

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: 26.02.2024

To

1. **Mr.R.Krishnamoorthy S/o Mr.Rathinavelu** Borrower
Prop: M/s.Vijayalakshmi Cashews
2. Mrs.K.Chinnaponnu W/o Mr.Krishnamoorthy Guarantor / Mortgagor
3. Mr.K.Sivaprakasam S/o Mr.Krishnamoorthy Guarantor / Mortgagor

All of them having address at:

No.166, Kizhevan Street,
Kilkankeyankuppam Post
Panruti – 607 106.

Sale Notice for Sale of Immovable Properties through E-Auction

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the **Borrower, Mr.R.Krishnamoorthy S/o Mr.Rathinavelu, Prop : M/s.Vijayalakshmi Cashews, Guarantors / Mortgagors, Mrs.K.Chinnaponnu W/o Mr.Krishnamoorthy and Mr.K.Sivaprakasam S/o Mr.Krishnamoorthy** 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 **20.03.2024** for recovery of **Rs.4,04,99,334.89 (Rupees Four Crore Four Lakh Ninety Nine Thousand Three Hundred Thirty Four and Paise Eighty Nine only) {Rs.2,78,01,375.25 in Cash Credit (S/BD), Rs.23,69,281.61 in Term Loan, Rs.48,63,022.82 in Working Capital Term Loan (GECL) AND Rs.50,47,431/- in Working Capital Term Loan (GECL(E)) accounts and expenses of Rs.4,18,224.21} as on 31.01.2024** due to the Tamilnad Mercantile Bank Limited, Panruti Branch with subsequent interest and expenses less recovery if any. The Reserve Price for the properties and the corresponding earnest money deposit is given below

DESCRIPTION OF THE IMMOVABLE PROPERTIES

Property No.1

- a) Land to an extent of 9583 sq.ft. or 22 cents in New S.No.124/1, Subdivision S.No.124/1A, Old S.No.51 and the commercial building constructed thereat Srivallalar Nagar, Marungur Village & Panchayat, Panruti Taluk, Cuddalore District standing in the name of Mrs.K.Chinnaponnu W/o Mr.Krishnamoorthy.

Boundaries:

North : Land of Chandran
South : Land of Krishnasamy
East : Land of Chinnaponnu & Vijayalakshmi
West : Land of Krishnasamy

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- b) Land to an extent of 5346.25 sq.ft. (2146.25 sq.ft in Plot No.1, 1700 sq.ft in Plot No.2 & 1500 sq.ft in Plot No.3) (As per measurement – 4893.75 sq.ft.) in New S.No.124/1A, Old S.No.51 and Commercial building constructed thereat Srivallalar Nagar, Marungur Village & Panchayat, Panruti Taluk, Cuddalore District standing in the name of Mrs.K.Chinnaponnu W/o Mr.Krishnamoorthy.

Boundaries :

	Plot No.1	Plot No.2	Plot No.3
North	Land of Selvabharathy	Land of Selvabharathy	Land of Selvabharathy
South	Plot No.23 of Vijayalakshmi	Plot No.22 of Vijayalakshmi	East West 20 feet Layout Road
East	Plot No.2	Plot No.3 of Chinnaponnu & 20 feet Layout Road	Plot No.4
West	Land of Krishnasamy	Plot No.1	Plot No.2 of Chinnaponnu

Measurement :

Plot No.1	Plot No.2	Plot No.3
East West on South side – 25 feet East West on North side – 25.50 feet South North on both sides – 85 feet Totally – 2146.25 sq.ft or 199.47 sq.mt	East West on both sides – 20 feet South North on both sides – 85 feet Totally – 1700 sq.ft or 158 sq.mt	East West on both sides – 20 feet South North on both sides – 75 feet Totally – 1500 sq.ft or 139.41 sq.mt

Property No.2

- a) Land to an extent of 4500 sq.ft (1500 sq.ft. in Plot No.4, 1500 sq.ft. in Plot No.5 and 1500 sq.ft. in Plot No.6) in New S.No.124/1A, Old No.51 and Commercial building constructed thereat Srivallalar Nagar, Marungur Village & Panchayat, Panruti Taluk standing in the name of Mr.K.Sivaprakasam S/o Mr.Krishnamoorthy.

