



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

TIRUPATHUR BRANCH

APPENDIX IV-A

[See proviso to rule 8(6) and 9(1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for sale of Immovable 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 legal heirs of the deceased Borrower and Guarantor 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 **12.11.2026 at 1.00 P.M** for recovery of **Rs.21,55,354.21** (Rupees Twenty One Lakh Fifty Five Thousand Three Hundred Fifty Four and Paise Twenty One Only) {i.e, Rs.19,94,285.04 in Overdraft and Rs.1,61,069.17 in Term Loan} as on **30.09.2026** with subsequent interest from **01.10.2026** and expenses due to **Tamilnad Mercantile Bank Limited, Tirupathur Branch** from the Legal heirs of the deceased Borrower, **Mr.Govindaraj (Late)**, S/o.Mr.Venkatachalam, **Proprietor, M/s.Sri Rajalakshmi Agencies**, namely **Mrs.Gayathri, W/o. Late.Govindaraj, Minor. Yadhav S/o.Late.Govindaraj** Represented by his Mother & Natural Guardian **Mrs.Gayathri** at Door No.228/78 -C Vaniyambadi Road,Tirupathur-635601 also at No. 267/5, NGO Nagar, Tirupathur – 635601 and the **Guarantor / Mortgagor / Legal heir of deceased borrower Mr.Govindaraj i.e, Mrs.V.Kala, W/o.Mr.Venkatachalam**, residing at No. 267/5, NGO Nagar, Tirupathur – 635601 and also at Door No.18/1,Anumantha Ubasakar Pettai,Tirupathur– 635601.

The Reserve Price will be **Rs.34,84,000/-** (Rupees Thirty Four Lakh and Eighty Four Thousand Only) and the earnest money deposit (EMD) will be **Rs.3,48,400/-** (Rupees Three Lakh Forty Eight Thousand and Four Hundred Only) .

Place of Auction	Tamilnad Mercantile Bank Ltd. Tirupathur Branch D.No.4-A, Sivanaar Street, Tirupathur - 635601, Tirupathur District.
Date and Time of Auction Sale	12.11.2026, at 1.00 P.M
Reserve Price(Upset Price)	Rs.34,84,000/- (Rupees Thirty Four Lakh and Eighty Four Thousand Only)
Schedule of Property Land to an extent of 1588 Sq.ft. (1653 sq.ft as per actual measurement) at S.No.324/1, Plot No.78 (Northern Portion) and residential building constructed thereat bearing Door No.267/5, near Vinayagar Temple & Panchayat School, Sekkilar Street, NGO Nagar, Pachal Village & Panchayat, Jolarpet Panchayat Union, Tirupathur District including all amenities standing in the name of Mrs.V.Kala, W/o.Mr.Venkatachalam. <u>Boundaries:</u> North : Plot No: 60A & Plot No:61 South : Remaining Portion of Plot No:78 belongs to Mr.Murugesan East : Road West : Plot No:77 & Plot of Mr.Munirathinam	

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website (www.tmb.bank.in)

Note:

- 1.After issuing the Sale Notice, one third party has filed a suit in O.S.No.347/2023 before the Hon'ble Subordinate Judge Court, Tirupathur seeking declaration of registered MODTD Doc No.11294/2014 by Mrs.Kala in favour of our Bank as null and void.
- 2.As we are having clear mortgage right/charge over the mortgaged property and also there is no interim order of stay/injunction granted in the said suit, we have brought the mortgaged property for auction sale.

Place: Bengaluru
Date: **16.10.2026**

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

