



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

**No.: 639/2-B, Mettur Road, Near Bus Stand, Elampillai – 637 502**  
**ELAMPILLAI BRANCH**

**SALE OF IMMOVABLE ASSETS MORTGAGED/CHARGED TO THE BANK UNDER**  
**THE SARFAESI ACT{R/W RULE 8(6) & 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 / 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 Elampillai Branch, (Secured Creditor), will be sold on “AS IS WHERE IS”, “AS IS WHAT IS” and “Whatever there is” on **20.09.2023** for recovery of Rs.13,38,342.64 (Rupees Thirteen Lakhs Thirty Eight Thousand Three Hundred Forty Two and Paise Sixty Four Only) in Overdraft account as on 31.07.2023 and Rs.3,06,829.65 (Rupees Three Lakhs Six Thousand Eight Hundred Twenty Nine and Paise Sixty Five Only) in Term Loan account as on 11.08.2023 plus future interest and costs due to Tamilnad Mercantile Bank Limited, Elampillai Branch (Secured Creditor) from **M/s.Amman Tex, Prop.: Mr.R.Manickam (Deceased) S/o Mr.K.Raman**, guarantor cum Legal heirs of the deceased Mr.R.Manickam are **Mr.M.Ravikumar S/o Late.Mr.R.Manickam & Mrs.M.Sunitha W/o Late.Mr.R.Manickam** and Known Legal heirs of the deceased Mr.R.Manickam are **Mr.M.Rathnakumar S/o Late.R.Manickam, Mr.M.Ranjith Kumar S/o Late.R.Manickam, Mr.M.Raj Kumar S/o Late.R.Manickam, Mrs.R.Poongulazhi W/o Late.M.Raj Kumar, Mr.R.Elavarasan S/o Late.M.Raj Kumar and Mr.M.Ram Kumar S/o Late.Mr.R.Manickam**. The Reserve Price will be **Rs.44,41,000/- (Rupees Forty Four Lakh Forty One Thousand Only)** and the Earnest Money Deposit will be **Rs.4,44,100/- (10% of Reserve Price)**.

**DETAILS OF AUCTION**

The under mentioned property will be sold by public auction on **20.09.2023** for recovery of a sum of Rs.13,38,342.64 (Rupees Thirteen Lakhs Thirty Eight Thousand Three Hundred Forty Two and Paise Sixty Four Only) in Overdraft account as on 31.07.2023 and Rs.3,06,829.65 (Rupees Three Lakhs Six Thousand Eight Hundred Twenty Nine and Paise Sixty Five Only) in Term Loan account as on 11.08.2023 plus future interest and costs payable and less recovery if any by the above party.

<b>Place of Auction</b>	<b>Tamilnad Mercantile Bank Ltd., Elampillai Branch, D.No.: 639/2-B, Mettur Road, Near Bus Stand, Elampillai – 637 502</b>
<b>Date and Time of Auction Sale</b>	<b>20.09.2023 and 04.00 P.M.</b>

**Description of the Property :**

All that part and parcel of residential land to the extent of 1800 Sq.ft at Old Natham S.No.40/1A, New S.No.40/1A2A3, R.S.No.201/12 and building constructed thereat to the extent of 3300 sq.ft. (G.F - 1650 Sq.ft, F.F. - 1650 Sq.ft.) (Building approved area – 3024 sq.ft.) at Plot No.70, Door No.23, Sowdeswari Nagar, Near Reddimaniyananoor Road, Elampillai, Magudanchavadi Sub Registration District, Salem Taluk, Salem District standing in the name of Mr.Manickam S/o. Mr.Raman.

**Boundaries:**

North of – land belonging to Seerangan  
South of – Land belonging to Saroja  
East of – Land belonging to Jabbar and Thasthakeer  
West of – 20 feet wide South – North common street.  
Measuring East to West on both sides 60 feet each and North to South on both sides 30 feet each.

**Reserve Price** **Rs.44,41,000/- (Rupees Forty Four Lakhs Forty One Thousand Only)**

## **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 Elampillai / Salem** on or before **20.09.2023** within **04.00 P.M.**
- 2.The intending bidders may inspect and satisfy themselves about the property/properties and may approach the Branch Manager, Elampillai Branch (88833 93888) 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:88833 93888 / 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, 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 be 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).

**Place: Elampillai**

**Date: 31.08.2023**

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

**Sale Notice Addressed To:**

**M/s.Amman Tex Prop: Mr.R.Manickam (Deceased) S/o Mr.K.Raman (Borrower)**

No.5/4-23, Pillyar Kovil Street, Sowdeswari Nagar, Elampillai, Salem Dist – 636 502

**Guarantors cum Legal heirs of the deceased Mr.R.Manickam:**

**1. Mr.M.Ravikumar S/o Late.Mr.R.Manickam (Guarantor cum known legal heir)**  
D.No.144, Naduvaneriipudur, Vembadithalam Post,Salem – 637 504.

**2. Mrs.M.Sunitha W/o Late.Mr.R.Manickam (Guarantor cum known legal heir)**  
No.5/4, 23, Pillaiyar Kovil Street, Sowdeswari Nagar, Elampillai, Salem Dist – 636 502

**Known Legal heirs of the deceased Mr.R.Manickam:**

1. **Mr.M.Rathnakumar S/o Late.R.Manickam (known legal heir)**  
D.No.1/39 A, Naduvaneriipudur, Vembadithalam Post, Salem – 637 504.
2. **Mr.M.Ranjith Kumar S/o Late.R.Manickam (known legal heir)**  
D.No.1/39 A, Naduvaneriipudur, Vembadithalam Post, Salem – 637 504.
3. **Mr.M.Raj Kumar S/o Late.R.Manickam (Pre Deceased Legal heir)**  
D.No.144, Naduvaneriipudur, Vembadithalam Post, Salem – 637 504.
4. **Mrs.R.Poongulazhi W/o Late.M.Raj Kumar (known legal heir of predeceased Son)**  
D.No.144, Naduvaneriipudur, Vembadithalam Post, Salem – 637 504.
5. **Mr.R.Elavarasan S/o Late.M.Raj Kumar (known legal heir of predeceased Son)**  
D.No.144, Naduvaneriipudur, Vembadithalam Post, Salem – 637 504.
6. **Mr.M.Ram Kumar S/o Late.Mr.R.Manickam (known legal heir)**  
No.5/4, 23, Pillaiyar Kovil Street, Sowdeswari Nagar, Elampillai, Salem Dist – 636 502.