



Regd. Office : 57, V.E. Road, Thoothukudi - 628 002. Website: www.tmb.in

**D.No.9/1 & 9/3, Veeramuthu Mariappan Street, South Udayar Palayam, Attur**  
**ATTUR BRANCH**  
**(BY Speed Post/RPAD)**

**Date: 05.03.2024**

To

**Mr.S.Syed Mohammed S/o.Mr.Sarbudeen, (Borrower)**  
**Prop: M/s.New Erode Steel Corporation,**  
D.No.636/199, Kamarajanar Road, Attur, Salem District – 636 102.

**Mrs.S.Foujiya Begum W/o.Syed Mohammed, (Guarantor / Mortgagor)**  
D.No.7, Pllivasal Kadu, Illuppur, Pudukkottai – 622 102.

**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(s) **Mr.S.Syed Mohammed S/o.Mr.Sarbudeen, Prop:M/s.New Erode Steel Corporation and guarantors Mrs.S.Foujiya Begum W/o.Syed Mohammed** 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 Limited, Salem Region, **for Attur Branch** will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **15.04.2024** for recovery of Rs.25,69,973.84 (Rupees Twenty Five lakhs Sixty Nine Thousand Nine Hundred Seventy Three and Paise Eight Four) in Cash credit account as on 29.02.2024 due to the Tamilnad Mercantile Bank Limited, **Attur** Branch with subsequent interest and expenses. The reserve price will be **₹35,20,000/- (Rupees Thirty Five Lakhs Twenty Thousand Only)** and the earnest money deposit will be ₹3,52,000/- (Rupees Three Lakhs Fifty Two Thousand Only).

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| <b>Place of submission of EMD and Auction:</b> | <b>Tamilnad Mercantile Bank Ltd., Viralimalai Branch, Ground Floor, SF No.266/3, Sannathi Street, Viralimalai – 621316.</b> |
| <b>Date and Time of Auction Sale</b>           | <b>15.04.2024 and 04.00 P.M.</b>  |
| <b>Upset Price</b>                             | <b>₹35,20,000/- (Rupees Thirty Five Lakhs Twenty Thousand Only)</b>   |

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All that part and parcel of land to the extent of 1775.50 sq.ft at old S.F.No.167/2, New S.F.No.167-2B1A1A1A, ward no.12, Pallivasal Kattu Street, Illuppur village and sub registration district, Pudukkottai Dist and house building constructed thereat standing in the name of Mrs.S.Foujiya Begam W/o.Mr.Syed Mohammed.

**Boundaries:**

North of : Settu Mohammed plot

South of : East-West Common pathway

East of : Ennai village boundary

West of : Rahamathullah plot

Measuring East-west on northern side 30 feet, Southern side 37 feet and North-South on western side 52 feet, eastern side 54 feet.

**Note :**

1. The above collateral security is also available as common collateral for the housing loan of Rs.5.40 lakh (Balance outstanding of Rs.4,83,334.69 as on 18.02.2024) availed in the name of Mrs.Foujiya Begam and Syed Mohammed and the said home loan also classified as NPA on 17.12.2023.

2. The borrower also availed another Term Loan (ECLGS 1.0 Ext) of Rs.0.60 lakh on 29.06.2022 (Balance outstanding of Rs.76,656.50 as on 29.02.2024) and the said term loan also classified as NPA on 01.12.2023.

## **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 favour of "Tamilnad Mercantile Bank Ltd" payable at Attur on or before **15.04.2024** within **04.00 P.M.**
- 2.The intending bidders may inspect and satisfy themselves about the property / properties and may approach the Branch Manager, Attur Branch (**90954 10888**) 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. 0427 – 2491919, Cell:90954 10888 / 99446 01576 / 95009 98074**)
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: Attur**  
**Date: 05.03.2024**

**Authorised Officer**  
**Tamilnad Mercantile Bank Ltd.,**  
**Salem Region (For Attur Branch).**