

Tamilnad Mercantile Bank Ltd, Sattur Branch
531/E, Main Road, Sattur – 626203
Phone:04638-260219, 260920,
Cell:98421 70920
e-mail: sattur@tmbank.in
CIN : L65110TN1921PLC001908
Date 11.05.2026



1. Mrs. Hema W/o Mr. Raja
Prop.M/s Shreedharan Engineering Works,
4/503B Venkatachalapuram Bharathi Nagar,
Sattur - 626 203
also at
4/163 NGO Colony Venkatachalapuram,
Sattur - 626 203

2. Mr. Raja S/o Mr. Krishnan,
Prop.M/s Karthikeyan Engineering Works,
4/503B Venkatachalapuram Bharathi Nagar,
Sattur - 626 203
also at
4/163 NGO Colony Venkatachalapuram,
Sattur - 626 203

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

S. No	Borrower	Guarantor	Limit	Outstanding as on 30.04.2026
1	Mr. Raja S/o Mr. Krishnan, Prop.M/s Karthikeyan Engineering Works 4/503B Venkatachalapuram Bharathi Nagar, Sattur - 626 203 also at 4/163 NGO Colony Venkatachalapuram, Sattur - 626 203	Mrs.Hema W/o Mr. Raja M 4/503B Venkatachalapuram Bharathi Nagar, Sattur - 626 203 also at 4/163 NGO Colony Venkatachalapuram, Sattur - 626 203	OD-Rs.25.00 Lakh	Rs.25,78,735.89
2	Mrs. Hema W/o Mr. Raja Prop.M/s Shreedharan Engineering Works 4/503B Venkatachalapuram Bharathi Nagar, Sattur - 626 203 also at 4/163 NGO Colony Venkatachalapuram, Sattur - 626 203	Mr. Raja S/o Mr. Krishnan 4/503B Venkatachalapuram Bharathi Nagar, Sattur - 626 203 also at 4/163 NGO Colony Venkatachalapuram, Sattur - 626 203	OD-Rs.13.50 Lakh & TL-Rs.8.00 Lakh	Rs.19,20,288.50
TOTAL				Rs.44,99,024.39

that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited, **Sattur** Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **15.06.2026** for recovery of the above said **Rs.44,99,024.39** (Rupees Forty Four Lakh Ninety Nine Thousand Twenty Four and Paise Thirty Nine Only) due to the Tamilnad Mercantile Bank Limited, Sattur Branch with subsequent interest and expenses.

The Reserve Price will be **Rs.47,00,000/- (Rupees Forty Seven Lakh Only)** and the **Earnest Money Deposit** will be **Rs.4,70,000/- (Rupees Four Lakh and Seventy Thousand Only)**

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK, Sattur Branch, 531/E, Main Road, Sattur – 626203
Date and Time of Auction Sale	15.06.2026 at 01.30 P.M
Upset Price	Rs.47,00,000/- (Rupees Forty Seven Lakh Only)

Description of the Property :

Land to the extent of 1872 sq.ft situated at S.No.26/1(P) &26/2A(P), Plot No.44, and Commercial Building(GF-1696 sq.ft) there at bearing D.No.4/503B situated at Muthu Nagar, Bharathi Nagar, Padanthal Village, Venkatachalapuram Panchayat, Sattur Union and Taluk standing in the name of Mr.K.Raja.

Boundaries:

North – Plot No.34

South – 20 feet vide East West road

East – Plot No.43

West – Vacant Land – Plot No.45

Terms & Conditions

- 1.The intending bidders should pay Earnest Money Deposit(EMD) by means of a “Demand Draft” drawn in favor of “Tamilnad Mercantile Bank Ltd” on or before **15.06.2026** within 12.00 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: 04638- 260219, Cell:98421 70920**).

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 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 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.in)

Date: 11.05.2026
Place:Thoothukudi

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
(For Sattur Branch)