

280, Madurai Road, **Virudhunagar – 626001**
Virudhunagar District, **Tamilnadu, INDIA**
E-mail: virudhunagar@tmbank.in
Phone: (04562) 245341(M), 242244(F.Ex)
242235, 245342,242243 (E)
Cell: 98421 45341



AUCTION SALE NOTICE

Date : 07-03-2024
Post/RPAD)

(BY Speed

To,

- 1. Mr S Nagamani, S/o Sakthivel,
Proprietor. M/s .Anu Spices Corporation
50/1, Kattabomman Street, Virudhunagar**
- 2. Mrs N Baby Anuradha, W/o Mr S Nagamani,
50/1, Kattabomman Street, Virudhunagar**

Sale Notice for Sale of Immovable Properties

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitization 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(s) **Mr S Nagamani, S/o Sakthivel, Proprietor. M/s Anu Spices Corporation 50/1, Kattabomman Street, Virudhunagar** and Guarantor **Mrs N Baby Anuradha, W/o Mr S Nagamani, 50/1, Kattabomman Street, Virudhunagar** that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited, Virudhunagar Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on 26-04-2024 Friday for recovery of Rs.1,14,43,245.20 (Rupees One Crore Fourteen Lakhs Forty Three Thousand Two Hundred forty five and Paise Twenty Only) as on 29-02-2024 due to the Tamilnad Mercantile Bank Limited, Virudhunagar Branch with subsequent interest and expenses.

The Reserve Price for Item No.1 Rs.35,00,000/- (Rupees Thirty Five Lakh Only) and the earnest money deposit will be Rs.3,50,000/- (Rupees Three lakh and Fifty Thousand Only).

The Reserve Price for Item No.2 Rs.41,50,000/- (Rupees Forty One Lakh and Fifty Thousand Only) and the earnest money deposit will be Rs.5,00,000/- (Rupees Five Lakh Only).

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| Place of Submission of EMD and Auction : | TAMILNAD MERCANTILE BANK LTD., Virudhunagar Branch, 280, Madurai Road, Virudhunagar – 626 001 |
| Date and Time of Auction Sale | Property No : 1- 26-04-2024 at 4.00 P.M Property No : 2- 26-04-2024 at 4.30 P.M |
| Upset Price | Property No.1 : Rs.35,00,000/- (Rupees Thirty Five Lakh Only) Property No.2:Rs.41,50,000/- (Rupees Forty One Lakh and Fifty Thousand Only) |

Description of the Property : Property No 1

On equ mort of land to the extent of 4231.25 sq ft or 9.71 cents including road formation area of 953.44 sq ft in Old S. No 43/6 , and New S. No 43 / 6 A as per Sub Division Patta No 1527 Mallankinar Road, Rosalpatti Village and Panchayat , Virudhunagar Joint I Sub Division , Viirudhunagar Registration District and building constructed thereat to an extent 2756.25 sq ft standing in the name of Mr S Nagamani

BOUNDARIES :

North : Seenivasagan Vagaiyara Land

East : S Velmani Land

West : 15' 0" Wide Common Pathway

South : 15' 0" Wide Common Pathway

Property No 2 :

On equ mort of land to the extent of 4193.75 sq ft or 9.62 cents including road formation extent of 375 sq ft in Old S. No 43/6 and New S. No. 43/6 A, as per Sub Division Patta No 1527 Mallanginar Road, Rosalpatti Village and Panchayat Virudunagar Joint I Sub Division , Viirudhunagar Registration District and building constructed thereat to an extent 3600 sq ft standing in the name of Mr S Nagamani

Boundaries :

North : Seenivasan Vagaiyara Land

East : Periya Chakkanan Land

West : Nagamani Land

South : 15 '0" Wide Common Path Way

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 favor of "Tamilnad Mercantile Bank Ltd" on or before 25-04-2024. within 4.30 P.M

2. The intending bidders may inspect and satisfy themselves about the property/properties 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. 04562 -245342 , 242235 & Cell No. 98421 45341

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 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 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 the 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: Virudhunagar

Date: 07-03-2024

**Authorized Officer
Tamilnad Mercantile Bank Ltd
Virudhunagar Branch**