

**Tiruchengode Branch – No.10, South Car Street, Tiruchengode – 637 211  
TIRUCHENGODE BRANCH**

**APPENDIX IV-A**

[See Proviso to rule 8(6)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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 / charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, **Tiruchengode Branch**, (Secured Creditor), will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "Whatever there is" on **30.08.2023** for recovery of Rs.43,50,767.00 (Rupees Forty Three Lakhs Fifty Thousand Seven Hundred Sixty Seven Only) in the Cash Credit account and Rs.1,00,49,100.78 (Rupees One Crore Forty Nine Thousand One Hundred and paise Seventy Eight Only) in the Term Loan I account, Rs.24,61,225.54 (Rupees Twenty Four Lakhs Sixty One Thousand Two Hundred Twenty Five and Paise Fifty Four Only) in the Term Loan II account, Rs.2,02,304.64 (Rupees Two Lakh Two Thousand Three Hundred Four and Paise Sixty Four Only) in the Term Loan III account as on 30.06.2023 and Rs.14,10,976.74 (Rupees Fourteen Lakhs Ten Thousand Nine Hundred Seventy Six and Paise Seventy Four Only) in the Term Loan IV as on 03.07.2023. Totally Rs.1,84,74,374.70 (Rupees One Crore Eighty Four Lakhs Seventy Four Thousand Three Hundred Seventy Four and Paise Seventy Only) plus future interest and costs due to Tamilnad Mercantile Bank Limited, **Tiruchengode Branch** (Secured Creditor) from **M/s.S A S Textiles, Propx: Mrs.R.Rajamani W/o Mr.V.Rajappan, and guarantors Mr.V.Rajappan S/o Mr.Velappa Gounder, Mr.R.Senthil Kumar S/o Mr.V.Rajappan and Mr.R.Kandha Kumar S/o Mr.V.Rajappan.** The Reserve Price will be **Rs.1,10,00,000/- for property I** and **Rs.2,42,00,000/- for property No.II** and the Earnest Money Deposit will be Rs.11,00,000/- for property I and Rs.24,20,000/- for property II (10% of Reserve Price).

**DETAILS OF AUCTION**

The under mentioned property will be sold by public auction on **30.08.2023** for recovery of a sum of Rs.43,50,767.00 (Rupees Forty Three Lakhs Fifty Thousand Seven Hundred Sixty Seven Only) in the Cash Credit account and Rs.1,00,49,100.78 (Rupees One Crore Forty Nine Thousand One Hundred and paise Seventy Eight Only) in the Term Loan I account, Rs.24,61,225.54 (Rupees Twenty Four Lakhs Sixty One Thousand Two Hundred Twenty Five and Paise Fifty Four Only) in the Term Loan II account, Rs.2,02,304.64 (Rupees Two Lakh Two Thousand Three Hundred Four and Paise Sixty Four Only) in the Term Loan III account as on 30.06.2023 and Rs.14,10,976.74 (Rupees Fourteen Lakhs Ten Thousand Nine Hundred Seventy Six and Paise Seventy Four Only) in the Term Loan IV as on 03.07.2023. Totally Rs.1,84,74,374.70 (Rupees One Crore Eighty Four Lakhs Seventy Four Thousand Three Hundred Seventy Four and Paise Seventy Only) plus future interest and costs payable by the above party.

<b>Place of Auction</b>	<b>Tamilnad Mercantile Bank Ltd., Tiruchengode Branch, No.10, South Car Street, Tiruchengode – 637 211</b>
<b>Date and Time of Auction Sale</b>	<b>30.08.2023 and 04.00 P.M</b>

**Description of the Property :**

1) All that part and parcel of Land to the extent of 6261.75 Sq.ft and building constructed thereat situated at S.F.No 26/4, D.No.173/1/149E/1, 173/2/149E/2, 174/1, 174/2, 174/3, 174/149, Ward No.2, Sengodampalayam Street No.3, Namakkal District, Namakkal Registration District, Tiruchengode Sub Registration District, Tiruchengode Taluk, 48 – Kailasampalayam Village standing in the name of Mrs.S.R.Rajamani W/o.Mr.V.Rajappan.

**Boundaries:**

East of – R.Ravikumar House and Land  
West of – 45 Links wide South North Pathway  
Souh of – Ambika Sizing mill buildings and land

North of – 38 links wide East West Road

Measuring East West on Northern side 92 feet, on Southern side 115 feet and South North on Eastern side 61 feet and Western side 60 feet.

