



**D.No.225, Salem Main Road, Bommidi– 635 301, Dharmapuri District**

**BOMMIDI BRANCH**  
**(BY Speed Post/RPAD)**

**Date: 01.12.2023**

**To**

- Mr.S.Siva Kumar S/o Mr.Sivakannan** **Borrower / Mortgagor**  
D.No.2/64, Madathahalli Village, Kadathur Post, Pappireddipatti Taluk, Dharmapuri Dt.
- Mr.S.Theerthagiri S/o Mr.Sivakannan** **Guarantor**  
D.No.2/64, Aadhi Thiravidar Colony, Madathahalli Village, Kadathur Post,  
Pappireddipatti Taluk, Dharmapuri District.
- Mr.M.Govindarasu S/o Mr.C.Mathappan** **Guarantor**  
D.No.1/115, Aadhi Thiravidar Colony, Madathahalli Village, Kadathur Post,  
Pappireddipatti Taluk, Dharmapuri District.

**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.Siva Kumar S/o Mr.Sivakannan and guarantors Mr.S.Theerthagiri S/o Mr.Sivakannan and Mr.M.Govindarasu S/o Mr.C.Mathappan** that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Salem Region, for **Bommidi** Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **20.12.2023** for recovery of Rs.6,52,125.00 (Rupees Six Lakhs Fifty Two Thousand One Hundred Twenty Five Only) in Term Loan account as on 19.11.2023 due to the Tamilnad Mercantile Bank Limited, **Bommidi** Branch with subsequent interest and expenses. The reserve price will be **₹ 15,07,400/- (Rupees Fifteen Lakh Seven Thousand Four Hundred only)** and the earnest money deposit will be Rs.1,50,740/- (Rupees One Lakhs Fifty Thousand Seven Hundred Forty Only).

<b>Place of submission of EMD and Auction:</b>	<b>Tamilnad Mercantile Bank Ltd., Bommidi Branch, D.No.225, Salem Main Road, Bommidi– 635 301, Dharmapuri District</b>
<b>Date and Time of Auction Sale</b>	<b>20.12.2023 and 04.00 P.M.</b>
<b>Upset Price</b>	<b>₹ 15,07,400/- (Rupees Fifteen Lakh Seven Thousand Four Hundred only)</b>

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All that part and parcel of land to the extent of 1306.80 sq.ft and residential building constructed thereat situated at Government Survey No.10/1B1, as per Natham Sub Division Survey New Natham S.No.10/45, Door No.2/161 at Dharmapuri Registration District, Kadathur Sub Registrar Office, Pappireddipatti Taluk, Madathahalli Village standing in the name of Mr.S.Sivakumar

**Boundaries:**

East of – Common Pathway

South of – House site of Ramasamy

West of – House site of Arunagiri

North of – House site of Murugan

Measuring East to West on Northern side 12 meter, on Southern side 12.40 meter and North to South on both side 10 meter each.

### **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 Bommidi** on or before **20.12.2023** within **04.00 P.M.**
2. The intending bidders may inspect and satisfy themselves about the property / properties and may approach the Branch Manager, Villupuram Branch (98424 25248) 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. 04346 – 244440, Cell:98420 70440 / 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: Bommidi**  
**Date: 01.12.2023.**

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