

TAMILNAD MERCANTILE BANK LTD
Thalakkulam Branch
1-99B/3, Colachel Road
Thingal Nagar, Neyyoor Post
Thalakkulam-629 802
Phone : 04651-222229,98425 10229
Email : thalakkulam@tmbank.in



CIN : L65110TN1921PLC001908

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION
TAMILNAD MERCANTILE BANK LTD.,
THALAKULAM BRANCH**

**SALE OF IMMOVABLE ASSETS MORTGAGED/CHARGED TO THE BANK
THROUGH E-AUCTION 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 and the Borrower cum Guarantors 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, **Thalakkulam Branch**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **10.10.2023** for recovery of **Rs.15,13,00,519.46 Cash Credit – Rs.11,13,46,456.36 Seasonal Cash Credit - Rs.1,13,14,855.00, Term Loan (GECL-1) – Rs.1,31,75,428.00 Term Loan (GECL-2) – Rs.1,48,03,093.00 & Expense - Rs.6,60,687.10) as on 31.08.2023** together with future interest and cost due to Tamilnad Mercantile Bank Ltd, Thalakkulam Branch from the

1 .Mrs.V.T.Kirubha, W/o Mr. A.Vimal Kumar, Proprietrix. M/s.Kirubha Exports, No.14/159, Thalakkanvilai, Mullanganavilai, Kanyakumari District – 629 156	Borrower
Also residing at Casagrand Amethyst Apartment, Flat No.302, B Block, "D" Core, Elcot Avenue Road, Sholinganallur, Chennai – 600 119	
2 Mr.A.Vimal Kumar, S/o Mr.P.Antony, No.9-41 B Annai Bhavan, Kuzhithurai, Vilavancode, Kanyakumari District – 629 163	Guarantor/ Mortgagor

The Reserve Price will be **Rs.1,70,00,000.00** and the earnest money deposit will be **Rs.17,00,000.00**

DETAILS OF AUCTION

The under mentioned property will be sold by E-Auction on **10.10.2023** for recovery of a sum of **Rs.15,13,00,519.46 Cash Credit – Rs.11,13,46,456.36 Seasonal Cash Credit - Rs.1,13,14,855.00, Term Loan (GECL-1) – Rs.1,31,75,428.00 Term Loan (GECL-2) – Rs.1,48,03,093.00 & Expense - Rs.6,60,687.10) (Rupees Fifteen Crore Thirteen Lakh Five Hundred Nineteen and Paise Forty Six Only) as on 31.08.2023** together future interest and costs payable by the above parties.

SCHEDULE OF PROPERTY

All the parts and parcel of land to an extent of 27 cents in Re.Sy.No364/5 and 37 cents in Re.Sy.No.365/7A at Thenkapattanam Village (Previously Painkulam Village), Vilavancode Taluk, Kanyakumari District and building thereat bearing D.No.14/197, 14/188, 14/185, 14/182, 14/183,14/187, 14/186,14/181 & 14/184 standing in the name of Mr.A.Vimal Kumar.

Boundaries of 27 Cents in Re.Sy.No364/5:

East of - Pilavilai Property
West of - Property of Muthaiyan
South of - Vadalikootam
North of - Property of Vimal Kumar

Boundaries of 37 Cents in Re.Sy.No.365/7A:

East of - Pilavilai Property
West of - Property of Nagamony
South of - Property of Vijaya
North of - Road

Reserve Price	Rs.1,70,00,000.00 (Rupees One Crore and Seventy Lakh Only)
EMD	Rs.17,00,000.00
E – Auction Website	https://sarfaesi.auctiontiger.net
Date and Time of E-Auction Sale	10.10.2023 between 03.00 PM and 04.00 P.M with auto time extension of 5 minutes each, till sale is concluded.
Last date for submission of Bid Form with EMD	Bid Form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before 09.10.2023 within 04.30 P.M.
Place of submission of Bid Form and EMD	TAMILNAD MERCANTILE BANK LTD Thalakulam Branch 1-99B/3,Collachel Road Thingal Nagar, Neyyoor Post Thalakulam-629 802
Bid Multiplier	Rs.10,000/- (Rupees Ten Thousand Only)

TERMS & CONDITIONS

1. The intending bidders should submit Bid Form and 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 Thalakkulam on or before **09.10.2023 within 4.30 PM.**
2. The intending bidders may inspect and satisfy themselves about the property 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.04651 220229, 9842510229**) or Chief Manager, Thiruvananthapuram Region @ Mobile No.9447684350.
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 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 property is 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 Authorised 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 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 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.
10. The property will not be sold below the reserve price fixed above.
11. The property is auctioned in "as is where is and as is what is basis and whatever there is" condition.
12. The Authorised Officer has taken **constructive possession** of the immovable property described above, which alone can be passed on to the auction purchaser.
13. The intending bidders should submit any one of the proof of identity, i.e., Passport, Driving License, Ration Card, Voter ID, PAN Card, Aadhar etc., along with the Bid Form.

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 (www.tmb.in).
18. Successful bidder/purchaser will deduct TDS @ 1.00% 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.

Note:

1. Bid form for participating in the e-auction is available in the website <https://sarfaesi.auctiontiger.net>.
2. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID {e-mail ID is absolutely necessary for the intending bidder) with regard to other relevant information and allotment of ID & password.
3. For participating in the e-auction Contact: M/s E-Procurement Technologies Ltd, Ahmedabad, Contact Person Mr.PraveenKumar Thevar
Contact No:-9722778828 (079-68136841-800), Mr.Bharathi Raju
Mobile: 08939000594 EmailID:praveen.thevar@auctiontiger.net & tamilnadu@auctiontiger.net

Date: 16.09.2023

Place: Thalakkulam

**Authorised Officer
Tamilnad Mercantile Bank Ltd.,
Thalakkulam Branch**