

Tamilnad Mercantile Bank Ltd, Kollam Branch, S.M.V Tower, Main Road, Kollam -691001. Ph : (0474) 2741289, 94470 55425 Email : kollam@tmbank.in	 Tamilnad Mercantile Bank Ltd <i>Be a step ahead in life</i> CIN : L65110TN1921PLC001908
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NOTICE FOR SALE

**TAMILNAD MERCANTILE BANK LTD.,
KOLLAM BRANCH**

Date : 15.06.2026

(BY Speed Post/RPAD)

To

**1. Mr.Jayaprakash
Prop:M/s.Amma Cashew Factory
Karimthottuva Post
Kunnathoor PO, Kollam 690540**

Borrower/Mortgagor

Also at

**KCHELL Arcade
Puthoor – Kunnathoor PO**

Also at

**No.6, Chandra Bhavan,
Vendar Kulakkada Panchayat,
Puthoor- Kottarakara Taluk.**

**3. Mrs.Latha Kumari
W/o.Mr.Jayaprakash
KMRA 18, TC.22/583-2
Konchira vilai, Manacaud
Thiruvananthapuram**

Guarantor

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/Mortgagor: Mr.Jayaprakash, Prop:M/s.Amma Cashew Factory, Karimthottuva Post, Kunnathoor PO, Kollam 690540, Also at: KCHELL Arcade, Puthoor – Kunnathoor PO,Also at: No.6, Chandra Bhavan,Vendar Kulakkada Panchayat, Puthoor- Kottarakara Taluk. Guarantor: Mrs.Latha Kumari W/o.Mr.Jayaprakash, KMRA 18, TC.22/583-2, Konchira vilai, Manacaud,Thiruvananthapuram** that the below described immovable property mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited, Kollam Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **10.07.2026 at 03.00 pm** for recovery of **Rs.29,12,71,712.70 (CC-Rs.28,91,76,361.70 + Expense – Rs. 20,95,351 /-)(Rupees Twenty Nine Crore Twelve Lakhs Seventy One Thousand Seven Hundred Twelve and Paise Seventy Only)** as on **11.06.2026** due to the Tamilnad Mercantile Bank Limited, Kollam Branch with subsequent interest and expenses. The

reserve price will be Rs.75,88,000.00 (Rupees Seventy Five Lakh Eighty Eight Thousand Only) and the earnest money deposit will be Rs.7,58,800 (Rupees Seven Lakh Fifty Eight Thousand Eight Hundred Only).

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd, Kollam Branch, S.M.V Tower, Main Road, Kollam -691001.
Date and Time of Auction Sale :	10.07.2026 at 03.00 pm
Upset Price :	Rs.75,88,000.00 (Rupees Seventy Five Lakh Eighty Eight Thousand Only)

Description of the immovable property with know encumbrance, if any

All the parts and parcel of Land to the extent of 15 cents (6 Are 7 Sq. mtr.) in S.No. 999/5 situated at Manacadu Village, Thiruvananthapuram Taluk, Chala Sub Registry, Thiruvananthapuram Corporation, Thiruvananthapuram District and Residential building T.C.No.48/782, constructed thereat standing in the name of Mr.P.Jayaprakash.

Boundaries:

East of : Property of Radhamma
West of : Property of Appu
North of : Property of Vilasini Amma
South of : Pathway

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” payable at Kollam on or before 10.07.2026 within 03.00 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.0474 2741289, 94470 55425)
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 proofs 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.bank.in)

Place: Kollam
Date: 15.06.2026

Authorized Officer
Tamilnad Mercantile Bank Ltd
(For Kollam Branch)