

**NAGAMALAI PUDUKOTTAI BRANCH**

D.No.5/161,Theni Main Road,  
Nagamalai Pudukottai,  
Madurai – 625 019.  
Ph:0452 - 2458423  
Mobile:98652 59693  
EmailId:nagamalajpudukottai@tmbank.in  
CIN No: L65110TN1921PLC001908

**SALE NOTICE****SALE OF IMMOVABLE ASSETS MORTGAGED/CHARGED TO THE BANK UNDER THE SARFAESI ACT {R/W RULE 8(6) AND 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 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 **01.09.2023** for recovery of **Rs.21,04,633.40** due as on **14.07.2023** to Tamilnad Mercantile Bank Limited, Nagamalai Pudukottai Branch (Secured Creditor) from **Mr.V.Jegan, S/o.Mr.C.Virumandi**, No.3/179A, New No.3/177, Palkalai Nagar, Nagamalai Pudur, Vadapalanchi Village, Madurai – 625 021 and **Mrs.V.Annalakshmi, W/o.Mr. C.Virumandi**, No.3/179A, New No.3/177, Palkalai Nagar, Nagamalai Pudur, Vadapalanchi Village, Madurai – 625 021. For the Property, the reserve price will be **Rs.78,20,000/-** and the earnest money deposit will be **Rs.7,82,000/-**.

**DETAILS OF AUCTION**

The under mentioned property will be sold by public auction on **01.09.2023** for recovery of a sum of **Rs.21,04,633.40 (Rupees Twenty One Lakhs Four Thousand Six Hundred and Thirty Three and Paise Forty Only)** as on **14.07.2023** plus future interest and costs payable by the above party.

<b>Place of Auction:</b>	<b>Tamilnad Mercantile Bank Ltd., Nagamalai Pudukottai Branch, D.No.5/161, Theni Main Road, Nagamalai Pudukottai, Madurai – 625 019. Phone Number : 0452 - 2458423 Mobile Number : 98652 59693</b>
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**Description of Property**

Madurai District, Madurai South Registration District, Thirupparankundram Sub-Division, Madurai South Taluk, at present Madurai West Taluk situated at Vadapalanchi Village, bearing patta No.233, Punja comprised in Survey No.126B/4C2G, to an extent of 0.04.0 Ares i.e., 10 cents at present as per Field measurement to an extent of 0.03.08 Ares i.e., 4093 sq.ft., house site in that excluding land in Northern side 2738 sq.ft., remaining area of land is Southern side to an extent of 1355 Sq.ft., house site, and in patta no.893, comprised in Survey No.126B/19, to an extent of 0.03.0 Ares i.e., 71/2 Cents in that Eastern side 5 Cents (i.e., 2180 Sq.ft.) house site and in Survey No.126B/4C2H1, to an extent of 0.04.0 Ares i.e., 10 Cents, in that Northern side, at present as per field measurement, to an extent of 1778 Sq.ft., house site altogether to an extent of 5313 Sq.ft., house site and in that one part constructed house Vadapalanchi Nagamalai Pudur, Assessment No. 1077, Door No.3/178 house and Vacant site.

**Boundaries:**

**North** : Property of Jeyakodi

**East** : Vadapalanchi Road

**South** : Property of Pandi

**West** : Land in S.No. 126B/18, 126B/19 & 126B/20 (West Side House Site)

**Measurement:** East West on Northern Side 125 Ft, East West on Southern Side 125 Ft, North South on Eastern Side 44 Ft North South on Western Side 41 Ft, admeasuring to total an extent of 5313 Sq.Ft., house site and in that part constructed house, windows, doors, EB service connection Nos.1952,1958 and 2416 and other appurtenant.

The above mentioned property standing in the name of **Mr.V.Jegan, S/o.Mr.C.Virumandi**.

<b>Date and Time of Auction:</b>	<b>01.09.2023 at 11.00 AM</b>
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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 [Nagamalai Pudukottai](#) Branch on or before **01.09.2023** within 10.30 am.
2. The intending bidders may inspect and satisfy themselves about the property and may approach the [Nagamalai Pudukottai](#) 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: **0452 - 2458423** Mobile: **98652-59693**)
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](http://www.tmb.in)).

**Place: Madurai**  
**Date : 11.08.2023**

**Authorised Officer,**  
**Tamilnad Mercantile Bank Ltd.,**  
**Regional Office, Madurai**  
**[For [Nagamalai Pudukottai](#) Branch]**

### Sale Notice Addressed to:

1. **Mr.V.Jegan, S/o.Mr.C.Virumandi,**  
No.3/179A, New No.3/177, Palkalai Nagar, Nagamalai Pudur,  
Vadapalanchi Village, Madurai – 625 021
2. **Mrs.V.Annalakshmi, W/o.Mr. C.Virumandi,**  
No.3/179A, New No.3/177, Palkalai Nagar,  
Nagamalai Pudur, Vadapalanchi Village, Madurai – 625 021.