

**D.No.262, Salem Main Road, Komarapalayam, Namakkal District - 638183**

**KOMARAPALAYAM BRANCH**  
**(BY Speed Post / RPAD)**

**Date: 17.03.2026**

**To**

**1.M/s.M K V Textile Mill,**  
**Prop. Mr.Vishnu Adhithya S/o.Udhayakumar,**  
Door.No.5/197-11, Thanneerpandal Kadu,  
Kuppandalapalayam Post, Komarapalayam,  
Namakkal District – 638183.

**2.M/s.Aadityaa Fashionss, (Represented by its Partners)**  
5/206-22, Bye Pass Road,  
Thanneerpandal Kadu, Gowri Theatre Back Side,  
Komarapalayam – 638183.

**3. Mr.U.Vishnu Adhithya S/o K.Udhayakumar**  
**4. Mr.K.Udhayakumar S/o Krishnaraj**  
**5. Mrs.U.Meenasumathi W/o K.Udhayakumar**  
65 A/10,Pongianna Gounder Complex,  
New Pallipalayam Road,Komarapalayam,  
Namakkal District-638183.

**and also at**

Sri Selva Jothi Nagar, Sanarpalayam,  
Komarapalayam Agraharam Village,  
Kuppandalapalayam Panchayath,  
Namakkal District- 638183.

**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(s) / Guarantor(s) **M/s.M K V Textile Mill, Prop. Mr.Vishnu Adhithya S/o.Udhayakumar and M/s.Aadityaa Fashionss, (Represented by its Partners) and Mr.U.Vishnu Adhithya S/o K.Udhayakumar and Mr.K.Udhayakumar S/o Krishnaraj and Mrs.U.Meenasumathi W/o K.Udhayakumar** that the below described immovable property mortgaged / charged to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Salem Region, for **Komarapalayam** Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **29.04.2026** for recovery of credit limits availed in the name of **M/s.M K V Textile Mill** of ₹40,15,813.91 (Rupees Forty Lakhs Fifteen Thousand Eight Hundred Thirteen and Paise Ninety One Only) for cash credit account as on 28.02.2026, ₹7,32,672.98 (Rupees Seven Lakhs Thirty Two Thousand Six Hundred Seventy Two and Paise Ninety Eight Only) for Term Loan as on 27.02.2026 and credit limits availed in the name of **M/s.Aadityaa Fashionss** of ₹18,21,764.76 (Rupees Eighteen Lakhs Twenty One Thousand Seven Hundred Sixty Four and Paise Seventy Six Only) in Over draft account as on 28.02.2026 and credit limits availed in the name of **Mr.U.Vishnu Adhithya S/o K.Udhayakumar, Mr.K.Udhayakumar S/o Krishnaraj, Mrs.U.Meenasumathi W/o K.Udhayakumar** of ₹71,94,311.92 (Rupees Seventy One Lakhs Ninety Four Thousand Three Hundred Eleven and Paise Ninety Two Only) in Home Loan account as on 10.03.2026.

**Totally ₹1,37,64,563.57 (Rupees One Crore Thirty Seven Lakhs Sixty Four Thousand Five Hundred Sixty Three and Paise Fifty Seven Only)** due to the Tamilnad Mercantile Bank Limited, **Komarapalayam Branch** with subsequent interest and expenses. The reserve price will be **₹1,60,00,000/- (Rupees One Crore Sixty Lakhs Only)** for the proeprty Item No.I and **₹34,28,000/- (Rupees Thirty Four Lakhs Twenty Eight Thousand Only)** for the property Item No.II and the earnest money deposit will be **₹16,00,000/- (Rupees Sixteen Lakhs Only)** for the proeprty item No.I and **₹3,42,800/- (Rupees Three lakhs Forty Two Thousand Eight Hundred Only)** for the property Item No.II