Boundaries :

	Plot No.4	Plot No.5	Plot No.6
North	Land of Selvabharathy	Land of Selvabharathy	Land of Selvabharathy
South	20 feet Layout Road	20 feet Layout Road	20 feet Layout Road
East	Plot No.5	Plot No.6	Plot No.7
West	Plot No.3	Plot No.4	Plot No.5

Measurement :

Plot No.4	Plot No.5	Plot No.6
East West – 20 feet South North – 75 feet Totally – 1500 sq.ft or 139.41 sq.mt	East West – 20 feet South North – 75 feet Totally – 1500 sq.ft or 139.41 sq.mt	East West – 20 feet South North – 75 feet Totally – 1500 sq.ft or 139.41 sq.mt

- b) Land to an extent of 10169.25 sq.ft (1500 sq.ft. in Plot No.9, 2890 sq.ft. in Plot No.10, 2890 sq.ft. in Plot No.11 & 2889.50 sq.ft. in Plot No.12) (As per measurement – 7046.25 sq.ft.) in New S.No.124/1A, Old S.No.51 at Srivallalar Nagar, Marungur Village & Panchayat, Panruti Taluk standing in the name of Mr.K.Sivaprakasam S/o Mr.Krishnamoorthy.

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Boundaries :

	Plot No.9	Plot No.10	Plot No.11	Plot No.12
North	Land of Selvabharathy	Land of Selvabharathy	Plot No.10	Plot No.11
South	20 feet Layout Road	Plot No.11	Plot No.12	20 feet Layout Road
East	Plot No.10 & 11	Kumbakonam to Panruti Road	Kumbakonam to Panruti Road	Kumbakonam to Panruti Road
West	Plot No.8	Plot No.9	Plot No.9	Plot No.9

Measurement :

Plot No.9	Plot No.10	Plot No.11	Plot No.12
East West – 20 feet South North – 75 feet Totally – 1500 feet or 139.41 sq.mt	East West – 115.60 feet South North – 25 feet Totally – 2890 sq.ft or 268.59 sq.mt	East West – 115.60 feet South North – 25 feet Totally – 2890 sq.ft or 268.59 sq.mt	East West – Southside – 115 feet, Northside – 115.6 feet South North – 25 feet Totally – 2889.5 sq.ft or 268.54 sq.mt

C) Land to an extent of 3000 sq.ft. (1500 sq.ft. in Plot No.7 & 1500 sq.ft. in Plot No.8) in New S.No.124/1A, Old S.No.51 at Srivallalar Nagar, Marungur Village & Panchayat, Panruti Taluk, Cuddalore District standing in the name of Mr.K.Sivaprakasam S/o Mr.Krishnamoorthy.

Boundaries :

	Plot No.7	Plot No.8
North	Land of Selvabharathy	Land of Selvabharathy
South	20 feet Layout Road	20 feet Layout Road
East	Plot No.8	Plot No.9
West	Plot No.6	Plot No.7

Measurement :

Plot No.7	Plot No.8
East West – 20 feet South North – 75 feet Totally – 1500 feet or 139.41 sq.mt	East West – 20 feet South North – 75 feet Totally – 1500 sq.ft or 139.41 sq.mt

Property No.3

Land to an extent of 3150 sq.ft (1750 sq.ft in Plot No.22 & 1400 sq.ft in Plot No.23) (As per measurement – 2700 sq.ft.) in New S.No.124/1A, Old S.No.51, at Srivallalar Nagar, Marungur Village & Panchayat, Panruti Taluk standing in the name of Mrs.K.Chinnaponnu W/o Mr.Krishnamoorthy.

Boundaries :

	Plot No.22	Plot No.23
North	Plot No.2 & 3	Plot No.1
South	Land of Krishnasamy	Land of Krishnasamy
East	Plot No.21 & 20 feet Layout Road	Plot No.22

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West	Plot No.23	Land of Krishnasamy
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Measurement :

Plot No.22	Plot No.23
East West on both sides – 25 feet	East West on both sides – 20 feet
South North on both sides – 70 feet	South North on both sides – 70 feet
Totally – 1750 sq.ft or 162.64 sq.mt	Totally – 1400 sq.ft or 130.11 sq.mt

Property No.4

Land to an extent of 11744 sq.ft (1420 sq.ft. in Plot No.13, 1472 sq.ft in Plot No.14, 1472 sq.ft in Plot No.15, 1500 sq.ft in Plot No.16, 1500 sq.ft in Plot No.17, 1500 sq.ft in Plot No.18, 1500 sq.ft in Plot No.19 & 1380 sq.ft in Plot No.20) in New S.No.124/1A, Subdivision New S.No.124/1A2, Old S.No.51 at Srivallalar Nagar, Marungur Village and Panchayat, Panruti Taluk standing in the name of Mr.K.Sivaprakasam S/o Mr.Krishnamoorthy.

