

**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.:U65110TN1921PLC001908

**SALE NOTICE****SALE OF IMMOVABLE ASSETS MORTGAGED/CHARGED TO THE BANK 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(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 **26.10.2023** for recovery of **Rs.40,74,672.51** due as on **30.09.2023** to Tamilnad Mercantile Bank Limited, Chinnalapatti Branch (Secured Creditor) from **M/s. Dindigul Vasantham Stores** represented by its proprietor **Mr.K.Mohammed Salih, S/o.Khader Mohideen, 3/284-1, Balaji Nagar, Chettipatti Ambathurai, Dindigul – 624 301** and **Guarantors Mr.M.Mohamed Izathin, S/o.Mohamed Salihu, 3/284-1, Balaji Nagar, Chettipatti Ambathurai, Dindigul – 624 301** and **Mrs.Jans Banu.M, 3/284-1, Balaji Nagar, Chettipatti Ambathurai, Dindigul – 624 301**. For the Property No.1, the reserve price will be **Rs.22,15,000/-** and the earnest money deposit will be **Rs.2,21,500/-**. For the Property No.2, the reserve price will be **Rs.63,80,000/-** and the earnest money deposit will be **Rs.6,38,000/-**.

**DETAILS OF AUCTION**

The under mentioned property will be sold by public auction on **26.10.2023** for recovery of a sum of **Rs.40,74,672.51 (Rupees Forty Lakhs Seventy Four Thousand Six Hundred and Seventy Two and Paise Fifty One Only)** as on **30.09.2023** plus future interest and costs payable by the above party.

<b>Place of Auction:</b>	<b>Tamilnad Mercantile Bank Ltd., Aranthangi Branch, 32/1, R.H.Complex, Old Hospital Road, Aranthangi – 614 616. Phone Number : 0451 - 2451880, 04371 – 222160 Mobile Number : 95240 10888, 99429 85100</b>
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**Description of Properties:****Item 1:**

Pudukottai District, Karaikudi Registration District, Meemisal sub registrar office, Avudaiyarkovil Taluk, Chatrampattinam Village in bazaar Natham S.No.21/3 in that 460 Sq.ft and building constructed thereat and all its amenities within the following boundaries

**Boundaries:** **East** : Plot belongs to Angayarkanni.  
**West** : Road.  
**South**: Plot belongs to NH.Sadakathullah.  
**North** : Lane Pathway

Within the above mentioned boundaries EastWest – 20 feet, SouthNorth – 23 feet – 460 Sq.feet – Door.No.825.

<b>Date and Time of Auction:</b>	<b>26.10.2023 at 01.00 PM</b>
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**Item 2:**

Pudukottai District, Karaikudi Registration District, Meemisal sub registrar office, Avudaiyarkovil Taluk, 77 Natanipurusakudi pidagai Gopalpattinam Village in that Natham S.No.42 – 45.20 Acres, Western side 3525 sq.ft.

**Boundaries:** **East** : Street  
**West** : Plot belongs to Kammath  
**South** : Plot belongs to Mrs.Sithi Nilofar  
**North** : Plot belongs to Sagu atham and Others

Within the above mentioned boundaries East – West Southern side 51 feet and in Northern side 49 feet and in North – South Western side 62.5 feet and in Eastern side 78.5 feet admeasuring 3525 Sq.ft of vacant housing plot in that RCC roofed house bearing Door No.747 and EB service connection number G286 with all the other pathway rights and easement attached to that property.

The above mentioned properties are standing in the name **Mr.M.Mohamed Izathin, S/o.Mohamed Salihu**.

<b>Date and Time of Auction:</b>	<b>26.10.2023 at 01.30 PM</b>
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**NOTE:**

The above said property is also a common collateral security for the limit availed by M/s.Family Mart for Rs.25.00 lakh (Overdraft Account) which is also classified as Non-Performing Asset.

## 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 **Aranthangi Branch / Chinnalapatti Branch** on or before **26.10.2023** within 12.30 PM.
2. The intending bidders may inspect and satisfy themselves about the property and may approach the **Aranthangi / 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, 04371 - 222160** Mobile: **95240 10888, 99429 85100**)
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](http://www.tmb.in)).

**Place: Madurai**  
**Date : 07.10.2023**

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

### Sale Notice Addressed to:

**M/s. Dindigul Vasantham Stores** represented by its proprietor

**Mr.K.Mohammed Salih S/o.Khader Mohideen,**  
3/284-1, Balaji Nagar, Chettiapatti Ambathurai, Dindigul – 624 301

### **Guarantors**

**Mr.M.Mohamed Izathin, S/o.Mohamed Saliu,**  
3/284-1, Balaji Nagar, Chettiapatti Ambathurai, Dindigul – 624 301

**Mrs.Jans Banu.M,**  
3/284-1, Balaji Nagar, Chettiapatti Ambathurai, Dindigul – 624 301