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| <b>Place of submission of EMD and Auction:</b> | <b>Tamilnad Mercantile Bank Ltd, Komarapalayam Branch.<br/>D.No.262, Salem Main Road, Komarapalayam,<br/>Namakkal District – 638183.</b>                                                                                                                                                                                                                          |
| <b>Date and Time of Auction Sale</b>           | <b>29.04.2026 and 12.30 P.M.</b>                                                                                                                                                                                                                                                                                                                                  |
| <b>Upset Price</b>                             | <p><b>Item No.I ₹1,60,00,000/- (Rupees One Crore Sixty Lakhs Only)</b><br/> <b>Item No.II ₹34,28,000/- (Rupees Thirty Four Lakhs Twenty Eight Thousand Only)</b></p> <p><b>Note : Item No.I &amp; Item No.II will be sold to same bidder together with on the same day as the house building has been constructed adjointly with both Item No.I &amp; II.</b></p> |

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

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| <p><b>I) All that part and parcel of land to the extent of 3745 sq.ft (Plot no:30-1886.00 sq.ft + Plot no:31-1859.00 sq.ft ) new Subdivided as R.S.No.290/9A and R.S.No.288/1A2,Plot Nos:30 &amp; 31,Sri Selva Jothi Nagar,,Kumarapalayam Agraharam Village, Komarapalayam Sub-Registration District,Komarapalayam Taluk, Namakkal Registration District and house building there at to the extent of 5723.50 sq.ft (Actual - G.F-2503.00sq.ft + Portico in G.F-378.00 sq.ft+ F.F – 2147.00 sq.ft + Purcola in F.F – 354.00sq.ft + OST Room – 212.00 sq.ft + Staircase Head Room – 129.50 sq.ft) (Approved G.F-2478.00sq.ft + 1515.56 sq.ft) standing in the name of Mrs.U.Meenasumathi W/o K.Udhayakumar.</b><br/> <b>(A small portion of the portico area 579.00sq.ft was built on another adjacent property (Plot No.32 ie. Item No.II) of Mrs.Meenasumathi)</b><br/> <b><u>Boundaries :</u></b><br/> South by – Plot No:29<br/> North by – Plot No:32<br/> West by – 30 Feet North South Common Road<br/> East by – Ramasamy Property.</p> <p><b>Note: The above Property Item No.I is common collateral for the credit limits availed in the name of M/s.M K V Textile Mill (Proprietor. Mr.Vishnu Adhithya S/o.Udhayakumar) and Mr.U.Vishnu Adhithya S/o K.Udhayakumar and Mr.K.Udhayakumar S/o Krishnaraj and Mrs.U.Meenasumathi W/o K.Udhayakumar</b></p> <p><b>II) Land to the extent of 1828.75 sq.ft and portico constructed thereat to the extent of 579.00 sq.ft and portico building to the extent of 579.00sq.ft situated at Plot No.32, New Sub. Div.S.No.288/1A1A1, Patta No.981, Sri Selvajothi Nagar, Kumarapalayam Agraharam Village Kumarapalayam Taluk, Kumarapalayam Sub Registration Distirct, Namakkal Registration Distirct standing in the name of Mrs.U.Meenasumathi W/o K.Udhayakumar.</b></p> <p><b>(The portico area 579 sq.ft was constructed in this land related to house property constucted in Item No.I, mortgaged by Mrs.Meenasumathi)</b><br/> <b>Boundaries</b><br/> North – Plot No.33<br/> South – Plot No.31<br/> East – S.No.288/2<br/> West – 30 feet wide Road<br/> Measuring at East to West Northern side 51¾ feet, Southern side 52¾ feet and South to North on both side 35 feet.</p> <p><b>Note: The above Property Item No.II is collateral for the credit limits availed in the name of M/s.Aadityaa Fashionss.</b></p> |
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### **Terms & Condition :**

- 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 favour of "Tamilnad Mercantile Bank Ltd" payable at **Komarapalayam** on or before **29.04.2026** within **12.30 P.M.**
- 2.The intending bidders may inspect and satisfy themselves about the property / properties and may approach the Branch Manager, **Komarapalayam** Branch 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. 04286 – 245141, Cell: 95782 10888 / 99446 01576 / 95009 98074**).
- 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.bank.in](http://www.tmb.bank.in))

**Place: Komarapalayam**  
**Date: 17.03.2026**

**Authorised Officer**  
**Tamilnad Mercantile Bank Ltd.,**  
**Salem Region (For Komarapalayam Branch)**