)

West : 16 feet width street

**Boundaries for 5.650 cents property**

North : Property of Abdul Raheem

South : Property of Jagatheesan

East : Property of Vijayalekshmi

West : Panchayat Road

**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 **18.12.2023** within **11.00 AM**.
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](http://www.tmb.in))

**Place: Edalakudy**

**Date: 15.11.2023**

**Authorized Officer  
Tamilnad Mercantile Bank Ltd  
For Edalakudy Branch**