



D.No.4-A, Sivanaar Street, Tirupathur - 635601, Tirupathur District.
TIRUPATHUR BRANCH

BY RPAD/COURIER

Date: 10.09.2026

To

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| 1. Mr.Serkaly Kannadasan , S/o.Mr.Kannadasan,
28/1,Mel Street,
Palnankuppam,Thirupattur - 635853 | Borrower/ Mortgagor |
| 2. Mr.Chithamparram Kannadasan , S/o.Mr.Kannadasan,
51/4, Chinna Goundar Vattam,
Palnankuppam, Tirupathur – 635853 | Guarantor/ Mortgagor |
| 3. Mrs.Vijayalakshmi Serkaly , W/o.Mr.Serkaly
28/1, Mel Street,Palnankuppam,
Tirupathur - 635853. | Guarantor/ Mortgagor |

Sale Notice for Sale of Immovable Properties

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank 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 **Borrower/ Mortgagor, Mr.Serkaly Kannadasan**, S/o.Mr.Kannadasan and the **Guarantors/Mortgagors, Mr.Chithamparram Kannadasan**, S/o.Mr.Kannadasan and **Mrs.Vijayalakshmi Serkaly**, W/o.Mr.Serkaly that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Tamilnad Mercantile Bank Limited, Tirupathur Branch**, will be sold on “As is where is”, “As is what is” and “Whatever there is” on **29.09.2026, at 1.00 P.M** for recovery of **Rs.12,11,572.55 (Rupees Twelve Lakh Eleven Thousand Five Hundred Seventy Two and Paise Fifty Five only)** as on 31.08.2026 due to **Tamilnad Mercantile Bank Limited, Tirupathur Branch** with subsequent interest from 01.09.2026 and expenses.

The Reserve Price for Property No.1 will be Rs.16,20,000/- and for Property No.2 will be Rs.2,70,000/- and the Earnest Money Deposit (EMD) will be Rs.1,62,000/- (Rupees One Lakh and Sixty Two Thousand only) for Property No.1 and Rs.27,000/- (Rupees Twenty Seven Thousand only) for Property No.2 . The auction sale will be held for each property seperately. In case of sale of property no.1, the remaining property no.2 will not be sold.

Place of Submission of EMD and Auction	Tamilnad Mercantile Bank Ltd. Tirupathur Branch D.No.4-A, Sivanaar Street, Tirupathur - 635601, Tirupathur District.
Date and Time of Auction Sale	29.09.2026 at 1.00 P.M
Reserve Price (Upset Price) for Property No.1	Rs.16,20,000/- (Rupees Sixteen Lakh and Twenty Thousand Only)
Reserve Price (Upset Price) for Property No.2	Rs.2,70,000/- (Rupees Two Lakh and Seventy Thousand Only)
<u>Description of the Immovable Properties</u> 1.Land to an extent of 1607.75 Sq.Ft. as per Title Deed (1400 Sq.ft as per actual) at Old Natham S.No.25/1, New S.D.S.No.393/1A, D.No.1/129, Palnanguppam Village & Panchayat, Elagiri Post, Jolarpet Union, Tirupathur Taluk & District - 635 853 and residential building constructed thereat with total plinth area of 805.51 sq.ft (GF only) including all amenities and services standing in the joint names of Mr.K.Chithamparram & Mr.K.Serkaly. <u>Boundaries:</u> North : Property of Gopal Pandithar and P.G.Govindaraji Reddiyar South:Property of G.Chandra Sekaran East : 6 Feet wide Common pathway West : House of Pargunan, Venkatarama Reddy and P.G.Perumal 2.Land to an extent of 334 sq.ft as per Title Deed (280 sq.ft as per actual) at S.No.25/1, New S.No.389/16 and shop & residential building constructed thereat to the extent of 560 sq.ft (Ground Floor – 280 sq.ft – shop building & First Floor 280 sq.ft – residential building) bearing D.No.168, Palnanguppam Village, Tirupathur Taluk & District, including all amenities and services standing in the name of Mrs.Vijayalakshmi. <u>Boundaries:</u> North : Chinnammal House South: Raja Veethi East : 3 1/2 Feet wide Common sandhu West : Meenammal House	

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 **29.09.2026** within **1.00 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.04179-224955 & Mobile:9659210888) or Asst Vice President, Bengaluru Region @ Mobile No.09740084756.
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. 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: Bengaluru
Date : 10.09.2026

Authorised Officer
Tamilnad Mercantile Bank Ltd.
Bengaluru Region.
(For Tirupathur Branch)