

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

(BY RPAD)

Date: 18.03.2024

To

1. **Mrs.K.Geetha** Borrower
W/o Mr.S.Krishnamoorthy
Prop: M/s.Priya Super Market
No.417/A, Odai Street
Anguchettipalayam
Panruti – 607106.
2. **Mr.S.Krishnamoorthy** Guarantor / Mortgagor
S/o Mr.K.Sellapillai
No.417/A, Odai Street
Anguchettipalayam
Panruti – 607106.
3. **Mrs.N.Kavitha** Guarantor / Mortgagor
W/o.Mr.Nandhagopalakrishnan
No.471, 5th Street
Siruvathur
Panruti – 607106.
4. **Mr.Nandhagopalakrishnan** Guarantor
S/o.Mr.Ramar
No.471, 5th Street
Siruvathur
Panruti – 607106.
5. **Mr.S.Narayanasami** Guarantor
S/o Mr.K.Sellapillai
No.417/A, Odai Street
Anguchettipalayam
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 **Borrower**, Mrs.K.Geetha, W/o Mr.S.Krishnamoorthy, Prop: M/s.Priya Super Market, **Mortgagors cum Guarantors**, 1)Mr.S.Krishnamoorthy, S/o Mr.K.Sellapillai and 2) Mrs.N.Kavitha, W/o.Mr.Nandhagopalakrishnan and the **Guarantors**, 1) Mr.Nandhagopalakrishnan, S/o.Mr.Ramar and 2) Mr.S.Narayanasami, S/o Mr.K.Sellapillai, 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, Panruti Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on **26.04.2024** for recovery of **Rs.15,35,190.70 (Rupees Fifteen Lakh Thirty Five Thousand One Hundred Ninety and Paise Sixty Only)** {i.e., **Rs.15,16,729.60 in the Overdraft Account and**

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Expenses of Rs.18,461.10} as on 29.02.2024 due to the Tamilnad Mercantile Bank Limited, Panruti Branch with subsequent interest and expenses less recovery if any. The Reserve Price will be Rs.35,67,000/- for Property No.1 and Rs.7,83,000/- for Property No.2 and the corresponding earnest money deposit will be Rs.3,56,700/- for Property No.1 and Rs.78,300/- for Property No.2.

Place of Submission of EMD and Auction:	TAMILNAD MERCANTILE BANK LTD., Panruti Branch, No.71, Chennai Salai, Panruti – 607106 Cuddalore District.
Date and Time of Auction Sale	26.04.2024 at 12.30 PM for Property No.1 and 1.00 PM for Property No.2.
Upset Price	Property No.1 – Rs.35,67,000/- (Rupees Thirty Five Lakh and Sixty Seven Thousand Only) Property No.2 – Rs.7,83,000/- (Rupees Seven Lakh and Eighty Three Thousand Only)

Description of the Properties

Property 1:

Land to an extent of 1853 sq. ft. in Old S.No.102/2, New S.No.73/8, New Sub. Division Nos.73/8B & 73/8C and a house building constructed thereat Odai Street, Anguchettipalayam Village, Panruti Taluk, Cuddalore District, standing in the name of Mr.S.Krishnamoorthy, S/o.Mr.K.Sellapillai

Boundaries:

North : Common Pathway
South : Throwpathiamman Temple Land
East : House of Sivalingam
West : Vacant land of K.Sellapillai

Note:

The above mentioned immovable property is also offered as Common Collateral for the Home Loan facility of Rs.13,00,000/- (Balance outstanding is Rs.9,44,807.11 and Expenses of Rs.13,168.80, totally Rs.9,57,975.91 as on 29.02.2024) availed jointly by Mr.S.Krishnamoorthy, S/o Mr.K.Sellapillai and Mr.S.Narayanasami, S/o Mr.K.Sellapillai from our Panruti Branch, which is also under NPA status.

Property 2:

Land to an extent of 2610 sq. ft. in New S.No.16/2, Old S.No.167/3, Plot No.28 at Seshayyar Nagar, Anguchettipalayam Village Panchayat, Panruti Taluk, Cuddalore District, standing in the name of Mrs.N.Kavitha, W/o.Mr.Nandhagopalakrishnan.

Boundaries:

North : East West Road on North side
South : East West Road on South side
East : Plot No.27
West : Plot No.29

Measurements:

East to West (Both Sides) – 30 feet
South to North (Western Side) – 90 feet
South to North (Eastern Side) – 84 feet.

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 **26.04.2024** within **12.30 PM** for Property No.1 and **1.00 PM** for Property No.2.

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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.9095244477.
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.
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 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, 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: 18.03.2024

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