



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

3-218, "Rukmini Chambers", Near to Chetan High School, Adj. to Super Market, Gulbarga - 585101  
**GULBARGA BRANCH**

- |                                   |       |  |
|-----------------------------------|-------|--|
| <b>1. Dr.Shanta.B.Patil</b>       | ..... | <b>Borrower</b>  |
| W/o.Mr.Basavaraj.S.Patil          |       |  |
| <b>2. Mr.Basavaraj.S.Patil</b>    | ..... | <b>Joint Borrower / Mortgagor</b>                                      |
| S/o.Late.Sangangouda.S.Patil }    |       |  |
| <b>3. Mr.Shankangouda Patil</b> } |       |  |
| S/o.Late.Sangangouda.S.Patil }    |       |  |
| <b>4. Mr.Raju Patil</b> }         |       |  |
| S/o.Late.Sangangouda.S.Patil }    | ..... | <b>Legal Heirs of the deceased guarantor, Late.Sangangouda S.Patil</b> |

**All the above are residing at:**  
**H.No.10-2/C/1, Sharada Nivas**  
**Nisti Road,**  
**Sangameshwar Colony,**  
**Brahmpur,**  
**Gulbarga - 585102.**

**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 Joint Borrowers **Dr.Shanta.B.Patil**, W/o.Mr.Basavaraj.S.Patil and **Mr.Basavaraj.S.Patil**, S/o.Mr.Sangangouda.S.Patil and the legal heirs of the deceased Guarantor (Late.Sangangouda.S.Patil) 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, **Gulbarga Branch**, will be sold on "As is where is", "As is what is" and "Whatever there is" on **13.09.2023**, for recovery of **Rs.2,51,16,726/-** (Rupees Two Crore Fifty One Lakh Sixteen Thosuannd Seven Hundred and Twenty Six only) [i.e., Rs.1,57,12,270/- in Term Loan (Construction), Rs.34,04,579/- in Term Loan (Construction) and Rs.59,99,877/- in the Term Loan (Equipments)] as on **30.06.2023** due to Tamilnad Mercantile Bank Limited, Gulbarga Branch with subsequent interest and expenses.

The Reserve Price for the Property will be **Rs.2,67,00,000/-** and the earnest money deposit for the property will be **Rs.26,70,000/-**

**SCHEDULE OF PROPERTY**

Land to an extent of 3947 sq.ft. in S.No.41, Plot No.34 and the Hospital and Residential building constructed thereat bearing H.No.10-2/41/34 at S.B.College Road, Sangameshwar Colony, Brahampur Village, Gulbarga, standing in the name of Mr.Basavaraj.S.Patil.

**Boundaries:**

- North** : House No.10-2/34 of Mrs.Tarabai  
**South** : 30 feet wide Road  
**East** : 25 feet wide Road  
**West** : Open plot and house of Mr.S.S.Patil

**[Note:** The above said immovable property is also offered as security for the Term Loan (Home) of Rs.14,20,000/- (Balance outstanding is Rs.33,28,203/- as on 30.06.2023) availed jointly by **Mr.Basavaraj.S.Patil & Dr.Shanta.B.Patil**, Term Loan (Genset) of Rs.4,25,000/- (Balance outstanding is Rs.11,89,909.14 as on 30.06.2023) availed by **Dr.Shanta.B.Patil** and the Term Loan (Education Loan) of Rs.10,00,000/- (Balance outstanding is Rs.29,00,505/- as on 30.06.2023) availed by **Mr.Akshay Raj.B.Patil**]

**Terms & Conditions**

E – Auction Website	<a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>
Upset Price	<b>Rs.2,67,00,000/-</b> (Rupees Two Crore Sixty Seven Lakh only)
Date and Time of E-Auction Sale	<b>13.09.2023, between 1.00 P.M and 2.00 P.M</b> with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	<b>Rs.26,70,000/-</b>
Last date for submission of Bid Form with EMD	<b>Bid Form along with Demand Draft</b> or RTGS/NEFT (A/c No.076430250803140 – IFSC Code: TMBL0000076) in favour of Tamilnad Mercantile Bank Ltd, should be submitted / remitted on or before <b>12.09.2023</b> within <b>4.30 P.M.</b>
Place of submission of Bid Form and EMD	<b>Tamilnad Mercantile Bank Ltd.</b> <b>Gulbarga Branch</b> 3-218, "Rukmini Chambers" Near to Chetan High School Adj. to Super Market, Gulbarga - 585101.
Bid Multiplier	<b>Rs.50,000/-</b> (Rupees Fifty Thousand Only)

### **OTHER TERMS & CONDITIONS**

1. 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.08472-229938, 221377 & 229987 & Mobile: 09980129938) or Chief Manager, Bengaluru Region @ Mobile No.09740084756.
2. 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.
3. 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.
4. No interest shall be payable on any amount deposited for participation in the bid under the SARFAESI Act.
5. To the best of knowledge and information of the Authorised Officer, the properties are not subject to any encumbrance.
6. 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.
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 it's not in order.
9. The property/properties will not be sold below the reserve price fixed above.
10. The intending bidders should submit photo copy of any one of the proof of identity, i.e., Aadhaar Card, Passport, Driving License, Ration Card, Voter ID, PAN Card, etc., along with the Bid Form.
11. The Sale Certificate shall be issued in the name of the purchaser/successful bidder and will not be issued in 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 @ 1.00% on sale proceeds as per sec.194 IA of the Income Tax Act, 1961 & deposit the same by furnishing the Challan in Form 26QB and submit the original receipt of TDS Certificate to Bank.
13. The sale notice is also uploaded/published on website ([www.tmb.in](http://www.tmb.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: [spraveen.thevar@auctiontiger.net](mailto:spraveen.thevar@auctiontiger.net) & [tamilnadu@auctiontiger.net](mailto:tamilnadu@auctiontiger.net).

**Place: Bengaluru**  
**Date : 31.07.2023**

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