



No.29, Mahalaxmi Chambers, M.G.Road, Cantonment, Bangalore – 560001
BANGALORE CANTONMENT BRANCH

BY RPAD

Date: 19.10.2023

To

- 1. M/s.Drasti Enterprise,** Borrower/Mortgagor
Proprietor: Mr.Tukadiya Ramesh Kanji,
No.48/51, Bellary Road, Opp Veterinary Hospital
Near CBI Office Ganga Nagar North,
RT Nagar,
Bengaluru-560007
- 2.Mrs.Tukadiya Bhavisha Ramesh,** Guarantor
No.47, 4th Floor, 2nd Cross,
Udani Layout, Halasuru
Bengaluru-560008

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 **Mr.Tukadiya Ramesh Kanji,Proprietor: M/s.Drasti Enterprise,** and the Guarantors **Mrs.Tukadiya Bhavisha Ramesh,**that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/ physical possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, **Bangalore Cantonment Branch,** will be sold on "As is where is", "As is what is" and "Whatever there is" on **08.11.2023,** for recovery of **Rs.84,96,141.19** (Rupees Eighty Four Lakh Ninety Six Thousand One Hundred Forty One and Paise Nineteen only) as on **30.09.2023** due to Tamilnad Mercantile Bank Limited, **Bangalore Cantonment Branch** with subsequent interest and expenses.

The Reserve Price will be **Rs.1,29,00,000/- (Rupees One Core Twenty Nine Lakh only)** and the earnest money deposit will be **Rs.12,90,000/- (Rupees Twelve Lakh Ninety Thousand Only).**

Description of the Immovable Property

Schedule-I

All that piece and parcel of immovable property bearing BBMP Katha No.63/2, PID No.75-32-63/2, situated at Jougupalya, Ward No.75, Saraswathipuram, 40 Feet Road, Bangalore, totally measuring 21300 sqft, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;
East by : Property belonged to Sri.Ashok Jain & Property bearing No.62,
West by: Property bearing No.67/2 and Balaji Apartment
North by: 40 Feet Road and others property
South by: Salarpuria Cambridge Residency

Schedule-II

Flat bearing No.101,with North Facing, in Block-B, in the First Floor of the Apartment building known as " Sai Cambridge Residency" having super built up area of 1580 sq.ft. containing Three Bed Rooms, including proportionate share in common area such as passages, lobbies, staircase, etc, along with one car parking space, together with 532 sqft; undivided share of the land comprised in Schedule "I" Property.

Note: *The above property is also offered as security for the Housing Loan of Rs.25.00 Lakh (Balance outstanding is Rs.26,36,674.6 as on 30.09.2023) availed by Mr.Tukadiya Ramesh Kanji from our Bangalore Cantonment Branch.*

TERMS & CONDITIONS

1.

E - Auction website	https://sarfaesi.auctiontiger.net
Reserve Price (Upset Price)	Rs.1,29,00,000/- (Rupees One Crore Twenty Nine Lakh Only)
Date and time of e-auction	08.11.2023 between 01.00 P.M and 02.00 P.M with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs.12,90,000/- (Rupees Twelve Lakh Ninety 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 07.11.2023 within 06.00 P.M.
Place of Submission of BID form and EMD	Authorised Officer, Tamilnad Mercantile Bank Ltd. Bangalore Cantonment Branch, Mahalaxmi Chambers,29, Mahatma Gandhi Road, Bangalore - 560001
Bid Multiplier	Rs.50,000/- (Rupees Fifty Thousand Only)

Other Terms & Conditions

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., on all working days before the auction date. Phone No.080-25594359,25584400 & Mobile: 9880885447 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, ie., 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.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_I_826_I_827_I_813_I_814_I_815_I_816_I_817_I_818_I_819_800) Email ID: praveen.thevar@auctiontiger.net & tamilnadu@auctiontiger.net.

Place: Bengaluru
Date : 19.10.2023

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