

PATTUKOTTAI BRANCH
No.72, Sundarraj Chettiar Complex,
South Kalamman Kovil Street,
Pattukottai – 614 601
Thanjavur District
Ph: 04373 - 255299
Mobile : 90952 70888
email: pattukottai@tmbank.in
CIN: L65110TN1921PLC001908



(BY RPAD)

Date: 04.08.2026

To

- 1. Mr.M.N.P.Balasubramanian S/o.Mr.Palanithurai Thevar - Borrower / Mortgagor
No.91, Main Road, Thambikottai,
Vadakadu Village,
Pattukottai – 614 604.
- 2. Mrs.B.Indira W/o Mr.M.N.P.Balasubramanian - Guarantor/Mortgagor
No.91, Main Road, Thambikottai,
Vadakadu Village
Pattukottai – 614 604
- 3. Mr.B.Hariharan S/o Mr.M.N.P.Balasubramanian - Guarantor / Mortgagor
No.91, Main Road, Thambikottai,
Vadakadu Village
Pattukottai – 614 604

Sale Notice for Sale of Immovable Properties

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 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.M.N.P.Balasubramanian**, S/o.Mr.Palanithurai Thevar, and the **Guarantors / Mortgagors, Mrs.B.Indira** W/o.Mr.M.N.P.Balasubramanian, and **Mr.B.Hariharan** S/o Mr.M.N.P. Balasubramanian, 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, Tiruchirapalli Region will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **24.08.2026** for recovery of **Rs.4,36,75,009.53 (Rupees Four crore Thirty Six lakh Seventy Five Thousand Nine and Paise Fifty Three Only)** {i.e., Rs.3,52,97,581.67 in the Overdraft account, Rs.70,89,915.13 in the Term Loan and expenses of Rs.12,87,512.73} as on **31.07.2026** due to the Tamilnad Mercantile Bank Limited, Pattukottai Branch with subsequent interest and expenses less recovery, if any. The Reserve Price **will be Rs.27,53,000/-** and the earnest money deposit will be **Rs.2,75,300/-**.

Place of Submission of EMD and Auction	Tamilnad Mercantile Bank Ltd, Pattukottai Branch No.72, Sundarraj Chettiar Complex, South Kalamman Kovil Street, Pattukottai – 614 601 Thanjavur District.
Date and Time of Auction Sale	24.08.2026 at 12.30 PM
Upset Price	Rs.27,53,000/- [Rupees Twenty Seven Lakh and Fifty Three Thousand Only]

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Description of the Property

Land to the extent of 43 cents at new R.S. No.151-1B (Old R.S.No.151-1), Thambikottai Melakkadu village and Panchayat, Pattukottai Taluk, Thanjavur District standing in the name of Mr.B. Hariharan S/o.Mr.M.N.P. Balasubramanian.

Boundaries:

North by : East-West Common Pathway
South by: Ganesan Punja
East by: Venkatraman Punja
West by: South-north Road

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" on or before **24.08.2026** within **12.30 PM**.
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. (Phone No.04373 255299 & Mobile: 90952 70888) or Authorised Officer, Tiruchirapalli Region @ Mobile No.9095244477.
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.
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 Authorised Officer, the properties are not subject to any encumbrance.
7. The Authorised 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.
8. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.
9. 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.

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10. The property/properties will not be sold below the reserve price fixed above.
11. The intending bidders should submit photo copy of any one of the proof of identity, i.e., Aadhaar Card, Passport, Driving License, Ration Card, Voter ID, PAN Card, etc., along with the Bid Form.
12. The Sale Certificate shall be issued in the name of the purchaser/successful bidder and will not be issued in 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.
13. The sale notice is also uploaded/published on website (www.tmb.bank.in).

Place: Tiruchirapalli
Date : 04.08.2026

**Authorised Officer
Tamilnad Mercantile Bank Ltd
Tiruchirapalli Region
(For Pattukottai Branch)**