

PANRUTI BRANCH

71-Chennai Salai,
Panruti-607106,
Cuddalore District, Tamilnadu
Ph: 04142-244556 (CA), 245556 (Fex)
Mobile : 9865277725
email: panruti@tmbank.in
[CIN: L65110TN1921PLC001908](#)

(BY Speed Post/RPAD)

Date :31.07.2023

To

- 1) **Mrs.Esther Santhiya** W/o Late.Mr.R.Mohanraj, --- Legal Heir of the
No.709, West Street deceased borrower
Pudhupillayarkuppam. (Late.R.Mohanraj)
Maligampattu,
Panruti – 607 106
- 2) **Minor. Shameena**, D/o.Late.Mr.R.Mohanraj --- Legal Heir of deceased
represented by her Mother & Natural Guardian, borrower (Late.R.Mohanraj)
Mrs.M.Esther Santhiya,
No.772, Main Road,
Pudhupillayarkuppam
Maligampattu,
Panruti – 607106.
- 3) **Minor.Viroshan**, S/o.Late.Mr.R.Mohanraj --- Legal Heir of deceased
represented by his Mother & Natural Guardian, borrower (Late.R.Mohanraj)
Mrs.M.Esther Santhiya,
No.772, Main Road,
Pudhupillayarkuppam
Maligampattu,
Panruti – 607106.
- 4) **Mr.Ramalingam**, S/o Sokkalingam --- Father & Legal Heir of
No.709, West Street, deceased borrower
Pudhupillayarkuppam (Late.R.Mohanraj)
Maligampattu
Panruti – 607106.
- 5) **Mrs.Geetha** W/o Mr.Ramalingam, --- Mother & Legal Heir of
No.709, West Street deceased borrower
Pudhupillayarkuppam (Late.R.Mohanraj)
Maligampattu,
Panruti – 607106.
- 6) **Mr.V.Vetrivel** S/o Mr.Vadivel, --- Guarantor/Mortgagor
No.45A, Main Road,
Pudhupillayarkuppam
Maligampattu,
Panruti – 607106.

Sale Notice for Sale of Immovable Properties

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitisation 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 **Legal Heirs of Deceased Borrower (Mr.R.Mohanraj S/o.Mr.Ramalingam, Prop: M/s.Maruthi Traders)**, i.e., **Mrs.M.Esther Santhiya** W/o.Late.Mr.R.Mohanraj, **Minor.M.Shameena** D/o.Late.Mr.R.Mohanraj, **Minor.M.Viroshan**, D/o.Late.Mr.R.Mohanraj, **Mr.Ramalingam** F/o.Late.Mr.R.Mohanraj and **Mrs.R.Geetha** W/o.Mr.Ramalingam and the **Guarantor/Mortgagor, Mr.V.Vetrivel** S/o.Mr.Vadivel that the below

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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, Tiruchirapalli Region will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.08.2023** for recovery of **Rs.9,10,714.62 (Rupees Nine Lakh Ten Thousand Seven Hundred Fourteen and Paise Sixty Two only){Rs.8,65,687/- in the Term Loan account and Expenses of Rs.45,027.62}** as on 30.06.2023 due to Tamilnad Mercantile Bank Limited, Panruti Branch with subsequent interest and expenses less recovery, if any. The Reserve Price will be **Rs.6,89,000/-** and the earnest money deposit will be **Rs.68,900/-**.

Place of Auction	Tamilnad Mercantile Bank Ltd Panruti Branch No.71, Chennai Salai, Panruti - 607 106. Cuddalore District.
Date and Time of Auction Sale	28.08.2023 at 12.30 P.M.
Description of Property	
Vacant Land to the extent of 26 ¼ cents [10 cents at New S.No.36/11, Old S.No.73/2 and 16 ¼ cents at New S.No.20/6, Old S.No.103/1] at Maligampattu Village, Kadampuliyur, Panruti, Cuddalore District standing in the name of Mr.V.Vetrivel S/o Mr.Vadivel.	
Boundaries for 10 Cents at New S.No.36/11: North : Land of Ganesan South : Land of Vetrivel East : Waste Land West : Land of Vetrivel	
Boundaries for 16 ¼ Cents at New S.No.20/6: North : Land of Vetrivel South: Land of Sivakolunthu East : Pathway West : Land of Shanmugam	
Reserve Price	Rs.6,89,000/-

TERMS & CONDITIONS

1. The intending bidders should pay Ten Percent (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" or NEFT/RTGS in favour of "Tamilnad Mercantile Bank Ltd, Panruti Branch", A/c.No.195430250803140, IFSC Code – TMBL0000195 on or before **28.08.2023** within **12.30 P.M.**
2. The intending bidders may inspect and satisfy themselves about the property and may approach the Branch Manager 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.04142 244556 / 245556 & Mobile: 98652 77725) or Chief Manager, Tiruchirapalli Region @ Mobile No.90952 44477.
3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) immediately 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 Authorised 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.

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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 Authorised Officer, the properties are not subject to any encumbrance. The Authorised 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 Authorised Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorised Officer also has the right to reject the Bid Form of the intending bidder if its 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, i.e., Aadhaar 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 stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the Sale Certificate.
12. The sale notice is also uploaded/published on website (www.tmb.in).

Place: Tiruchirapalli
Date : 31.07.2023

Authorised Officer
Tamilnad Mercantile Bank Ltd.
Tiruchirapalli Region.
(For Panruti Branch)