

Tamilnad Mercantile Bank Ltd. No.10/388, Ground Floor, Rahmath Complex, Main Road Balaramapuram – 695501, Thiruvananthapuram District, Kerala Ph.:0471 2400202, 94464 80202 Email: kottugal@tmb.bank.in	 Tamilnad Mercantile Bank Ltd Be a step ahead in life CIN : L65110TN1921PLC001908
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NOTICE FOR SALE

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

Date : 02.09.2026

(BY Speed Post/RPAD)

To

**1. Mr.Dinesh Kumar (Deceased)
Sree Sai Mandiram
Alumoodu,Neyyatinkara
Thiruvananthapuram - 695121**

Borrower

Rep. by the below known legal heirs,

**2. Mrs.J.B.Saritha (Wife of the deceased)
W/o Mr.Dinesh Kumar
Sree Sai Mandiram
Alumoodu,Neyyatinkara
Thiruvananthapuram - 695121**

Guarantor/Mortgagor

Also at,

**Deepu Nivas
Palakkadevu
Krishnapuram
Neyyatinkara
Trivandrum - 695121**

**3.Mr. D.S Aromal (Son of the Deceased)
S/o Mr.Dinesh Kumar
Deepu Nivas
Palakkadevu
Krishnapuram
Neyyatinkara
Trivandrum - 695121**

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: Mr.Dinesh Kumar (Deceased)**, Rep. by the below known legal heirs; **Guarantor cum Mortgagor:Mrs.J.B Saritha W/o Dinesh Kumar Sree Sai Mandiram, Alumoodu, Neyyatinkara, Thiruvananthapuram -695121** Also at : **Deepu Nivas Palakkadevu,Krishnapuram, Neyyatinkara,Trivandrum – 695121** and **Mr.D. S. Aromal, S/o Dinesh Kumar ,Deepu Nivas, Palakkadevu, Krishnapuram, Neyyatinkara, Thiruvananthapuram -695121** 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, Kottugal Branch will be

sold on “As is where is”, “As is what is”, and “Whatever there is” on 30.09.2026 at 03.00 pm for recovery of Rs.30,50,061.26 (TL – Rs.28,22,018.86 + Expense – Rs.2,28,042.60) (Rupees Thirty Lakhs Fifty Thousand Sixty one and Paise Twenty Six Only) as on 01.09.2026 due to the Tamilnad Mercantile Bank Limited, Kottugal Branch with subsequent interest and expenses. The reserve price will be Rs.12,91,000.00 (Rupees Twelve Lakh Ninety One Thousand only) and the earnest money deposit will be Rs. 1,29,100.00 (Rupees One Lakh Twenty Nine Thousand One Hundred only).

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd. No.10/388, Ground Floor, Rahmath Complex, Main Road Balaramapuram – 695501_
Date and Time of Auction Sale :	30.09.2026 at 03.00 pm
Upset Price :	Rs. 12,91,000.00 (Rupees Twelve Lakh Ninety One Thousand only)
EMD Price :	Rs. 1,29,100.00 (Rupees One Lakh Twenty Nine Thousand One Hundred only).

Description of the immovable property with know encumbrance, if any

All the parts and parcel of land to an extent of 9.50 Ares thereat R.S.No.336/4-2 and 336/14-1 Kulathoor Village, Neyyatinkara Taluk, Thiruvananthapuram District standing in the name of Mrs Saritha J.B

Boundaries	As per Location Sketch
North	Property owned by Vijayan
South	Property owned by Jayalekshmi & others
East	Property of Valsalakumari
West	Property of Janardhan Nair

Note : There is an attachment made by Sub- Court, Neyyattinkara in OS No.137/2024 in IA No.1/2024 filed by Mr.V.Harikumar over the mortgaged property. However our bank has first charge over the 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” payable at Kottugal on or before 30.09.2026 within 03.00 P.M
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 (Phone No.0471 2400202, 94464 80202)
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 proofs 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: Kottugal
Date: 02.09.2026

Authorized Officer
Tamilnad Mercantile Bank Ltd
(For Kottugal Branch)