

Dr.Nanjappa Road Branch

364, Dr.Nanjappa Road
Opp. V.O.C.Park
Coimbatore - 641018.
Phone: 0422-2231921, 2231923, 2232896
Mobile No.98421 31921
Email: dr_nanjappa_road@tmbank.in
CIN: L65110TN1921PLC001908



Date: 29.07.2026

(BY Speed Post)

To

- 1. Mrs.K.P.Latha** - **Borrower / Mortgagor**
W/o.Mr.R.Nagarajan
Prop.: M/s.RDN Aqua Mineral
No.1/197, Poo Thottam
Neruperichal, Pooluvapatti Post
Tirupur - 641602.

Also having address at:
1/207, Rakkia Gounden Pudhur
Ward No.8, Neruperichal
Tirupur - 641602.
- 2. Mr.R.Nagarajan** - **Guarantor**
S/o.Mr.D.Ramasamy
1/207, Rakkia Gounden Pudhur
Ward No.8, Neruperichal
Tirupur – 641602.
- 3. Mrs.D.Rameshwari** - **Guarantor / Mortgagor**
W/o.Mr.R.Dhanapal
No.1/197, Poo Thottam
Neruperichal, Pooluvapatti Post
Tirupur - 641602.
- 4. Mr.R.Dhanapal** - **Guarantor**
S/o.Mr.Ramasamy
No.1/197, Poo Thottam
Neruperichal, Pooluvapatti Post
Tirupur - 641602.

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, Mrs.K.P.Latha** W/o.Mr.R.Nagarajan, **Prop.: M/s.RDN Aqua Mineral** and the **Guarantors, Mr.R.Nagarajan** S/o.Mr.D.Ramasamy & **Mr.R.Dhanapal** S/o.Mr.Ramasamy and the **Guarantor/Mortgagor, Mrs.D.Rameshwari** W/o.Mr.R.Dhanapal 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, Dr.Nanjappa Road Branch, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.08.2026** for recovery of **Rs.50,17,068.90** (Rupees Fifty Lakh Seventeen Thousand Sixty Eight and Paise Ninety only) {i.e., Rs.9,91,376.60 in Cash Credit facility and Rs.23,53,230.40 in Term Loan I account, Rs.1,49,010.16 in Term Loan II account, Rs.6,53,930.65 in Term Loan III account, Rs.7,03,977.43 in Term Loan IV account and incurred expenses) as on 30.06.2026 due to Tamilnad Mercantile Bank Limited, Dr.Nanjappa Road Branch with subsequent interest and expenses less recovery if any. The Reserve Price will be **Rs.87,93,000/-** and the Earnest Money Deposit will be Rs.8,79,300/-.

Place of Submission of EMD and Auction	TAMILNAD MERCANTILE BANK LTD., Dr.Nanjappa Road Branch 364, Dr.Nanjappa Road Opp. V.O.C.Park Coimbatore - 641018. Phone: 0422-2231921, 2231923 & 2232896 Mobile No: 98421 31921 Authorised Officer - 98428 35635
Date and Time of Auction Sale	28.08.2026 at 11.30 A.M
Reserve Price	Rs.87,93,000/-
<u>Description of the Property</u> Land to an extent of 23 cents in S.No.568/2A out of 2.95 acres (i.e., 10062 sq.ft. or 23 cents and 0.97 acre in S.No.568/2A, present Sub-division S.No.568/2A, 1.50 acres in S.No.575, present Sub-division S.No.575/1 and 0.24 acre in S.No.575/2) and the GI Sheet Roof building of 3080 sq.ft. and Toilet of 50 sq.ft., constructed thereat Neruperichal Village, Tirupur Taluk, Tirupur District, together with usual pathway rights, standing jointly in the name of Mrs.K.P.Latha, W/o.Mr.R.Nagarajan and Mrs.D.Rameshwari W/o.Mr.R.Dhanapal.	

Boundaries for 23 cents:

North : East West Road in S.No.569/3B1A & 568/2A1A1A1 part

South : Land of Muthusamy Gounder & Govindasamy Gounder

East : Others land (Sold property of 42 cents)

West : Others land (Sold property of 50 cents)

This property is coming within the Registration District of Tirupur and Joint I Sub Registration District of Tirupur.

Note: The above said immovable property is also offered as collateral security for the Term Loan of Rs.10.00 Lakh (Balance outstanding is **Rs.12,03,567.12** as on 12.07.2026) availed jointly by Mr.Rewath Nagarajan, Mr.R.Nagarajan and Mrs.K.P.Latha from our Dr.Nanjappa Road 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 Coimbatore on or before **28.08.2026 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. (Dr.Nanjappa Road Branch Phone: 0422-2231921, 2231923 & 2232896; Cell: 98421 31921 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).

Note: Since the mortgagors have purchased the total extent of 3.99 acre vide registered sale Doc.No.4146/2001, dated 21.11.2001, the certified copy of sale deed Doc.No.4146/2001 will be given to the successful bidder.

Place: Coimbatore
Date : 29.07.2026

Authorised Officer
Tamilnad Mercantile Bank Ltd.
Dr.Nanjappa Road Branch