Boundaries :

	Plot No.13	Plot No.14	Plot No.15	Plot No.16
North	20 feet Layout Road	Plot No.13	Plot No.14	20 feet Layout Road
South	Plot No.14	Plot No.15	Land of Krishnasamy	Land of Krishnasamy
East	Kumbakonam Road	Kumbakonam Road	Kumbakonam Road	Plot No.13,14 & 15
West	Plot No.16	Plot No.16	Plot No.16	Plot No.17
	Plot No.17	Plot No.18	Plot No.19	Plot No.20
North	20 feet Layout Road	20 feet Layout Road	20 feet Layout Road	20 feet Layout Road
South	Land of Krishnasamy	Land of Krishnasamy	Land of Krishnasamy	Land of Krishnasamy
East	Plot No.16	Plot No.17	Plot No.18	Plot No.19
West	Plot No.18	Plot No.19	Plot No.20	Plot No.21

Measurement :

Plot No.13	Plot No.14	Plot No.15	Plot No.16
East West on both sides – 71 feet South North on both sides – 20 feet Totally – 1420 sq.ft or 131.97 sq.mt	East West on both sides – 73.6 feet South North on both sides – 20 feet Totally – 1472 sq.ft or 136.80 sq.mt	East West on both sides – 73.60 feet South North on both sides – 20 feet Totally – 1472 sq.ft or 136.80 sq.mt	East West on both sides – 25 feet, South North on both sides – 60 feet Totally – 1500 sq.ft or 139.41 sq.mt
Plot No.17	Plot No.18	Plot No.19	Plot No.20
East West on both sides – 25 feet South North on both sides – 60 feet Totally – 1500 sq.ft or 139.41 sq.mt	East West on both sides – 25 feet South North on both sides – 60 feet Totally – 1500 sq.ft or 139.41 sq.mt	East West on both sides – 25 feet South North on both sides – 60 feet Totally – 1500 sq.ft or 139.41 sq.mt	East West on both sides – 23 feet South North on both sides – 60 feet Totally – 1380 sq.ft or 128.25 sq.mt

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Terms & Conditions

1.

E – Auction Website	https://sarfaesi.auctiontiger.net
Upset Price	Rs.4,63,00,000/- (Property 1,2,3 & 4 Jointly) (Rupees Four Crore and Sixty Three Lakhs Only)
Date and Time of E-Auction Sale	20.03.2024 between 11.30 AM and 12.30 PM with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs.46,30,000/- (Rupees Forty Six Lakh and Thirty Thousand Only)
Last date for submission of Bid Form with EMD	Bid Form along with Demand Draft or NEFT/RTGS in favour of Tamilnad Mercantile Bank Ltd, Panruti Branch A/c.No.195430250803140, IFSC Code – TMBL0000195 should be submitted on or before 19.03.2024 within 4.30 PM
Place of submission of Bid Form and EMD	The Authorised Officer Tamilnad Mercantile Bank Ltd, Panruti Branch 71-Chennai Salai Panruti-607106
Bid Multiplier	Rs.10,000/- (Rupees Ten Thousand Only).

Other Terms & Conditions

- 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 & Mobile: 98652 77725) or Chief Manager, Tiruchirapalli Region @ Mobile No.9095244477.
- The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) 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.
- 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.
- No interest shall be payable on any amount deposited for participation in the bid under the SARFAESI Act.
- 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 dues to the Government or anybody in respect of the property/ies under sale.
- The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.

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9. 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.

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

11. The intending bidders should submit photo copy of any one of the proof of identity, i.e., Aadhaar Card, Passport, Driving License, Ration Card, Voter ID, PAN Card, etc., along with the Bid Form.

12. The Sale Certificate shall be issued in the name of the purchaser/successful bidder and will not be issued in 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.

13. Successful bidder/purchaser will deduct TDS @ 1.00% 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. (For Bid Amount of Rs.50 lakhs and above)

14. The sale notice is also uploaded/published on website (www.tmb.in).

Note:

1. Bid form for participating in the e-auction is available in the website <https://sarfaesi.auctiontiger.net>.
2. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID {e-mail ID is absolutely necessary for the intending bidder} with regard to other relevant information and allotment of ID & password. For participating in the e-auction Contact: M/s E-Procurement Technologies Ltd, Ahmedabad, Help Line. No: 079-40230825 | 826 | 827 | 813 | 814 | 815 | 816 | 817 | 818 | 819/800 Email ID: praveen.thevar@auctiontiger.net & tamilnadu@auctiontiger.net.

Place: Tiruchirapalli
Date : 26.02.2024

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