

**Udumalpet Branch**

Door No.2, Anusham Nagar,  
Anusham Theatre Back Side  
Udumalpet – 642126.  
Ph: 04252 224041; Cell: 98427 26357  
Email: udumalpet@tmbank.in  
CIN No: L65110TN1921PLC001908

**(BY RPAD)**

Date: 03.05.2024

To

- |   |                                                                                                                                              |                               |
|---|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 1 | <b>M/s. Sajan Equipments<br/>SF No.465/1 B1, Manoor Road<br/>Thalayuthu Village<br/>Palani Taluk – 624618</b>                                | <b>Borrower</b>               |
| 2 | <b>Mr.S.Cletus<br/>S/o.Mr.Sebastin George,<br/>No.465/1B1, Manoor Road,<br/>Thalayuthu Village,<br/>Palani Taluk - 624618</b>                | <b>Proprietor / Mortgagor</b> |
| 3 | <b>Mrs.C.Hilda<br/>W/o.Mr.S.Cletus,<br/>No.465/1B1, Manoor Road, Thalayuthu Village,<br/>Palani Taluk - 624618</b>                           | <b>Guarantor</b>              |
| 4 | <b>M/s. Saj Roofing Solutions Pvt Ltd,<br/>Old No.13/116B, New No.8,<br/>Golden Garden, Palapampatti,<br/>Periyakottai Pirivu, Udumalpet</b> | <b>Guarantor</b>              |

**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, M/s.Sajan Equipments and the Proprietor / Mortgagor Mr.S.Cletus S/o. Mr.Sebastin George and the Guarantors Mrs.C.Hilda W/o.Mr.S.Cletus and M/s.Saj Roofing Solutions Pvt Ltd., that the below described immovable property mortgaged / charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Udumalpet Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **28.05.2024** for recovery of **Rs.2,86,67,952.78** (Rupees Two Crores Eighty six lakhs sixty seven thousand nine hundred and fifty two paise seventy eighty only) as on 30.04.2024 due to the Tamilnad Mercantile Bank Limited, Udumalpet Branch with subsequent interest and expenses less recovery if any. The Reserve Price of Item No.1 property will be Rs.31,00,000/- and Item No.2 property will be Rs.1,52,00,000/- and the corresponding Earnest Money Deposit for Item No.1 property will be Rs.3,10,000/- and Item No.2 property will be Rs.15,20,000/-

<b>Place of Submission of EMD and Auction:</b>	<b>TAMILNAD MERCANTILE BANK LTD., Udumalpet Branch</b> Door No.2, Anusham Nagar, Anusham Theatre Back Side Udumalpet – 642126. Ph: 04252 224041; Cell: 98427 26357 Authorised Officer – 98428 35635
<b>Date and Time of Auction Sale</b>	Item No. 1: 28.05.2024 (Tuesday) at 12.30 PM Item No. 2: 28.05.2024 (Tuesday) at 1.30 PM
<b>Reserve Price</b>	<b>Item No.1: ₹ 31,00,000/- (Rupees Thirty One lakhs only)</b> <b>Item No.2: ₹1,52,00,000/- (Rupees One Crore and Fifty Two lakhs only)</b>

## Description of the Property

### Item No 1:

Land to the extent of 16 Cents comprised in Ayan Re Survey No.465/1B1, New SF.No.465/9 situated at Palani Registration District, Keeranur Sub Registration District, Palani Taluk, Thalaisyuthu Village standing in the name of Mr.S.Cletus S/o. Mr.Sebastin George.

### Boundaries:

East: Land belongs to Sankarappa Gounder.

North : Manoor Road

West : Land belongs to Nandhika Tex

South: PWD Canal

### Item No 2:

#### Schedule 1:

Land to the extent of 28 Cents comprised in Ayan Re Survey No.465/1B1, New SF.No.465/10 situated at Palani Registration District, Keeranur Sub-Registration District, Palani Taluk, Thalaisyuthu Village.

#### Boundaries:-

East : Land belongs to Nandhika Tex

North : Manoor Road

West : Land belongs to Duraisamy

South: Survey No.465/4A1

#### Schedule 2:

Land to the extent of 29 Cents comprised in Re Survey No: 465/4A1 situated at Palani Registration District, Keeranur Sub Registration District, Palani Taluk, Thalaisyuthu Village.

#### Boundaries:-

East : Land belongs to Nandhika Tex

North : Property belongs to Cletus

West : Land belongs to Mr.Angurasu

South: Palaru, Porunthalaru Sub Canal

#### Schedule 3:

Land to the extent of 17 Cents comprised in Survey No. 465/4A3 situated at Palani Registration District, Keeranur Sub Registration District, Palani Taluk, Thalaisyuthu Village.

#### Boundaries:-

East : Property belongs to Cletus in Survey No.465/4A1

North : Property belongs to Durairaj

West : Land belongs to Palanisamy Gounder

South: Palaru, Porunthalaru Sub Canal

Total extent of **74 Cents and a factory building** constructed there at standing in the name of **Mr.S.Cletus S/o. Mr.Sebastin George.**

### Note:

The above said properties are common collateral for the Cash Credit limits of Rs.1.00 Crore availed by M/s. Saj Roofing Solutions Private Limited from our Udumalpet Branch.

## 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 Coimbatore on or before **28.05.2024 within 12.00 P.M for Item no.1 and 1.00 P.M for Item no.2.**
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 (Udumalpet Branch 04252 224041; Cell: 98427 26357 and Authorized

Officer – 98428 35635).

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.
10. The intending bidders should bring any one of the proof of identity, i.e., 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. (For bid amount of Rs.50.00 lakhs and above).
13. The sale notice is also uploaded/published on website ([www.tmb.in](http://www.tmb.in)).

Place: Coimbatore  
Date: 03.05.2024

**Authorised Officer  
Tamilnad Mercantile Bank Ltd  
Coimbatore Region  
(For Udumalpet Branch)**