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

No.35,M.B.T.Road, Navalpur, Ranipet- 632402.
RANIPET BRANCH

BY RPAD/COURIER

Date: 12.11.2026

To,

1. Mr.M.Shanmugam S/oMr.Maikannan, ... **Borrower / Mortgagor**
Prop : M/s.Yuvaa Leather Corpp Inc,
Plot No.95-A, Phase II,
SIDCO industrial estate,
Sipcot, Ranipet-632403.
And also at
(i) Plot No.13, Phase II, SIDCO Industrial Estate
Ranipet – 632 403
(ii) Plot No.L 24, Villa Deffodil ,
Thenkadapanthangal Village,
Walaja Taluka, Ranipet – 632513.

2. Mrs.S.Sumathi W/o Mr.Shanmugam ..... **Guarantor / Mortgagor**
Plot No.24, Villadi Podil,
Thenkadapanthangal Village,
Walaja Taluka, Ranipet – 632513.
And also at
5/72, Thiruvalluvar Street,
Periyakuppam, Ambur 635814.

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.M.Shanmugam S/o Maikannan, Proprietor, M/s.Yuvaa Leather Corpp Inc** and its **Guarantor/ Mortgagor Mrs.S.Sumathi W/o Mr.M.Shanmugam** 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, Ranipet Branch**, will be sold on "As is where is", "As is what is" and "Whatever there is" on **05.12.2026, at 1.00 P.M** for recovery of **Rs.91,17,576/- (Rupees Ninety One Lakh Seventeen Thousand Five Hundred and Seventy Six only)** as on 31.10.2026 due to **Tamilnad Mercantile Bank Limited**, **Ranipet Branch** with subsequent interest from 01.11.2026 and expenses.

1.The Reserve Price will be Rs.36,00,000/- for Property No.1 and the earnest money deposit will be Rs.3,60,000/-.
2.The Reserve Price will be Rs.88,66,000/- for Property No.2 and the earnest money deposit will be Rs.8,86,600/-.

Place of Submission of EMD and Auction	**Tamilnad Mercantile Bank Ltd.** **Ranipet Branch** No.35,M.B.T.Road, Navalpur,Ranipet- 632402.
Date and Time of Auction Sale	**05.12.2026,** **at 1.00 P.M**
Reserve Price(Upset Price)	**Property No.1: Rs.36,00,000/-** (Rupees Thirty Six Lakh Only) **Property No.2: Rs.88,66,000/-** (Rupees Eighty Eight Lakh and Sixty Six Thousand Only)

Description of the Immovable Properties

Property No.1: Residential vacant land to the extent of 3000 sq.ft at Plot No.102 & 103 (1500 Sq.Ft +1500 Sq.ft) in Survey no.423, 7th East Street, VIP Wallaja High Way City Extension, near Ranipet Engineering College, Chennasamuthiram Village & Panchayat, Wallaja taluk & Ranipet District standing in the name of Mrs.S.Sumathi.

Boundaries for Plot No.102	Boundaries for Plot No.103
North : 23 Feet Wide Road	North : 23 Feet Wide Road
South : Plot No.133	South : Plot No.132
East : Plot No.101	East : Plot No.102
West : Plot No.103	West : Plot No.104

Property No.2: Residential land to the extent of 2669.85 Sq.Ft. in S.No.80/1A, Plot No.24 and residential building constructed thereat to the extent of 2560 Sq.Ft. (G.F:1028 Sq.Ft.+Portico-306 Sq.Ft.+FF:812 Sq.Ft. +Balcony- 306 Sq.ft. + Pergola Roof-108 Sq.Ft.), Villa Bodil Thenkadappanthangal Village panchayat, Walaja Taluk, Ranipet District standing in the name of Mr.M.Shanmugam and Mrs.S.Sumathi.

Boundaries:
North : 30 Feet Wide Road and S.No.80/1
South : S.No.80/2A
East : 30 Feet Wide Road and S.No.82/2A
West : Plot No.23 & S.No.80/1

Note: ***Property No.2*** *is also offered as security for the Housing loan of Rs.40.00 Lakh (Balance outstanding is Rs. 30,88,530.68 up to 29.10.2026) availed by* ***Mr.M.Shanmugam and Mrs.S.Sumathi*** *from our Ranipet Branch.*

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 **05.12.2026** 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.04172-273719 & Mobile: 9842890455) or Assistant Vice President, Bengaluru Region @ Mobile No.09740084756.
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 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).

The sale notice is also uploaded/published on website(www.tmb.bank.in).

Place: Bengaluru
Date : 12.11.2026

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