



**Tamilnad
Mercantile
Bank Ltd**
Be a step ahead in life

Place of Submission of EMD and Auction	Tamilnad Mercantile Bank Ltd. Karaikal Branch No.149, Bharathiyar Salai MAJ Appartments, Karaikal – 609602.
Date and Time of Auction Sale	28.09.2026 at 12.30 PM
Upset Price	Rs.16,65,000/- [Rupees Sixteen Lakh and Sixty Five Thousand Only]
<u>Description of the Properties</u> On extension of equitable mortgage of land to the extent of 1851 sq.ft comprised at R.S.No. 95/20 & 95/22, Cadastre No 673/part, Patta No.575N, No 31 - Neravy village and commune panchayath Pambani amman Kovil Street, standing in the name of Late Mrs. M. Noorul lyn <u>Boundaries: for S.No.95/20</u> North : Jeenath Ummal manai South : R S.No. 95/22pt East : Mohamed Yousuf house West : Jeenath Ummal manai <u>Boundaries: for S.No.95/22</u> North : S.No 95 South : Pambani Koil Street East : Mohamed Yousuf house West : Jeenath Ummal manai	

KARAIKAL BRANCH
No.149, Bharathiyar Salai
MAJ Appartments,
Karaikal – 609602.
Ph: 04328 - 277018
Mobile : 99655 22072
E-Mail - karaikal@tmbank.in
CIN: L65110TN1921PLC001908



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 **28.09.2026** 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. (Mobile: 9965522072) or Authorised Officer, Tiruchirapalli Region @ Mobile No.9095244477.
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 Authorised 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 its 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. The sale notice is also uploaded/published on website(www.tmb.bank.in).

Place: Karaikal
Date : 05.09.2026

Authorised Officer
Tamilnad Mercantile Bank Ltd.
Tiruchirapalli Region
(For Karaikal Branch)

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