



No.28, Rajaji Street, Tindivanam – 604001.

TINDIVANAM BRANCH
(BY Speed Post/RPAD)

Date: 04.12.2023

To

Borrower Name :

Mr.N.Ramesh S/o Narayanasamy,
Prop: M/s.Aruna Traders,
D.No: 57/7D, Muthukrishna Mudali Street, Gidangal – I, Tindivanam-604001.

Guarantors Name :

Mrs.R.Valarmathy W/o N.Ramesh
No.7, Roshanai Pettai Street, Tindivanam - 604 001.

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.N.Ramesh S/o Narayanasamy, Prop: M/s.Aruna Traders, and Guarantor Mrs.R.Valarmathy W/o N.Ramesh** 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 **Tindivanam** Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **10.01.2024** for recovery of ₹32,50,116.21 (Rupees Thirty Two Lakhs Fifty Thousand One Hundred Sixteen and Paise Twenty One only) in Overdraft account and ₹6,28,473.40 (Rupees Six Lakhs Twenty Eight Thousand Four Hundred Seventy Three and Paise Forty Only) in Term Loan(GECL) account as on 30.11.2023. **Totally Rs.38,78,589.61 (Rupees Thirty Eight Lakhs Seventy Eight Thousand Five Hundred Eighty Nine and Paise Sixty One Only)** due to the Tamilnad Mercantile Bank Limited, **Tindivanam** Branch with subsequent interest and expenses. The reserve price will be ₹ **18,00,000/- (Rupees Eighteen Lakhs Only)** for the **Property I** and ₹**39,19,000/- (Rupees Thirty Nine Lakhs Nineteen Thousand Only)** for the **Property II** and ₹**3,90,000/- (Rupees Three Lakhs Ninety Thousand Only)** for the **Property III** and the earnest money deposit will be ₹**1,80,000/- (Rupees One Lakh Eighty Thousand Only)** for the **Property I** and ₹**3,91,900/- (Rupees Three Lakhs Ninety One Thousand Nine Hundred Only)** for the **Property II** and ₹**39,000/- (Rupees Thirty Nine Thousand Only)** for the **Property III**.

Place of submission of EMD and Auction:	Tamilnad Mercantile Bank Ltd., No.28, Rajaji Street, Tindivanam – 604001.
Date and Time of Auction Sale	10.01.2024 and 04.00 P.M.
Upset Price	Property I - ₹18,00,000/- (Rupees Eighteen Lakhs Only) Property II - ₹39,19,000/- (Rupees Thirty Nine Lakhs Nineteen Thousand Only) Property III - ₹3,90,000/- (Rupees Three Lakhs Ninety Thousand Only)

DESCRIPTION OF THE IMMOVABLE PROPERTY

I. All that part and parcel of residential land to the extent of 6000.00sq.ft situated at S.No.372/1, TS.No.15/2B, Rajan Nagar, Bootheri, Gindangal Village, Tindivanam, Villupuram District standing in the name of **Mr.N.Ramesh S/o Narayanasamy**.

Boundaries :

South : 4 feet Common Lane belongs to Valli Amsa and Ramesh

North : Subburamania Goundar & others property

West : Road

East : Valli Portion Land

with all Easementary rights in 4 feet South North Common pathway belongs to Valli, Amsa and Ramesh.

II. All that part and parcel of residential land to the extent of 1567.50sq.ft situated at Natham. S.No.146, T.S.No.5/7, Roshanai pattai street, Roashanai Village, Tindivanam, Tindivanam Taluk, Villupuram District standing in the name of **Mr.N.Ramesh S/o Narayanasamy**

South: Dhanam's Site

North : Varadha portion Land

West : Roshanai pattai Veethi

East : Ashenmohammed Plot

Measuring East to west 95 feet on both sides, South to North 16 ½ feet on both sides each.

III. All that part and parcel of residential land to the extent of 650.00sq.ft situated at Natham S.No.146, T.S.No.5/4, Roshanai Road, Roshanai Village, Tindivanam, Tindivanam Taluk, Ward-A, Villupuram District standing in the name of **Mr.N.Ramesh S/o Narayanasamy**

South : Govindaraj's Plot

North : 3ft Common lane

West : Arumugam's Property mentioned in B Schedule

East : Sankar's Property mentioned in D schedule

Measuring East to west 25 feet on both sides and South to North 26 feet on both sides each.

Terms & Condition :

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 Tindivanam** on or before **10.01.2024** within **04.00 P.M.**

2.The intending bidders may inspect and satisfy themselves about the property / properties and may approach the Branch Manager, **Tindivanam** Branch (**98422 61455**) 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. 04147 – 222 298, Cell: 98422 61455 / 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)

Place: Tindivanam

Date: 04.12.2023.

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