

Bhavani Branch

Door No.31, Bajanai Koil Street
Main Road, Bhavani - 638 301.
Phone: 04256 234433; Cell: 98421 48455
Email: bhavani@tmbank.in
CIN: L65110TN1921PLC001908



Date: 25.03.2026

(BY Speed Post)

To

- 1. Mr.N.Raman** - **Borrower / Mortgagor**
S/o.Mr.P.Narayanan
Door No.113, New No.1/85
Anaigoundanoor North Street, PK Pudhur
Bhavani - 638504.
- 2. Mr.P.Narayanan** - **Guarantor**
S/o.Mr.Ponnusamy
Door No.113, New No.1/85
Anaigoundanoor North Street, PK Pudhur
Bhavani - 638504.
- 3. Mrs.R.Eswari** - **Guarantor**
W/o.Mr.N.Raman
Door No.113, New No.1/85
Anaigoundanoor North Street, PK Pudhur
Bhavani - 638504.

Sale Notice for Sale of Immovable Property

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.N.Raman** S/o.Mr.P.Narayanan and the **Guarantors, Mr.P.Narayanan** S/o.Mr.Ponnusamy & **Mrs.R.Eswari** W/o.Mr.N.Raman that the below described immovable property mortgaged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited, Bhavani Branch, will be sold on "As is where is", "As is what is", and "Whatever there is" on **08.05.2026** for recovery of **Rs.4,37,821.07** (Rupees Four Lakh Thirty Seven Thousand Eight Hundred Twenty One and Paise Seven only) including incurred expenses as on **28.02.2026** due to Tamilnad Mercantile Bank Limited, Bhavani Branch with subsequent interest and expenses

less recovery if any. The Reserve Price will be **Rs.23,24,000/-** and the Earnest Money Deposit will be Rs.2,32,400/-.

Place of Submission of EMD and Auction	TAMILNAD MERCANTILE BANK LTD., Bhavani Branch Door No.31, Bajanai Koil Street Main Road, Bhavani - 638 301. Phone: 04256 234433 Mobile: 98421 48455 Authorised Officer - 98428 35635																
Date and Time of Auction Sale	08.05.2026 at 11.30 A.M																
Reserve Price	Rs.23,24,000/-																
<u>Description of the Property</u> All that part and parcel of land totally measuring 973 sq.ft. (630 sq.ft. and 343 sq.ft.) comprised in Old Natham Re-Survey No.168/1, New Natham Sub Division Survey No.773/14, Old Ward No.1, New Ward No.12, Anaigoundanur, Illippili Village, Anthiyur Taluk, Erode District and the house building constructed thereon bearing D.No.1/85, together with all common pathway, easementary rights and amenities, standing in the name of Mr.N.Raman S/o.Mr.P.Narayanan, <u>Boundaries:</u> <table><tr><td></td><td>For 630 sq.ft.</td><td>For 343 sq.ft.</td></tr><tr><td>North</td><td>Property belongs to Ammasaiammal and Lakshmana Gounder and others</td><td>Property belongs to Ammasaiammal, Lakshmana Gounder and others</td></tr><tr><td>South</td><td>Property belongs to Amasai Gounder and others</td><td>---</td></tr><tr><td>East</td><td>South North Panchayat Street and Panchayat common Drainage Ditch</td><td>South North Panchayat Street and Panchayat common Drainage Ditch</td></tr><tr><td>West</td><td>Property belongs to Angamuthu and others</td><td>630 sq. ft of land</td></tr></table>				For 630 sq.ft.	For 343 sq.ft.	North	Property belongs to Ammasaiammal and Lakshmana Gounder and others	Property belongs to Ammasaiammal, Lakshmana Gounder and others	South	Property belongs to Amasai Gounder and others	---	East	South North Panchayat Street and Panchayat common Drainage Ditch	South North Panchayat Street and Panchayat common Drainage Ditch	West	Property belongs to Angamuthu and others	630 sq. ft of land
	For 630 sq.ft.	For 343 sq.ft.															
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West	Property belongs to Angamuthu and others	630 sq. ft of land															
This property is coming within the Registration District of Erode and Sub Registration District of Ammapettai. <u>Note:</u> The above mentioned property is also offered as common collateral for the Cash Credit (Account No.187700150950065) facility of Rs.3,00,000/- (Balance outstanding is Rs.4,46,809.86 as on 28.02.2026) availed by M/s.Sri Sastha Agro Centre from our Bhavani branch.																	

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 Bhavani on or before **08.05.2026 within 11.00 A.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. (Bhavani Branch Phone: 04256-234433; Cell: 98421 48455 and Authorized Officer - 98428 35635).
3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) immediately 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 : 25.03.2026

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