



TAMILNAD MERCANTILE BANK LTD.,
Regd Office: 57,V.E.Road,
Thoothukudi – 628 002.

Usilampatti Branch

SALE NOTICE

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) of the Security Interest (Enforcement) Rules, 2002.

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 to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Ltd., Madurai Regional Office, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **12.02.2024**, for recovery of Rs.4,45,81,747.25 (Rupees Four Crore Forty Five Lakhs Eighty One Thousand and Seven Hundred Forty Seven and Paise Twenty Five Only) as on 31.12.2023 to Tamilnad Mercantile Bank Limited, Usilampatti Branch (Secured Creditor) from M/s.Sabarimalai Om Sri Dharmasastha Jewellers Prop: Mr.K.Deivendran, D.No.23, Peraiyur Road, Usilampatti – 625 532 and Guarantors Mrs.D.Banumathi W/o Mr.K.Deivendran, D.No.11.9.57A3, Dharmasastha Nagar, Usilampatti – 625 532, Mr.D.Prabhu S/o Mr.K.Deivendran, D.No.11.9.57A3, Avadi Thanga Nadar Street, Usilampatti – 625 532 and Ms.D.Sabariya D/o Mr.K.Deivendran, D.No.11.9.57A3, Avadi Thanga Nadar Street, Usilampatti – 625 532. For the property the reserve price will be Rs.46,00,000/- for Item No.1, Rs.46,00,000/- for Item No.2 and Rs.48,50,000/- for Item No.3 and Rs.59,00,000/- for Item No.4 and the earnest money deposit will be Rs.4,60,000/- for Item No.1, Rs.4,60,000/- for Item No.2 and Rs.4,85,000/- for Item No.3 and Rs.5,90,000/- for Item No.4.

DETAILS OF AUCTION

The under mentioned property will be sold by public auction on **12.02.2024** for recovery of a sum of Rs.4,45,81,747.25 (Rupees Four Crore Forty Five Lakhs Eighty One Thousand and Seven Hundred Forty Seven and Paise Twenty Five Only) as on 31.12.2023 plus future interest and costs payable by the above party.

Place of Auction:	TAMILNAD MERCANTILE BANK LTD., Usilampatti Branch, D.No:93, Madurai Main Road, Usilampatti - 625532. Phone Number : 04552-251142, 252142 Mobile Number : 98422-52142
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Description of Properties:

Item No.1

Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Usilampatti Village, Usilampatti Taluk, Usilampatti Town, situated at S.No.151/10, Ward No.11, New Ward No.16, Door No.63A, Vannarapettai Street No.9 to an extent of 2102 sq.ft and Residential Building cum Car Shed thereat within the following boundaries

North: Ponnaiah Nadar House, common lane

East: 16 feet wide North South Common street – as per document (as per MODTD - Rukmani & another property common lane)

South: K.Deivendran property, common lane

West: Vacant Land & Common lane – as per document (as per MODTD – North School)

Measuring East to West on the Northern Side 43.50 feet, on the Southern side 45 feet and North to South on both the sides 47.5 feet each, As per Actual East to West on the Northern Side 42.00 feet, on the Southern side 43.6 feet and North to South on both the sides 47.6 feet each

The above property standing in the name of Ms.D.Sabariya D/o Mr.K.Deivendran

Item No.2

Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Usilampatti Village, Usilampatti Taluk, Usilampatti Town, situated at S.No.151/10, Ward No.16, Door No.23A3, 23A4, 23A5, 23A6, 23A7 & 23A9, Avadithanga Nadar Street (East), Anantha Nagar, Vannarapettai to an extent of 1100 sq.ft and Residential Building with compound thereat within the following boundaries

South: North South 12 feet wide East West Street
West: 16 feet wide North – South Street
North: House purchase by Banumathi
East: House of Amutha W/o Chinnasamy

Measuring East to West on both the sides 44 feet each and North to South on both the sides 25 feet each – 2.5 cents

The above property standing in the name of Mr.K.Deivendran S/o Mr.Karuppaiah

Item No.3

Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Usilampatti Village, Usilampatti Taluk, Usilampatti Town, situated at Old Ward No.9, New Ward No.16, R.S.No.156/2, 156/2B, Door No.23A, 23A1 & 23A2, Avadithanga Nadar Street, Anantha Nagar, Vannarapettai to an extent of 4200 links and Residential Building with compound thereat within the following boundaries

South: Land belonging to Amudha @ Mariyammal W/o Chinnasamy
West: House of Banumathi
North: Land belonging to Tamilselvi W/o Vilampatti Muniyandi
East: 18 links North South Pathway

Measuring as per document – East to West on both the sides 56 links each and North to South on the Western side 78 links, on the Eastern side 72 links and as per actual measurement – East to West on both the sides 37 links each and North to South on the Western side 51.60 links, on the Eastern side 47.60 links

The above property standing in the name of Mr.D.Prabhu S/o Mr.K.Deivendran

Item No.4

Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Usilampatti Village, Usilampatti Taluk, Usilampatti Town, situated at R.S.No.234/5, Old Ward No.5, New Ward No.19, Door No.261, New Door No.23, 23/1 & 23/2, Street No.3, Nagai Kadai Bazar Street, Peraiyur Road (East) to an extent of 247.50 sq.ft and Commercial Building constructed thereat within the following boundaries

South: S.M.S.R.Thiyagaran Shop
West: North South Peraiyur Road
North: Lakshmanan Shop
East: Mokkathal @ Veerammal Shop

Measuring East to West on both the sides 26 ¾ feet each and North to South on the both sides 9 ¼ feet

The above property standing in the name of Mrs.D.Banumathi W/o Mr.K.Deivendran

Date and Time of Auction:	Item No.1 – 12.02.2024 at 03.00 PM Item No.2 - 12.02.2024 at 03.30 PM Item No.3 - 12.02.2024 at 04.00 PM Item No.4 - 12.02.2024 at 04.30 PM
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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” payable at **Usilampatti Branch** on or before **12.02.2024** within 02.00 PM.
2. The intending bidders may inspect and satisfy themselves about the property and may approach the **Usilampatti** 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: **04552 - 251142, 252142** Mobile: **98422 52142**)

3. 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 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 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 SARFAESI Act.
6. To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance. The Authorized 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.
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 Authorized Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorized 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, ie., Aadhar 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. Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec.194(1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Bank (Rs.50.00 Lacs and above property)
13. The sale notice is also uploaded / published on website (www.tmb.in).

Place: Madurai
Date : 05.01.2024

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
Regional Office, Madurai
[For Usilampatti Branch]

Borrower

M/s.Sabarimalai Om Sri Dharmasastha Jewellers
Prop: Mr.K.Deivendran,
D.No.23, Peraiyur Road, Usilampatti – 625 532

Guarantors

Mrs.D.Banumathi W/o Mr.K.Deivendran,
D.No.11.9.57A3, Dharmasastha Nagar, Usilampatti – 625 532,

Mr.D.Prabhu S/o Mr.K.Deivendran,
D.No.11.9.57A3, Avadi Thanga Nadar Street, Usilampatti – 625 532

Ms.D.Sabariya D/o Mr.K.Deivendran,
D.No.11.9.57A3, Avadi Thanga Nadar Street, Usilampatti – 625 532