

Singanallur Branch

D.No.327-329, Trichy Road
Opposite to Sri Ram Hospital
Singanallur, Coimbatore - 641005.
Ph: 0422 - 2572559 ; Cell: 98659 55770
Email: coimbatore_singanallur@tmbank.in
CIN: L65110TN1921PLC001908



Date: 29.05.2026

(BY Speed Post)

To

1. **M/s.JP Packs** - **Borrower**
represented by its Partners
No.1/1, Alagu Devan Thottam
Kannampalayam - 641402.
Coimbatore District.
2. **Mr.Ramanan Ramani** - **Partner / Guarantor**
S/o.Late.Mr.Ramani
Partner, M/s.JP Packs
No.14/297, Selvalakshmi Puram
Kannampalayam, Chinthamanipudur
Sulur
Coimbatore District - 641402.
3. **Mrs.K.Sulekhabeebi** - **Legal Heir of the deceased Partner /**
W/o.Late.Mr.R.Kumar **Guarantor / Mortgagor, Mr.R.Kumar**
No.14/297, Selvalakshmi Puram
Kannampalayam, Chinthamanipudur
Sulur
Coimbatore District - 641402.
4. **Mrs.R.Kamatchi** - **Legal Heir of the deceased Partner /**
W/o.Late.Mr.Ramani **Guarantor / Mortgagor, Mr.R.Kumar**
No.14/297, Selvalakshmi Puram
Kannampalayam, Chinthamanipudur
Sulur
Coimbatore District - 641402.

Sale Notice for Sale of Immovable Property

Auction Sale Notice for Sale of Immovable Assets mortgaged 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.JP Packs, represented by its Partners** and the **Partner/Guarantor, Mr.Ramanan Ramani S/o.Late.Mr.Ramani** and the **Legal Heirs of the deceased Partner/Guarantor/Mortgagor, Mr.R.Kumar, i.e., Mrs.K.Sulekhabeebi**

W/o.Late.Mr.R.Kumar & **Mrs.R.Kamatchi** W/o.Late.Mr.Ramani that the below described immovable property mortgaged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited., Singanallur Branch, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **24.06.2026** for recovery of **Rs.75,18,375.08** (Rupees Seventy Five Lakh Eighteen Thousand Three Hundred Seventy Five and Paise Eight only) (i.e., Rs.65,87,391.70 in Cash Credit facility, Rs.7,49,930/- in GECL Term Loan account and incurred expenses) as on **30.04.2026** due to Tamilnad Mercantile Bank Limited, Singanallur Branch with subsequent interest and expenses less recovery if any. The Reserve Price will be **Rs.67,71,000/-** and the Earnest Money Deposit will be Rs.6,77,100/-.

Place of Submission of EMD and Auction	TAMILNAD MERCANTILE BANK LTD., Singanallur Branch D.No.327-329, Trichy Road Opposite to Sri Ram Hospital Singanallur, Coimbatore - 641005. Ph: 0422 - 2572559 Mobile No: 98659 55770 Authorised Officer - 98428 35635
Date and Time of Auction Sale	24.06.2026 at 04.00 P.M
Reserve Price	Rs.67,71,000/-
<u>Description of the Property</u> Land to the extent of 2178 sq.ft. or 5 cents in S.No.297 at Selvalakshmipuram, Kannampalayam Village, Sulur Taluk, Coimbatore District and the house building constructed thereat, together with usual pathway rights, standing in the name of Mr.R.Kumar, S/o.Mr.R.Ramani (subsequently deceased) and succeeded by his legal heirs, Mrs.K.Sulekhabeebi, W/o.Late.Mr.R.Kumar and Mrs.R.Kamatchi, W/o.Late.Mr.Ramani. <u>Boundaries:</u> North of: 14 feet wide East West common Cart track South of: Property of Govindaraj East of : Property of K.Rangasamy West of: Property of Ayyasamy This property is coming within the Registration District of Coimbatore and Sub Registration District of Sulur. Note: M/s.JP Packs, represented by its Partners has also availed a Term Loan of Rs.4.65 Lakh (Balance outstanding is Rs.2,81,857.85 as on 30.04.2026) from our Singanallur Branch, which has been classified as NPA on 06.02.2025.	

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 **24.06.2026 within 03.30 P.M.**
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. (Singanallur Branch Phone: 0422 - 2572559; Cell: 98659 55770 and Authorized Officer - 98428 35635).
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 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 Authorized 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., 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. (For bid amount of Rs.50.00 Lakh and above)
13. The sale notice is also uploaded/published on website (www.tmb.bank.in).

Place: Coimbatore

Date : 29.05.2026

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