

Tamilnad Mercantile Bank Ltd. Tirupuram Branch Door No.5/506 A & B, "Elvees Arcade", Ground Floor, CSI Church Road, Pazhayakada, Thirupuram Post, Thiruvananthapuram District - 695 133	 Tamilnad Mercantile Bank Ltd Be a step ahead in life CIN : L65110TN1921PLC001908
--	--

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

Date : 31.07.2026

(BY Speed Post/RPAD)

To

1.M/s. S R Mens Wear ,
Prop. Mr. Anoop K G S/o. Kerala Kumar,
MP 8 44 A, Pongumoodu Junction,
Maranalloor, Koovalassery PO,
Thiruvananthapuram – 695 512.

Borrower / Mortgagor

Also at
Kasthoori Bhavan,
Pongummoodu Junction,
Maranalloor, Koovalassery PO,
Thiruvananthapuram – 695 512.

2. Mrs. Girija A,
Kasthoori Bhavan,
Pongummoodu Junction,
Maranalloor, Koovalassery PO,
Thiruvananthapuram – 695 512.

Guarantor

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 **Borrower / Mortgagor: M/s. S R Mens Wear Prop, Mr. Anoop K G S/o. Kerala Kumar, MP 8 44 A, Pongumoodu Junction, Maranalloor, Koovalassery PO, Thiruvananthapuram – 695 512. Also at, Kasthoori Bhavan , Pongummoodu Junction, Maranalloor, Koovalassery PO, Thiruvananthapuram – 695 512 and Guarantor: Mrs. Girija A, Kasthoori Bhavan, Pongummoodu Junction, Maranalloor, Koovalassery PO, Thiruvananthapuram – 695 512** 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, **Tirupuram Branch** will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **09.09.2026 at 3.00 pm** for recovery of **Rs.32,18,574.38 (OD- Rs.10,04,218.34 + TL- Rs.21,59,901.54+ Expenses – Rs.54,454.50) (Rupees Thirty Two Lakhs Eighteen Thousand Five Hundred Seventy Four and Paise Thirty Eight Only)** as on **30.07.2026** due to the Tamilnad Mercantile Bank Limited, **Tirupuram Branch** with subsequent interest and expenses. **The reserve price will be Rs.41,80,000 /-(Rupees Forty One Lakh Eighty Thousand Only)** and the earnest money deposit will be

Rs.4,18,000.00 (Rupees Four Lakh Eighteen Thousand Only).

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd., Tirupuram Branch Door No.5/506 A & B, "Elvees Arcade", Ground Floor, CSI Church Road, Pazhayakada, Thirupuram Post, Thiruvananthapuram District - 695 133
Date and Time of Auction Sale	09.09.2026 at 3.00 PM
Upset Price	Rs.41,80,000.00 (Rupees Forty One Lakh Eighty Thousand Rupees Only)
Earnest Money Deposit	Rs.4,18,000.00 (Rupees Four Lakh Eighteen Thousand Only)
Description of the immovable property with know encumbrance, if any All the parts and parcel of land to an extent of 2.75 Ares made up of 1.10 Ares in Re. Sy.No. 112/17-1 (Old S.No.182/1) and 1.65 Ares in Re.Sy.No. 112/17 (Old S.No.182/1) and building bearing No. M.P.21/1-A situated at Maranalloor Village, Kattakada Taluk, Thiruvananthapuram District standing in the name of Mr. Anoop KG. Boundaries East : Property of Prameela North : Pathway West : Property of Gopalakrishnan Nair, Vijayan South : Property of Gopalakrishnan Nair Note: There is an attachment made by District and Sessions Court Ernakulam on 22.06.2026 in favour of one Mr.Reneesh, Power of Attorney holder of Hedge Finance Limited, Hedge House, Mamangalam, Palarivattom for an amount of Rs.177978/-. However our bank has first right over the mortgaged property.	

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 09.09.2026 at 3.00 PM
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.No.94460 60972).
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)

Place: Tirupuram

Date: 31.07.2026

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