2) All that part and parcel of Land to the extent of 22 ½ cents and building constructed thereat situated at S.No.25/1C & 25/2C, Present TSLR No.125/3, Ward B, Block No.16, Patta No.1821, D.No.174/1, 174/2 & 174/3, 48 – Kailasampalayam Village, Tiruchengode Taluk, Namakkal District, Tiruchengode Sub Registration District, Namakkal Registration District standing in the name of Mrs.S.R.Rajamani W/o.V.Rajappan

**Boundaries:**

East of – Varuthappa Gounder Vagaiyara land

West of – 30 links width North – South Road

South of – Balance land of vendor M.Kamalaveni

North of – Ramayee Land

Alongwith all easementary rights in S.No.25/2 & 25/5.

**Reserve Price**

**Rs.1,10,00,000/- for property I and Rs.2,42,00,000/- for property No.II**

**Note:** The above properties are common to the Cash Credit limit of Rs.34.00 lakh, Term Loan (GECL) of Rs.6.86 lakh, Term Loan (FITL) of Rs.2.03 lakh and Term Loan (GECL 1.0 ext) of Rs.3.30 lakh availed by M/s.Sri Kandakumar Textiles., at our Tiruchengode Branch.

**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 Tiruchengode on or before **30.08.2023** within 04.00 P.M.

2.The intending bidders may inspect and satisfy themselves about the property/properties and may approach the Branch Manager, Tiruchengode Branch 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. 04288 – 251 552, Cell: 98428 53542 / 99446 01576 / 95009 98074**)

3. The successful bidder shall have to deposit Twenty Five Percent (25%) of the Bid Amount (less EMD) immediately on the same day, or not later than next working day, as the case may be, without fail and EMD shall be adjusted towards twenty five percent(25%) of the bid amount immediately, on the sale being knocked down in his favour. In case of default in deposit of twenty five percent(25%) of the bid amount as stated above, the EMD will be forfeited and the property shall forthwith be sold again.

4.The successful bidder shall deposit the balance Seventy Five Percent (75%) of the bid amount within 15 days 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 SARFEASI Act.

6.To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance.

The property/ies is/are being sold with all existing and future encumbrance unknown to the Bank. The intending bidders are also advised to make their own independent inquiries regarding the encumbrances/claims/rights/dues/affecting the property prior to submitting their bid.

7.The Authorized Officer/Secured Creditor 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.

8.The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.

9.The Authorized Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever.

10.The property/properties will not be sold below the reserve price fixed above.

11.The property/properties is/are auctioned in “ as is where is and as is what is basis and whatever there is” condition.

12.The Authorized officer has taken symbolic possession of the immovable property/properties described above, which alone can be passed on to the auction purchaser.

13.The intending bidders should bring any one of the proof of identity, ie., passport, driving license, Ration Card, Voter ID, PAN Card etc., at the time of participating the bid.

14.The sale certificate shall issued in the name of the purchaser/bidder if the terms of the payment have been complied with 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.

15. The sale shall be subject to rules/conditions/prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interests Act, 2002. The intending bidders are advised to properly read the sale notice and its terms and conditions.

16. The borrower's attention is invited to the provisions of Sub-Section(8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

17. The sale notice is also uploaded/published on website [www.tmb.in](http://www.tmb.in).

18. Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec.194 IA of the Income Tax Act, 1961 & deposit the same by furnishing the Challan in Form 26QB and submit the original receipt of TDS Certificate to BANK.

**Place: Tiruchengode**

**Date: 21.07.2023**

**Authorised Officer  
Tamilnad Mercantile Bank Ltd.,  
Tiruchengode Branch.**

**Sale Notice Addressed To:**

- 1. M/s.S A S Textiles Propx: Mrs.R.Rajamani W/o Mr.V.Rajappan** **Borrower**  
D.No.: 2-69, Anangur Main Road, Andikadu, Anangur Post – 637 304, Tiruchengode Taluk.
- 2. Mrs.R.Rajamani W/o Mr.V.Rajappan** **Proprietor/ Mortgagor**  
D.No.:No.174/B2, Kozhikalnatham Road, Weavers Colony, Tiruchengode – 637 211.
- 3. Mr.V.Rajappan S/o Mr.Velappa Gounder,** **Guarantor**  
D.No.:No.174/B2, Kozhikalnatham Road, Weavers Colony, Tiruchengode – 637 211.
- 4. Mr.R.Senthil Kumar S/o Mr.V.Rajappan** **Guarantor**  
D.No.:No.174/B2, Nesavalar Colony Street, Tiruchengode – 637 211.
- 5. Mr.R.Kandha Kumar S/o Mr.V.Rajappan** **Guarantor**  
D.No.:No.174/B2, Nesavalar Colony Street, Tiruchengode – 637 211.