



D.No.(Old)1347, G.K.S. Complex, Panagal Street, Kaveripattinam, Krishnagiri District- 635 112

KAVERIPATTINAM BRANCH

BY RPAD/COURIER

Date: 30.12.2025

1. **Mrs.P.Barkavi, W/o Mr.A.Paramasivam** **Borrower /Mortgagor**
 Proprietrix, M/s BMP Palkova,
 749/2, Kollakottai, Mittahalli, Kathiripuram Post
 Kaveripattinam – 635112.
2. **Mr.A.Paramasivam, S/o.Mr.Annamalai** **Guarantor**
 749/2, Kollakottai, Mittahalli, Kathiripuram Post
 Kaveripattinam – 635112.
3. **Mrs.A.Sivagnanam, W/o.Mr.Angamuthu** **Guarantor / Mortgagor**
 749/2, Kollakottai, Mittahalli, Kathiripuram Post
 Kaveripattinam – 635112.

Sale Notice for Sale of Immovable Properties through E- Auction

E-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) & 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 **Mrs.P.Barkavi, W/o.Mr.A.Paramasivam, Proprietrix, M/s BMP Palkova,** and the Guarantors **Mr.A.Paramasivam & Mrs.A.Sivagnanam** 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, Kaveripattinam Branch,** will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **31.01.2026,** for recovery of **Rs.4,95,12,502.06** (Rupees Four Crore Ninety Five Lakh Twelve Thousand Five Hundred Two and paise Six only) {i.e., Rs.3,47,62,609.09 in Overdraft, Rs.9,37,837.46 in Term Loan I, Rs.75,45,125.68 in Term Loan II, Rs.43,03,027.61 in Term Loan III (GECL) & Rs.19,63,902.22 in Term Loan - IV (FITL) } upto 30.11.2025 due to **Tamilnad Mercantile Bank Limited, Kaveripattinam Branch** with subsequent interest and expenses.

The Reserve Price will be Rs.1,62,40,000/- (Rupees One Crore Sixty Two Lakh Forty Thousand only) **and the Earnest Money Deposit will be Rs.16,24,000/-** (Rupees Sixteen Lakh Twenty Four Thousand only)

<u>Description of the Immovable Property</u>	
Land to the extent of 50 cents (42 cents + 8 cents) at S.No.749/2 and Factory cum Residential building constructed thereat to the extent of 15490.90 sq.ft (Main Building - 3434.90 sq.ft, Boiler & Fuel Storage building 3357 sq.ft, Toilet – 230 sq.ft, Power & Labour Room - 632.50 sq.ft, Office Building - 175 sq.ft, Galvalium Shed - 1260 sq.ft, Parking and Generator Shed – 868.50 sq.ft, Office Building & Store Room – 2231 sq.ft, Residential Building in First Floor - 2231 sq.ft & Second Floor - 1071 sq.ft) bearing Door No.4/326 D at Kollakottai, Mittahalli village and panchayat, Kathiripuram Post, Kaveripattinam Taluk, Krishnagiri District including all amenities standing in the name of Mrs.P.Barkavi.	
Boundaries for 42 cents	Boundaries for 8 cents:
North: Land of Chinnakutti @ Pachappan South: Land of Raji East : Road West :Property of Govindan	North : Land of Mrs.P.Barkavi South: Land of Raji East : Common Pathway West :Property of Govindan

TERMS & CONDITIONS

1.

E - Auction website	https://sarfaesi.auctiontiger.net
Reserve Price (Upset Price)	Rs.1,62,40,000/- (Rupees One Crore Sixty Two Lakh Forty Thousand only)
Date and time of E-Auction sale	31.01.2026 between 3.00 P.M and 4.00 P.M with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs.16,24,000/- (Rupees Sixteen Lakh Twenty Four Thousand only)
Last date for submission of bid form with EMD	Bid Form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before 30.01.2026 within 06.00 P.M.
Place of Submission of BID form and EMD	Authorised Officer, Tamilnad Mercantile Bank Ltd., Kaveripattinam Branch. D.No.(Old) 1347,G.K.S.Complex, Panagal Street, Kaveripattinam -635112
Bid Multiplier	Rs.10,000/- (Rupees Ten Thousand Only)

Other Terms & Conditions

2. The intending bidders may inspect and satisfy themselves about the property 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.04343-252112& Mobile: 08883133888) or Chief Manager, 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.
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 SARFEASI Act.
6. To the best of knowledge and information of the Authorised Officer, the properties are not subject to any encumbrance.
7. The Authorised Officer will not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the property/ies under sale.
8. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.
9. 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 it's not in order.
10. The property/properties will not be sold below the reserve price fixed above.
11. The intending bidders should submit photo copy of any one of the proof of identity, i.e., adhaar card, passport, driving license, ration card, Voter ID, PAN Card etc., along with the bid form.
12. 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.
13. 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.
14. The sale notice is also uploaded/published on website(www.tmb.bank.in)

Note:

1. Bid form for participating in the e-auction is available in the website <https://sarfaesi.auctiontiger.net>.
2. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder) with regard to other relevant information and allotment of ID & password.

For participating in the e-auction Contact: [M/s E-Procurement Technologies Ltd., Ahmedabad, Help Line. No: 079-40230825 | 826 | 827 | 813 | 814 | 815 | 816 | 817 | 818 | 819/800](mailto:M/s_E-Procurement_Technologies_Ltd.,_Ahmedabad,_Help_Line_No:_079-40230825_|_826_|_827_|_813_|_814_|_815_|_816_|_817_|_818_|_819/800) Email ID: praveen.thevar@auctiontiger.net & support@auctiontiger.net.

Place: Bengaluru
Date : 30.12.2025

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