

Paramakudi Branch,
No.8/110 A-1 (Old),
Bhagavathsingh Road,
Paramakudi – 623 707.
Phone Number : 04564 – 224547, 228222
Mobile Number : 98421-93900
Email Id:paramakudi@tmbank.in
CIN No.:L65110TN1921PLC001908



Date: 07.04.2026

SALE NOTICE

- 1. Mr.P.Koori S/o Pandian**
D.No.3/132, Vaduganathapuram, Parthibanur, Paramakudi – 623608

Borrower / Mortgagor
- 2. Mr.K.Karthigairajapandian S/o P.Koori**
D.No.3/132, Vaduganathapuram, Parthibanur, Paramakudi - 623608

Guarantor

Auction Sale Notice for sale of Immovable Assets 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(s) **Mr.P.Koori S/o Pandian** and Guarantor(s) **Mr.K.Karthigairajapandian S/o P.Koori** 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 **29.04.2026** for recovery of **Rs.9,09,882.53 (Rupees Nine Lakhs Nine Thousand Eight Hundred and Eighty Two and Paisa Fifty Three Only) due as on 16.03.2026** to Tamilnad Mercantile Bank Limited, **Paramakudi Branch (Secured Creditor)**. The reserve price will be **Rs.14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand Only)** and the earnest money deposit will be **Rs.1,45,000/-**.

DETAILS OF AUCTION

The under mentioned property will be sold by public auction on **29.04.2026** for recovery of a sum of **Rs.9,09,882.53 (Rupees Nine Lakhs Nine Thousand Eight Hundred and Eighty Two and Paisa Fifty Three Only) due as on 16.03.2026** plus future interest and costs payable by the above party

Place of Auction:	Tamilnad Mercantile Bank Ltd., Parthibanur Branch, Ground Floor, SF No.561/23A, Kamuthi Kshatriya Nadar Uravinmurai Trust Shopping Complex Parthibanur – 623 608. Phone Number : 04564 – 224547, 228222 Mobile Number : 89258 47035, 98421 93900 & 98421 45637
Date and Time of Auction:	29.04.2026 at 12.30 PM (Wednesday)
Reserve price	Rs.14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand Only)

Description of Property

In Ramanathapuram District, Sivagangai Registration District, Manamadurai Sub Registration District, Paramakudi Taluk, Kulanthapuri @ Arungulam Group, Vaduganathapuram Village, land with an extent of 28 cents situated at S.No.64/2A, Patta No.934 and Mangalore Tiled Roof building constructed thereat

Boundaries

North – Land belongs to Thavasi and East West Channel and Kovil Pathway
South – Land belongs to Gurusamy
East – Land belongs to Boopathi
West – Land belongs for Karmegam, Muniyandi

The above property is standing in the name of Mr.P.Koori S/o Pandian

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 [Paramakudi](#) Branch on or before **29.04.2026** within 12.00 Noon.
2. The intending bidders may inspect and satisfy themselves about the property and may approach the [Paramakudi](#) 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: **04564-224547,228222** Mobile: **98421 93900 & 98421 45637**)
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.bank.in).

Place: Madurai
Date : 07.04.2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
Regional Office, Madurai
[For Paramakudi Branch]