

**D.No: 1-1-18D, Ground Floor Devi Complex, Omalur Main Road, Tharamangalam – 636 502, Salem District.  
THARAMANGALAM 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 **Tharamangalam** Branch, (Secured Creditor), will be sold on “AS IS WHERE IS”, “AS IS WHAT IS” and “Whatever there is” on **20.10.2023** for recovery of Rs.12,73,477.53 (Rupees Twelve Lakhs Seventy Three Thousand Four Hundred Seventy Seven and Paise Fifty Three Only) in the Cash Credit account as on 31.08.2023 plus future interest and costs thereon, due to Tamilnad Mercantile Bank Limited, **Tharamangalam** Branch (Secured Creditor) from **M/s.Gowtham Sports, Prop: Mr.J.Damodhara Chakravarthi S/o Late.Mr.A.Jegathesan, and Guarantors Mrs.K.Bhagyamma W/o Mr.Karunanidi and Mr.J.Parthiban S/o Late.Mr.A.Jegathesan. The Reserve Price will be Rs.12,72,000/- (Rupees Twelve Lakhs Seventy Two Thousand Only) for property I and Rs.2,51,000/- (Rupees Two Lakhs Fifty One Thousand only) for Property II and the Earnest Money Deposit will be Rs.1,27,200/- for property I and Rs.25,100/- for property II (10% of Reserve Price).**

**DETAILS OF AUCTION**

The under mentioned property will be sold by public auction on **20.10.2023** for recovery of a sum of Rs.12,73,477.53 (Rupees Twelve Lakhs Seventy Three Thousand Four Hundred Seventy Seven and Paise Fifty Three Only) in the Cash Credit account as on 31.08.2023 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., Tharamangalam branch, D.No: 1-1-18D, Ground Floor Devi Complex, Omalur Main Road, Tharamangalam – 636 502, Salem District.</b>
<b>Date and Time of Auction Sale</b>	<b>20.10.2023 and 4.00 P.M</b>

**Description of the Property :**

1) All that part and parcel of land to the extent of 2118.75 sq.ft situated at S.No.71/1 & S.No.71/2, Plot No.24 & 23 South Part, Patta No.1001, Ayyanar Nagar, Near Power House, Vetni Karadu East, Nangavalli Main Road, Tharamangalam, Salem District, Salem West registration District, Tharamangalam Sub Registration District, Omalur Taluk, Tharamangalam Village standing in the name of Mrs.K.Bhagyamma W/o Karunanidi

**Boundaries:**

East of – Plot No.9

West of – 15 feet wide Road

South of – Remaining Northern part of Plot No.23

North of – Land belonging to Ramu Gounder

Plot No.23 (SouthPart) – 250 sq.ft – Measuring East to West on both sides 50 feet each and North to South on both sides 5 feet each.

Plot No.24 – 1868.75 sq.ft – Measuring East to West on both sides 50 feet each and North to South on Eastern side 40.25 feet and on Western side 34.50 feet.

2) All that part and parcel of land to the extent of 1186.90 sq.ft (as per title deed) 1129.31 sq.ft (as per site measurement) situated at Old S.No.35/7, As per Sub Division S.No.35/7-A, As per New Sub Division S.No.35/7-A-1, Patta No.251, Pachakattuvalavu, Salem District, Salem West registration District, Tharamangalam Sub Registration District, Omalur Taluk, Amarkkundhi Village standing in the name of Mr.J.Parthiban S/o Late.Mr.A.Jegathesan

**Boundaries:**

East of – Land & House belonging to Mahendran

West of – 12 feet wide Road  
South of – Land belonging to Raja  
North of – 8 feet wide Pathway

<b>Reserve Price Only)</b>	<b>Property I : Rs.12,72,000/- (Rupees Twelve Lakhs Seventy Two Thousand Only)</b> <b>Property II : Rs.2,51,000/- (Rupees Two Lakhs Fifty One Thousand only)</b>
----------------------------	---

**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 Tharamangalam** on or before **20.10.2023** within **4.00 P.M.**
- 2.The intending bidders may inspect and satisfy themselves about the property/properties and may approach the Branch Manager, Tharamangalam Branch (**Ph.No.95245 10888**) 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. 04290 – 250009, Cell: 95245 10888 / 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 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).

**Place: Tharamangalam**  
**Date: 16.09.2023**

**Authorised Officer**  
**Tamilnad Mercantile Bank Ltd.,**  
**Salem Region (for Tharamangalam Branch)**

**Sale Notice Addressed To:**

1. **M/s.Gowtham Sports** (Borrower)  
**Prop: Mr.J.Damodhara Chakravarthi S/o Late.Mr.A.Jegathesan**

D.No.2/112, KS Pettai, Amargundhi, Salem – 636 503

2. **Mrs.K.Bhagyamma W/o Mr.Karunanidi** (Guarantor/Mortgagor)  
Mahadheswara Betta, Mahadeswara Malai, Chamraja Nagar, Nanjangud – 571 490,  
Karnataka State

**Mr.J.Parthiban S/o Late.Mr.A.Jegathesan** (Guarantor/Mortgagor)  
D.No.2/112, KS Pettai, Amargundhi, Salem – 636 503