

THANJAVUR BRANCH,
No.56/102, Abraham Pandithar Road,
Thanjavur – 613 001
Ph: 04362 239138
Mob:98424 31574
E-Mail – thanjavur@tmbank.in
CIN: L65110TN1921PLC001908

(BY Speed Post/RPAD)

Date: 28.02.2024

To

1. **Mr.G.Kamal Chand Jain S/o Mr.Ganeshmal Jain** Borrower
Prop : M/s.Sri Jain Jewellery,
No.17, Anna Salai,
Thanjavur – 613 001.

Also having address at

No.369/1A, Abraham Pandithar Road,
Thanjavur – 613 001.

2. **Mrs.K. Ranjana Devi W/o Mr.G.Kamal Chand Jain** Guarantor / Mortgagor
No.369/1A, Abraham Pandithar Road,
Thanjavur – 613 001.

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) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the **Borrower, Mr.G.Kamal Chand Jain S/o Mr.Ganeshmal Jain, Prop : M/s.Sri Jain Jewellery** and the **Guarantor / Mortgagor, Mrs.K.Ranjana Devi W/o Mr.G.Kamal Chand Jain** that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which have been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Tiruchirapalli Region, will be sold on "As is where is", "As is what is" and "Whatever there is" on **22.03.2024** for recovery of **Rs.21,04,526.73 (Rupees Twenty One Lakh Four Thousand Five Hundred Twenty Six and Paise Seventy Three Only) {Rs.17,20,875.63 in the Term Loan account and expenses of Rs.3,83,651.10}** as on **31.01.2024** due to Tamilnad Mercantile Bank Limited, Thanjavur branch with subsequent interest and expenses, less recovery, if any. The **Reserve Price** will be **Rs.59,23,000/-** and the **earnest money deposit** will be **Rs.5,92,300/-**.

Place of Submission of EMD and Auction	Tamilnad Mercantile Bank Ltd. Thanjavur Branch No.56/102, Abraham Pandithar Road, Thanjavur – 613 001
Date and Time of Auction Sale	22.03.2024 at 12.30 PM
Upset Price	Rs.59,23,000/- [Rupees Fifty Nine Lakh and Twenty Three Thousand Only]
<u>Description of the Properties</u>	
a) Land to an extent of 545 sq.ft. in T.S.No.369/5, 3rd Division, Ward No.5 at Abraham Pandithar Road, Thanjavur standing in the name of Mrs.K.Ranjana Devi W/o Mr.G.Kamal Chand Jain.	
<u>Boundaries</u>	
North : House of Sivaprakasam	East : 2 ½ feet Common Lane
South : Property of Vedhavalli Ammal	West : Property of K.Ranjana Devi
b) Land to an extent of 594 sq.ft. in T.S.No.369/6, Ward No.5 and the residential building constructed thereat Abraham Pandithar Road, Thanjavur standing in the name of Mrs.K.Ranjana Devi W/o Mr.G.Kamal Chand Jain.	
<u>Boundaries:</u>	
North : Vacant Plot of Seenivasa Naidu	East : 3 feet wide Common Pathway
Sourh : Vacant Plot of Seenivasa Naidu	West : 5 feet Common Pathway

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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" or NEFT/RTGS in favour of "Tamilnad Mercantile Bank Ltd, Thanjavur Branch", A/c No.067430250803140, IFSC Code – TMBL0000067 on or before **22.03.2024** within **12.30 PM**.
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.04362 - 239138 & Mobile: 98424 31574) or Chief Manager, Tiruchirapalli Region @ Mobile No.9095244477.
3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) immediately 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 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, 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.
13. The sale notice is also uploaded/published on website(www.tmb.in).

Place: Tiruchirapalli
Date : 28.02.2024

**Authorised Officer
Tamilnad Mercantile Bank Ltd.
Tiruchirapalli Region.
(For Thanjavur Branch)**