

Tamilnad Mercantile Bank Ltd., Nagercoil Branch 229 A, Charles Miller Road College Road Nagercoil-629001 Ph: 04652 225446, 9842415446 Email: nagercoil@tmbank.in	 CIN:L65110TN1921PLC001908
---	---

**TAMILNAD MERCANTILE BANK LTD.,
NAGERCOIL BRANCH**

Date : 15.07.2026

(BY Speed Post/RPAD)

To

- | | |
|--|--------------------------|
| 1. Mr. G Sundarraj ,
Thadikaran Konam,
Nagercoil - 629 001,
Kanyakumari District. | <u>Borrower</u> |
| 2. L Johnson,
S/o. D Laser,
CSI Street, Thadikarakonam,
Thovalai Taluk,
Nagercoil – 629 001,
Kanyakumari District | <u>Mortgagors</u> |
| 3. Mr.P.Paul Pillai,
S/o Mr.Ponnu Muthu,
Kanjankathuvilai,
Meycode, Thuckalay (viz),
Kanyakumari District. | |

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: Mr. G Sundarraj , Thadikaran Konam, Nagercoil- 629 001,Kanyakumari District.**
Mortgagor : L Johnson,S/o. D Laser,CSI Street, Thadikarakonam,Thovalai Taluk,Nagercoil – 629 001,Kanyakumari District.
Mortgagor :Mr.P.Paul Pillai,S/o Mr.Ponnu Muthu,Kanjankathuvilai,Meycode, Thuckalay (viz),Kanyakumari District. 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, **Nagercoil Branch** will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **11.08.2026** for recovery of **Rs.3,66,52,693.08 (Over Draft – Rs.3,66,25,163.08 + Expense- Rs.27,530.00)** (Rupee Three Crore Sixty Six Lakh Fifty Two Thousand Six Hundred Ninety Three

and Paisa Eight Only) as on 13.07.2026 due to the Tamilnad Mercantile Bank Limited, Nagercoil Branch with subsequent interest and expenses.

Place of Auction	Tamilnad Mercantile Bank Ltd., Nagercoil Branch 229 A, Charles Miller Road College Road Nagercoil-629001	
Date and Time of Auction Sale	Property 1	11.08.2026 at 3.00 PM
	Property 2	11.08.2026 at 3.30 PM
Reserve Price	Property 1	Rs.1,48,75,000.00 (Rupees One Crore Forty Eight Lakh Seventy Five Thousand only)
	Property 2	Rs.2,84,05,000.00 (Rupees Two Crore Eighty Four Lakh and Five Thousand only)
EMD Price	Property 1	Rs. 14,87,500.00 (Rupees Fourteen Lakh Eighty Seven Thousand Five Hundred only)
	Property 2	Rs. 28,40,500.00 (Rupees Twenty Eight Lakh Forty Thousand Five Hundred only)

Description of the Immovable Properties

Property 1:

All the parts and parcel of land to an extent of 29.75 cents in R.S.No.643/3A with house building (Now building is demolished) thereat Door No.24/21 at Kanjamkattuvilai, Mecode Village, Kalkulam Taluk, Kanyakumari District standing in the name of Mr.P.Paul Pillai.

Boundaries.

North : Road
South : Manakavilai land
East : Property of Mr.Anbaiyan
West : Property of Mr.Paulaiyyan

Property 2:

All the parts and parcel of land to an extent of 3 acre 18.75 cents in R.S.No.46/1, 46/2 (Old S. No. 1055,1056,1057,1059) Thadikarankonam Village (Bifurcated from Arumanallor Village) Thovalai Taluk, Kanyakumari District standing in the name of Mr.L.Johnson.

Boundaries	As per Deed (2 acres)	As per visit (1 acre & 18 ³/₄ cents)
R.S No. 46/1, 46/2		
East	Property of Samuel	Property of Samuel & Rama Subbu Chettiar
South	Property of Lasar	Property of Padmanba Pillai
West	C M S Girls Hostel	Property of Ponniah Mesthiri & Pillayar Swamy
North	Nedumangadu Highway	Property of Lasar

R.S No. 46/1, 46/2 (As per visit Combined boundary for both)	
East	Property of Samuel
South	Property of Padmanba Pillai
West	Property of Ponniah & Pillayar Swamy
North	Nedumangadu Highway

Note: The above said immovable properties are also mortgaged as security for the loan accounts availed by Mr.B.Sibiyon, Mr.C.Jacob Jeba Singh, Mr.K.Navasakthi and Mr.Johnson L which are also NPA as on date and the Bank has proceeded under SARFAESI Act 2002 and suit have been filed before Court / DRT. The Balance outstanding in the other loan accounts are as follows.

Name of the Borrower	Loan & Amount	DPN DATE	Balance Outstanding as on 13.07.2026
Johnson L	OD - 10.00 lakh	17.07.2002	Rs. 21,604.28
B.Sibiyon	OD – 10.00 lakh	17.03.2004	Rs. 3,64,26,295.13
C.Jacob Jeba Singh	OD – 2.50 lakh	17.03.2004	Rs. 12,45,448.42
K.Navasakthi	OD – 10.00 lakh	17.03.2004	Rs. 3,41,77,985.71

Terms & Conditions

- 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 favor of “Tamilnad Mercantile Bank Ltd” on or before 11.08.2026 within 03.00 PM for Item No 1 and within 03.30 PM for Item No 2.**
- 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 (Ph: 04652 225446, 9842415446).**
- 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 Lakh and above property)

13. The sale notice is also uploaded/published on website(www.tmb.bank.in)

**Place: Nagercoil
Date: 15.07.2026**

**Authorized Officer
Tamilnad Mercantile Bank Ltd
For Nagercoil Branch**