

Udumalpet Branch

Door No.2, Anusham Nagar,
Anusham Theatre Back Side
Udumalpet – 642126.
Ph: 04252 224041; Cell: 98427 26357
Email: udumalpet@tmbank.in
CIN No: L65110TN1921PLC001908



(BY RPAD)

Date: 12.12.2023

To

1. **M/s.Sri Krishna Estate,** - **Borrower**
Proprietor: Mr.S.Dhandapani,
Door No: 9/101, Kalaingar Nagar,
Valparai, Coimbatore – 642 127.
Mobile No: 9443007092.
2. **Mr.S.Dhandapani,** - **Proprietor/Mortgagor**
S/o Mr.M.K.Subramaniam,
Door No: 9/101, Kalaingar Nagar,
Valparai, Coimbatore – 642 127.
Mobile No: 9443007092.
3. **Mr.D.Gowri Shankar,** - **Guarantor**
S/o Mr.Dhandapani,
Door No: 28/185-1, Kalaingar Nagar,
Valparai, Coimbatore – 642 127
Mobile No: 9894523929.
4. **Mr.S.Vivekanandan,** - **Guarantor**
S/o Mr.Subramaniam,
Door No: 3/42, Velan Nagar,
Dharapuram Road, Udumalpet,
Coimbatore – 642 126
Mobile No: 9443035750.

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.Sri Krishna Estate and the Proprietor Mr.S.Dhandapani**, S/o.Mr.M.K.Subramaniam and the Guarantors **Mr.D.Gowri Shankar**, S/o.Mr.Dhandapani & **Mr.S.Vivekanandan**, S/o.Mr.Subramaniam that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Udumalpet Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **03.01.2024** for recovery of **Rs.1,34,94,467.65** (Rupees One Crore Thirty Four Lakh Ninety Four Thousand Four Hundred Sixty Seven and Paise Sixty Five only) as on 30.11.2023 due to the Tamilnad Mercantile Bank Limited, Udumalpet Branch with subsequent interest and expenses less recovery if any. The Reserve Price will be **Rs.2,21,00,000/-** and the earnest money deposit will be **Rs.22,10,000/-**.

Place of Submission of EMD and Auction:	TAMILNAD MERCANTILE BANK LTD., Udumalpet Branch Door No.2, Anusham Nagar, Anusham Theatre Back Side Udumalpet – 642126. Ph: 04252 224041; Cell: 98427 26357 Authorised Officer – 98428 35635
Date and Time of Auction Sale	03.01.2024 (Wednesday) at 1.00 PM
Reserve Price	Rs.2,21,00,000/- (Rupees Two Crore and Twenty One Lakh only)

Description of the Property

Land to the extent of 320 Sq.m or 3445 Sq.ft comprised in S.No.31/18/18A2, present S.No.107/3B and building constructed thereat Old Ward No.29, New Ward No.9, Karunanithi Nagar, Anaimalai Kuntrugal Village, Valparai Taluk, Tirupur District, within the Sub Registration District of Anaimalai and Registration District of Tirupur, standing in the name of **Mr.S.Dhandapani** S/o.Mr.M.K.Subramaniam.

Boundaries:

North : Electricity Board Office Road
South : Natham Poramboke Land
East : Natham Poramboke Land
West : Co-operative Urban Bank

Note: The above mentioned immovable property is also offered as Common Collateral for the credit facilities availed by M/s.M.K.Subramaniyam and Sons (Balance outstanding is Rs.30,16,109.76 as on 30.11.2023) and the credit facilities availed by M/s.M.K.S.Thulasiammal Community Hall (Balance outstanding is Rs.8,87,290.08 as on 30.11.2023) from our Udumalpet Branch.

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 Udumalpet on or before **03.01.2024** within **12.30 P.M.**
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. (Udumalpet Branch Ph: 04252 – 224041; Cell: 98427 26357 and Authorized Officer – 98428 35635).
3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) immediately 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 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 Authorised 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 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.
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, i.e., Aadhaar 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. (For bid amount of Rs.50.00 lakhs and above)
13. The sale notice is also uploaded/published on website (www.tmb.in).

Place: Coimbatore
Date: 12.12.2023

Authorised Officer
Tamilnad Mercantile Bank Ltd
Coimbatore Region
(For Udumalpet Branch)