

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: 14.11.2023

To

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|---|---|
| M/s.Sri Gayathri Cashews, (Partnership Firm) No.113, North Street, Panikkankuppam, Panruti – 607106. | Mr.T R V S Sri Ramesh, S/o Mr.T R V Selvaraj, (Partner cum Guarantor) No.23/3, Police Line 6 th Street Panruti - 607 106. |
| Ms.R. Usha W/o Mr.T R V S Sri Ramesh, (Partner cum Guarantor) No.23/3, Police Line 6 th Street Panruti - 607 106. | Mr.S. Vijayakanth S/o Mr.K Sekar, (Partner cum Guarantor) 164/65, Kumbakonam Road, Panruti - 607 106. |
| Mr.S. Rajinikanth S/o Mr.K Sekar, (Partner cum Guarantor) 1/3, Kumbakonam Road, Panruti - 607 106. | Ms.V Hemapriya W/o Mr.S. Vijayakanth, (Partner cum Guarantor) 164/65, Kumbakonam Road, Panruti - 607 106 |
| Ms.R Anitha W/o Mr.S Rajinikanth, (Partner cum Guarantor) 1/3, Kumbakonam Road, Panruti - 607 106. | Ms.S. Gunasundari W/o Mr.T R V Selvaraj, (Guarantor) 164/65, Kumbakonam Road, Panruti - 607 106. |
| Ms.S. Susila W/o Mr.T R V Selvaraj, (Guarantor) 164/65, Kumbakonam Road, Panruti - 607 106. | Mr.K Sekar S/o Mr.Kuppusamy, (Guarantor) 164/65, Kumbakonam Road, Panruti - 607 106. |

Sale Notice for Sale of Immovable Properties

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitisation 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, M/s.Sri Gayathri Cashews** (Partnership Firm) **represented by its Partner, Mr.T.R.V.S.Sri Ramesh**, S/o Mr.T.R.V.Selvaraj, and the **Partners cum Guarantors, 1) Mr.T.R.V.S Sri Ramesh**, S/o Mr.T.R.V.Selvaraj, **2) Ms.R.Usha** W/o Mr.TRVS Sri Ramesh, **3) Mr.S.Vijayakanth** S/o Mr. K.Sekar, **4) Mr.S. Rajinikanth** S/o Mr. K.Sekar, **5) Ms.V.Hemapriya**, W/o Mr.S.Vijayakanth, **6) Ms.R Anitha** W/o Mr.S.Rajinikanth, and the **Guarantors, 1) Ms.S.Gunasundari**, W/o Mr.T.R.V.Selvaraj, **2) Ms.S.Susila** W/o Mr. T.R.V.Selvaraj, and **3)Mr.K.Sekar**, S/o Mr.Kuppusamy, that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive Possession (Property No.1 & 2) and Physical Possession (Property No.3) 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 **08.12.2023** for recovery of **Rs.43,68,99,791.17 (Rupees Forty Three Crore Sixty Eight Lakh Ninety Nine Thousand Seven Hundred Ninety One and Paise Seventeen Only)** {Rs.40,73,76,161.29 in Cash Credit Account, Rs.21,81,246.88 in DLOVD Account, Rs.39,46,193.79 in DLOVD Account, Rs.26,44,629.80 in DLOVD Account, Rs.26,57,057.15 in DLOVD Account, Rs.30,90,621.93 in DLOVD Account, Rs.66,65,241.75 in DLOVD Account, Rs.29,46,497.14 in DLOVD Account, Rs.30,37,813.77 in DLOVD Account and expenses of Rs.23,54,327.67) **as on 31.10.2023** due to the Tamilnad Mercantile Bank Limited, Panruti Branch with subsequent interest and expenses less recovery if any. The Reserve Price will

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be Rs.78,16,000/- for Property No.1, Rs.96,50,000/- for Property No.2, Rs.34,36,000/- for Property No.3 and the corresponding earnest money deposit will be Rs.7,81,600/- for Property No.1, Rs.9,65,000/- for Property No.2, Rs.3,43,600/- for Property No.3.

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| Place of Submission of EMD and Auction: | TAMILNAD MERCANTILE BANK LTD., Panruti Branch, No.71, Chennai Salai, Panruti – 607106 Cuddalore District. |
| Date and Time of Auction Sale | 08.12.2023 at 12.30 PM for Property No.1, 01.00 PM for Property No.2 and 01.30 PM for Property No.3 |
| Upset Price | Property No.1 – Rs.78,16,000/- (Rupees Seventy Eight Lakh and Sixteen Thousand Only) Property No.2 – Rs.96,50,000/- (Rupees Ninety Six Lakh and Fifty Thousand Only) Property No.3 – Rs.34,36,000/- (Rupees Thirty Four Lakh and Thirty Six Thousand Only) |

Description of the Properties

Property No.1

Land to the extent of 1869 sq.ft. (1751 sq.ft. + 118 sq.ft.) in S.No.61B/7, and the Commercial building constructed thereat bearing Door No.137,138,139,141 at Mahatma Gandhi Road, Panruti, Cuddalore District, standing in the name of **Ms.S.Gunasundari**.

Boundaries for 1751 sq.ft.

North : Mahathma Gandhi Road
South : House of S.P.D Ramasamy Chettiar & others and Garden
East : House of Palanisamy Chettiar and Garden
West : Shop of S.Baby Ammal

Boundaries for 118 sq.ft.

North : Shop of Palanisamy Chettiar
South : House of S.P.D Ramasamy Chettiar and Garden
East : Shop of Venu Chettiar
West : House of S.Gunasundari

Property No.2

Land to the extent of 3200 sq.ft. in T.S.No.31, New T.S.No.61, Old S.No. 38/1, New Survey No.Ward B, Block No.13, and the Shed constructed thereat at Kamaraj Nagar, Vadakailasam Village, Panruti Taluk, Cuddalore District, standing in the name of **Late.T.R.V.Selvaraj Chettiar**.

Boundaries:

North : Property of Somasundaram Nadar
South : 18 feet wide Common Road
East : Property of T.R.V.Selvaraj Chettiar
West : Property of Ganapathy

Property No.3

Vacant land to the total extent of 3715 sq.ft. (1305.00 sq.ft. in Plot No.15, 1237.50 sq.ft. in Plot No.16 and 1172.50 sq.ft. in Plot No.17) in New S.No.134/11, 133/11, 133/1 (Sub Division No.133/1B), Old S.No.267/4, 263 & 260/1 at Sri Kumaran Avenue-1 Layout, Panickankuppam Village, Panruti Taluk,

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Cuddalore District, standing in the name of **Ms.R.Usha**.

Boundaries:

North : Plot No.18
South : East West layout Road
East : Plot Nos.12, 13 and 14
West : South North 23 feet wide Layout Road

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" or NEFT/RTGS in favour of "Tamilnad Mercantile Bank Ltd, Panruti Branch", A/c No.195430250803140, IFSC Code – TMBL0000195 on or before **08.12.2023** within **12.30 PM for Property No.1, 01.00 PM for Property No.2 and 01.30 PM for Property No.3.**
2. 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 / 245556 & Mobile: 98652 77725) or Chief Manager, Tiruchirapalli Region @ Mobile No.9095244477.
3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) immediately 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 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.
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 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 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 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.
9. The property/properties will not be sold below the reserve price fixed above.

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10. The intending bidders should bring any one of the proof of identity, i.e., Aadhaar 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.
13. The sale notice is also uploaded/published on website (www.tmb.in).

Place: Tiruchirapalli
Date: 14.11.2023

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