



TAMILNAD MERCANTILE BANK LTD.,
Regd Office: 57, V.E.Road, Thoothukudi – 628 002.
Sattur Branch
531/E, Main Road, Sattur – 626203
CIN No: L65110TN1921PLC001908

Speed Post with AD

Date: 15.09.2026

1.M/s Shreedharan Engineering Works
Prop: Mrs. Hema W/o Mr. Raja

Borrower

4/503B Venkatachalapuram Bharathi Nagar,Sattur - 626 203
also at
4/163 NGO Colony Venkatachalapuram, Sattur - 626 203

2.M/s Karthikeyan Engineering Works
Prop: Mr. Raja S/o Mr. Krishnan

Proprietor/Mortgagor

4/503B Venkatachalapuram Bharathi Nagar,Sattur - 626 203
also at
4/163 NGO Colony Venkatachalapuram, Sattur - 626 203

SALE NOTICE

Auction Sale Notice for sale of Immovable mortgaged assets under the Securitisation 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

S. No	Borrower	Guarantor	Limit	Outstanding as on 31.08.2026
1	M/s Shreedharan Engineering Works Prop:Mrs. Hema W/o Mr. Raja 4/503B Venkatachalapuram Bharathi Nagar, Sattur - 626 203 also at 4/163 NGO Colony Venkatachalapuram,Sattur - 626 203	Mr. Raja S/o Mr. Krishnan 4/503B Venkatachalapuram Bharathi Nagar, Sattur - 626 203 also at 4/163 NGO Colony Venkatachalapuram, Sattur - 626 203	OD-Rs.13.50 Lakh TL-Rs.8.00 Lakh	Rs.14,54,320.34 Rs. 5,10,362.18
2	M/s Karthikeyan Engineering Works Prop.Mr. Raja S/o Mr. Krishnan, 4/503B Venkatachalapuram Bharathi Nagar, Sattur - 626 203 also at 4/163 NGO Colony Venkatachalapuram, Sattur - 626 203	Mrs.Hema W/o Mr. Raja M 4/503B Venkatachalapuram Bharathi Nagar, Sattur - 626 203 also at 4/163 NGO Colony Venkatachalapuram, Sattur - 626 203	OD-Rs.25.00 Lakh	Rs.26,36,083.00
3	Mr. Raja S/o Mr. Krishnan 4/503B Venkatachalapuram Bharathi Nagar, Sattur - 626 203 also at 4/163 NGO Colony Venkatachalapuram, Sattur - 626 203	Mrs. Hema W/o Mr.Raja M 4/503B Venkatachalapuram Bharathi Nagar, Sattur - 626 203 also at 4/163 NGO Colony Venkatachalapuram, Sattur - 626 203	HL-Rs.33.00 Lakh	Rs.30,08,184.18
TOTAL				Rs.76,08,949.70

that the below described immovable property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Ltd., Sattur Branch, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **03.10.2026** for recovery of **Rs.76,08,949.70** (Rupees Seventy Sx Lakhs Eight Thousand Nine hundred forty nine and Paise Seventy Only) as on **31.08.2026** to Tamilnad Mercantile Bank Limited, Sattur Branch (Secured Creditor).

Item No	Reserve Price	EMD amount
1	Rs. 39,00,000/-	Rs. 3,90,000/-
2	Rs. 43,00,000/-	Rs.4,30,000/-

Details of Auction

Place of Auction:	Tamilnad Mercantile Bank Ltd., Sattur Branch, 531/E, Main Road, Sattur – 626203 Phone:04638-260219, 260920 Mobile Number : 98421 70920 & 89250 33889
Date and Time of Auction:	Item No: 1 : 03.10.2026 @ 01.00 P.M. (Saturday) Item No: 2 : 03.10.2026 @ 01.30 P.M. (Saturday)
Reserve Price	Item No: 1 Rs.39,00,000/- (Rupees Thity Nine lakhs Only) Item No: 2 Rs. 43,00,000/-(Rupees Forty three lakhs only)

Description of Property

Item No: 1

Land to the extent of 1680 sq.ft situated at S.No.20/1A1A, Plot No.5, Bharathi Nagar (East) Iyan with House Building (G.F-1381.87 sq.ft + FF-317.81 sq.ft) (Construction incomplete) there at situated at Ayyan Padanthal village, Venkatachalapuram Panchayat, Sattur Union and Taluk standing in the name of Mr.K.Raja.

Boundaries:

North – 15 feet wide East West Road
South – Property of Santharam
East – Property of Viswanathan
West – Plot No.6

Item No: 2

Land to the extent of 1872 sq.ft situated at S.No.26/1(P) &26/2A(P), Plot No.44, and Commercial Building(GF-1696 sq.ft) there at bearing D.No.4/503B situated at Muthu Nagar, Bharathi Nagar, Padanthal Village, Venkatachalapuram Panchayat, Sattur Union and Taluk standing in the name of Mr.K.Raja.

Boundaries:

North – Plot No.34
South – 20 feet vided East West road
East – Plot No.43
West – Vacant Land – Plot No.45

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 **Sattur Branch** on or before **03.10.2026** within 12.30 P.M.
2. The intending bidders may inspect and satisfy themselves about the property and may approach the **Sattur 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: **04638-260219, 260920** Mobile: **98421 70920 & 89250 33889**)
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 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 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: Sattur
Date : 15.09.2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
Sivakasi Region
[For Sattur Branch]