

Tamilnad Mercantile Bank Ltd., Arumanai Branch 7/88-A, Thattan Konam, Arumanai, Kanyakumari District - 629 151 Ph : 04651 287851, 98429 06051 Email : arumanai@tmbank.in	 CIN:L65110TN1921PLC001908
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TAMILNAD MERCANTILE BANK LTD.
ARUMANAI BRANCH

Date : 29.07.2026

(BY Speed Post/RPAD)

To

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| 1. Mrs.M.Pradheepa,
W/o.Mr.Justin James Raj
Prop. M/s. S.S. Marketing,
13/47-2, Melatheru,
Arumanai,
Kanyakumari District – 629 151. | Borrower / Mortgagor |
| 2. Mr.T.Justin James Raj,
S/o.Mr.Thanislal,
20-213A, Kulatheruvilai,
Arumanai,
Kanyakumari District – 629151. | Guarantor |
| 3. Mrs.S.Chandrika,
W/o.Mr.George,
25, Deepu Nivas, Muzhangu Vilai,
Moovottukonam, Vilavancode,
Kanyakumari District – 629170 | Guarantor / Mortgagor |

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: Mrs.M.Pradheepa, W/o.Mr.Justin James Raj, Prop. M/s. S.S. Marketing, 13/47-2, Melatheru, Arumanai, Kanyakumari Dist – 629151, Guarantor : Mr.T.Justin James S/o.Mr.Thanislal, Raj 20-213A, Kulatheruvilai, Arumanai, Kanyakumari –629151, Guarantor / Mortgagor : Mrs.S.Chandrika, W/o.Mr.George, 25, Deepu Nivas, Muzhangu Vilai,, Moovottukonam, Vilavancode, Kanyakumari – 629170** 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, **Arumanai Branch** will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **01.09.2026** for recovery of **Rs.1,26,93,291.26 (Over Draft – Rs.1,16,22,106.94 + Term Loan – Rs.7,65,960.71 & Expense- Rs.3,05,223.61) (Rupees One Crore Twenty Six Lakhs Ninety Three**

Thousand Two Hundred Ninety One and Paise Twenty Six Only) as on 19.07.2026
 due to the Tamilnad Mercantile Bank Limited, **Arumanai** Branch with subsequent interest and expenses. The reserve price for Item No 1 will be **Rs.16,80,000.00 (Rupees Sixteen Lakh Eighty Thousand Only)** and the earnest money deposit for Item No 1 will be **Rs.1,68,000 (Rupees One Lakh Sixty Eight Thousand Only)**. The reserve price for Item No 2 will be **Rs.33,24,000.00 (Rupees Thirty Three Lakh Twenty Four Thousand Only)** and the earnest money deposit for Item No 2 will be **Rs.3,32,400.00 (Rupees Three Lakh Thirty Two Thousand Four Hundred Only)**

Place of Submission of EMD and Auction :		Tamilnad Mercantile Bank Ltd., Arumanai Branch 7/88-A, Thattan Konam, Arumanai, Kanyakumari District - 629 151
Date and Time of Auction Sale	Item No 1	01.09.2026 at 03.00 PM
	Item No 2	01.09.2026 at 03.30 PM
Upset Price	Item No 1	Rs.16,80,000.00 (Rupees Sixteen Lakh Eighty Thousand Only)
	Item No 2	Rs.33,24,000.00 (Rupees Thirty Three Lakh Twenty Four Thousand Only)
Earnest Money Deposit	Item No 1	Rs.1,68,000 (Rupees One Lakh Sixty Eight Thousand Only)
	Item No 2	Rs.3,32,400.00 (Rupees Three Lakh Thirty Two Thousand Four Hundred Only)
Description of the immovable property with know encumbrance, if any <u>Item No.1</u> All the parts and parcel of land to an extent of 40.00 Cents in R.S.No. 280/3,(old s.no.4815/26) Manjalamoodu village, Vilavancode Taluk, Kanyakumari District standing in the name of Mrs.M.Pradheeba, W/o.Justin James Raj. <u>Boundaries :</u> North : Property of John and others South : Property of Kunjan Nadar East : Property of Palayyan West : Pathway <u>Note :</u> Common Collateral for housing loan availed by Mr.Justin James Raj T and M Pradheeba for Rs.10.00 lakh and balance O/s as on date is Rs.6.08 lakh <u>Item2:</u> All the parts and parcel of land to an extent of 19.00 cents in R.S.No.210/1A (old S.no.1743-D) at D.No.16-11-A, Deepu Nivas, Muzhankuvilai, Movattukonam, Palukal , Kanyakumari District, standing in the name of Mrs.Chandrika W/o. George (late) <u>Boundaries :</u> North : Road South : Property of Kamalam and Raju East : Property of Chellan and Kamalan West : Property of Radha <u>Note :</u> <i>There was an attachment made by Revenue Department infavour of M/s</i>		

Kanyakumari Exports PVT Ltd against the mortgaged property in vide order No 72/2019 date 02.12.2019. However, our bank has first charge 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 01.09.2026 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: 04651 287851, 98429 06051).**
- 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: Arumanai

Date: 29.07.2026

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