Tamilnad Mercantile Bank Ltd
Be a step ahead in life
Regd. Office : 57, V.E. Road, Thoothukudi - 628 002. Website: www.tmb.in

1st Floor Door No 35/8 ,36/1A1 , Salem main Road , Nallampalli ,Adiyamankottai-636807
Adiyamankottai BRANCH

(BY Speed Post / RPAD)

Date: 06.11.2026

Borrowers:-
1.Mr.Palanisamy S/o.Chenupusari,
2.Mrs.Vennila W/o Palanisamy

Both are residing at
2/284 Utthupallam , Pagalahalli post ,
Sivadi , Dharmapuri -636807

Gaurantor :-

1.Mr.Govindan S/o Raji
D.No 2/286 Bagalapatti Post , Kattu Valavu , Pagalahalli,
Dharmapuri-636807

2.Mr.Paraman S/o Raji
D.No 2-86 Sivadi Valavu , Sivadi , Uthupallam
Dharmapuri-636807

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(s) **Mr.Palanisamy S/o.Chenupusari, & Mrs.Vennila W/o Palanisamy** 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, Salem Region, for Adiyamankottai Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **08.12.2026** for recovery of **₹14,15,035.06 (Rupees Fourteen Lakh Fifteen Thousand and Thirty Five and Paise Six Only)** in the Home Loan account as on **18.10.2026** due to the Tamilnad Mercantile Bank Limited, Adiyamankottai Branch with subsequent interest and expenses. **The reserve price will be ₹33,00,000/- (Rupees Thirty Three Lakh Only) for the property mentioned below and the earnest money deposit will be ₹3,30,000/- (Rupees Three Lakh Thirty Thousand Only).**

Place of submission of EMD and Auction:	**Tamilnad Mercantile Bank Ltd., Adiyamankottai Branch 1st Floor Door No 35/8 ,36/1A1 , Salem main Road , Nallampalli , Adiyamankottai-636807**
Date and Time of Auction Sale	**08.12.2026 and 11.30 A.M.**
Upset Price	**₹33,00,000/- (Rupees Thirty Three Lakh Only)**

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of Land to an extent of 4.75 cents Situated at Old S.No 396/4 ,New S.F.No 396/4A7 and house building constructed therein bearing Door No 2/284, Ward No 9, Sivadi Village, Sivadi Panchayat, Nallampalli Taluk, Dharmapuri District – 636807, Dharmapuri West SRO, Dharmapuri Registration District, Standing in the name of Mrs.Vennila W/o Palanisamy .

Boundaries:-

North	Poosthithi Ooni Pathway
South	Lands of Kullaperumal
East	Property of Govindan
West	Land of Malar

Note : The Above said Property is common Collateral for the overdraft Limit availed by M/s.Yogalakshmi General Store Proprietor Mr.Palanisamy S/o Chenupusari bearing account number 498700060750023 and present balance outstanding in that account was Rs.8,72,193.000/- as on 05.11.2026 .

Terms & Condition:

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 favour of “Tamilnad Mercantile Bank Ltd” **payable at Adiyamankottai Branch** on or before **08.12.2026** within **11.30 A.M.**
2.The intending bidders may inspect and satisfy themselves about the property / properties and may approach the Branch Manager, **Adiyamankottai** Branch 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. 04342 – 244488, Cell: 9698920888 / 99446 01576 / 95009 98074**)
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 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 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: Salem
Date: 06.11.2026

Authorised Officer
Tamilnad Mercantile Bank Ltd.,
Salem Region (For Adiyamankottai Branch)