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

**D.No.262, Salem Main Road, Komarapalayam, Namakkal District - 638183**
**KOMARAPALAYAM BRANCH**
**(BY Speed Post / RPAD)**

**Date: 16.11.2026**

**To**
**Borrower Name:-**

**M/s.Sri Mohanasundari Cotton Spinning Mills,** **(Partnership Firm rep by its partners)**
D.No.174M5, Perantharkadu, C.N.Palayam,
Komarapalayam, Namakkal District – 638183.

**Legal heirs of Late.Mrs.R.Mohanasundari W/o Ramasamy:**

**Mr.R.Muruganantham S/o Ramasamy,** **(Partner cum Guarantor)**
174-L, Perantharkadu, C.N.Palayam,
Komarapalayam, Namakkal District – 638183.

**Mr.R.Shanmugam S/o Ramasamy,** **(Partner cum Guarantor)**
174-L, Perantharkadu, C.N.Palayam,
Komarapalayam, Namakkal District – 638183.

**Mr.R.Saravanan S/o Ramasamy,** **(Partner cum Guarantor)**
174-L, Perantharkadu, C.N.Palayam,
Komarapalayam, Namakkal District – 638183.

**Mr.R.Gopal S/o Ramasamy,** **(Partner cum Guarantor)**
174-L, Perantharkadu, C.N.Palayam,
Komarapalayam, Namakkal District – 638183.

**Mrs.Nagajothimani W/o.Venkatachalam, (Legal Heir of Mrs.R.Mohanasundari)**
(As per Legal heir certificate received by the branch on 03.11.2024)
174-L, Perantharkadu, C.N.Palayam,
Komarapalayam, Namakkal District – 638183.

**and also at**

Door No. 11/11, Mariamman Kovil Veethi,
Athanoor Village, Rasipuram Taluk,
Namakkal District - 636301

## 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) **M/s.Sri Mohanasundari Cotton Spinning Mills (a Partnership Firm rep by its partners), and Partners cum Guarantors and Legal heirs of Mrs.R.Mohanasundari W/o Ramasamy, Mr.R.Muruganantham S/o Ramasamy and Mr.R.Shanmugam S/o Ramasamy and Mr.R.Saravanan S/o Ramasamy and Mr.R.Gopal S/o Ramasamy and Mrs.Nagajothimani D/o Ramasamy (as per legal heir certificate received by the branch on 03.11.2024)** that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Salem Region, for **Komarapalayam** Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **10.12.2026,** for recovery of **₹66,85,818.45 (Rupees Sixty Six Lakh Eighty Five Thousand Eight Hundred and Eighteen and Fourty Five Paise Only) in Overdraft account as on 31.10.2026** and **₹1,47,513.28 (Rupees One Lakh Fourty Seven Thousand Five Hundred and Thirteen and Twenty Eight Paise only)** in Term Loan I(GECL) account as on **17.10.2026** and **₹5,42,339.89/- ( Rupees Five Lakh Fourty Two Thousand Three Hundred and Thirty Nine and Paise Eighty Nine only)** in **Term Loan II(GECL)** account as on **03.11.2026** and **Totally ₹73,75,671.62/- (Seventy Three**

**Lakh Seventy Five Thousand Six Hundred and Seventy One and Paise Sixty Two only)** due to the Tamilnad Mercantile Bank Limited, **Komarapalayam Branch** with subsequent interest and expenses. The reserve price will be **₹57,50,000/- (Rupees Fifty Seven Lakh Fifty Thousand Only)** and the earnest money deposit will be **₹5,75,000**/- (Rupees Five lakh Seventy Five Thousand Only).

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|---|---|
| **Place of submission of EMD and Auction:** | **Tamilnad Mercantile Bank Ltd, Komarapalayam Branch. D.No.262, Salem Main Road, Komarapalayam, Namakkal District – 638183.** |
| **Date and Time of Auction Sale** | **10.12.2026 and 11.30 A.M.** |
| **Upset Price** | **₹57,50,000/- (Rupees Fifty Seven Lakh Fifty Thousand Only)** |

## DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of residential land to the extent of 4226.63 sq.ft (1409.38 sq.ft + 1335.25 sq.ft + 1482.00 sq.ft) and industrial building constructed jointly thereat situated at T.S.No.121,122/1 Part, Block No.24 – Ward No.B, Pymash No.29, Ward No.3, Door No. 174M5, 174M6, 174M7 Peranthar Kadu, Komarapalayam Agraharam Village, C.N.Palayam, Komarapalayam SRD. Tiruchencode Taluk,. Namakkal District standing in the name of **Late. Mrs.R.Mohanasundari W/o Ramasamy.**

| **Boundaries** | **Item No.1 - 1409.38 sq.ft** | **Item No.2 – 1335.25 sq.ft (778 ½ sq.ft+557.00 sq.ft)** | **Item No.3 – 1482.00 sq.ft** |
|---|---|---|---|
| North | Palanisamy & Subramani Property | Palanisamy & Subramani Property | Vendor's remaining property |
| South | 20 feet wide East west common road | Mohanasundari property & 10 feet wide Santhu | Nachimuthu property & 10'0" common road of Moahanasundari, T.Subramani, S.Sekar and S.Kapildev |
| East | Mohanasundari Property | Mohanasundari Property | Mohanasundari Property |
| West | 10 feet wide south to north common road | Palanisamy & Subramani Property | North to South Municipality Santhu |
| | Measuring East to west northern side 28 feet, southern side 27 feet and South to North Eastern side 50 ½ feet, Western side 52 feet. | **For 778 ½ sq.ft** : Measuring East to west northern side 18feet, Southern side 18 feet and South to North Eastern side 43 ¼ feet western side 43 ¼ feet **& For 557.sq.ft** : Measuring East to west northern side 13 ¾ feet, southern side 13 ¾ feet and North to south Eastern side 41 feet Western side 40 feet. | Measuring East to west northern side 37.8 feet, Southern side 36.10 feet and South to North Eastern side 40 feet, Western side 39.80feet. |



**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 Komarapalayam** on or before **10.12.2026** within **11:30 A.M**

2.The intending bidders may inspect and satisfy themselves about the property / properties and may approach the Branch Manager, **Komarapalayam** 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. 04286 – 245141, Cell: 95782 10888 / 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.in)

**Place: Salem**
**Date: 16.11.2026**

**Authorised Officer**
**Tamilnad Mercantile Bank ltd.,**
**Salem Region (For Komarapalayam Branch)**