

Tamilnad Mercantile Bank Ltd.
Office Building Complex, Bombay Market,
Surat Main Branch, Surat - 395010, Gujarat
email:-surat@tmbank.in
Phone No.0261- 2368191, 2355803,
2368191, 2311271, 2311272



TAMILNAD MERCANTILE BANK LTD
SURAT BRANCH

Date : 07.08.2023

(BY Speed Post/RPAD)

To

1. **M/s.R.K.Filaments Pvt Ltd**
No.3038, Jash Textile Market,
Ring Road, Surat – 395 002.
2. **Mr. Rajiv Kashinath Birla** **Director/Guarantor/Mortgagor**
S/o.Kashinath Birla
Address: No.3038,
Jash Textile Market,
Ring Road, Surat – 395 002

Communication Address:
A-57/58, Keshav Nagar Housing Society,
Nr.Umra Primary School,
Umra, Surat – 395 007.

3. **Mrs.Aruna Rajiv Birla** **Director/Guarantor/Mortgagor**
W/o. Rajiv Kashinath Birla
Address: No.3038,
Jash Textile Market,
Ring Road, Surat – 395 002

Communication Address:
Address : A-57/58, Keshav Nagar Housing Society,
Nr.Umra Primary School,
Umra, Surat – 395 007.

4. **Mrs. Vijayaben Kashinath Birla** **Guarantor / Mortgagor**
W/o.Kashinath Birla
Address: A-57/58, Keshav Nagar Society,
Nr.Umra Primary School,
Umra, Surat – 395 007.

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

Notice is hereby given to the public in general and in particular to the Borrower **M/s.R.K.Filament Pvt Ltd, Director/Guarantor/Mortgagor 1.Mr. Rajiv Kashinath Birla S/o.Kashinath Birla 2.Mrs.Aruna Rajiv Birla W/o. Rajiv Kashinath Birla 3.Mrs. Vijayaben Kashinath Birla W/o.Kashinath Birla** that the below described Movable/ immovable properties mortgaged/charged/ hypothecated to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of

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Tamilnad Mercantile Bank Limited Surat Branch, will be sold “As is where is”, “As is what is”, and “Whatever there is” on 29.08.2023 for recovery of Rs.4,64,94,146.28 (Rupees Four Crores Sixty Four Lakhs Ninety Four Thousand One Hundred Forty Six and Paise Twenty Eight Only) as on 31.07.2023 {Cash credit for Rs.3,93,30,724.61 and Term loan for Rs.71,63,421.67} due to the Tamilnad Mercantile Bank Limited, Surat Branch with subsequent interest and expenses. The reserve price will be Rs. 1,43,00,000 (Rupees One Crore Forty Three Lakhs Only) and the earnest money deposit will be Rs.14,30,000/- (Rupees Fourteen Lakhs Thirty Thousand Only).

Description of the Property:

On equitable mortgage of land to the extent of 98.82 Sqmt (Plot No. A-57: 49.41 Sqmtr and Plot No. A-58: 49.41 Sqmtr) and Residential building constructed thereon to the extent of 1536 Sqft at Ground floor and 1846 sqft at first floor situated at “Keshav Nagar Housing Scheme” on R.S. No.4 moje Umara, T.P.S. No.5 (Umara) F.P. No.4A & 4B Umara vill Road off Surat-Dumas Road, Umara, Surat standing in the name of Mr. Rajiv Kashivnath Birla (Plot No.A-57) and Mrs.Vijayaben kashivnath Birla (Plot No- A-58)

Boundaries:

North: Plot No.59
South:Plot No.56
East: 10Ft Margin
West: 30ft Wide road

Terms & Conditions

1.

E - Auction website	https://sarfaesi.auctiontiger.net
Upset Price	Rs.1,43,00,000/- (Rupees One Crore Forty Three Lakhs Only)
Date and time of e-auction	29.08.2023 between 12 PM and 2 PM with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	For Rs.14,30,000/- (Rupees Fourteen Lakhs Thirty 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 28.08.2023 within 06:00 pm.
Place of Submission of BID form and EMD	Authorised Officer, TAMILNAD MERCANTILE BANK LTD., Surat Branch
Bid Multiplier	Rs.1,00,000/- (Rupees One Lakh 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.9879568099, 0261 -0261 2368191)

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.

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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-
68136880/881/837/842](mailto:M/s_E-Procurement_Technologies_Ltd,_Ahmedabad,_Help_Line._No:079-68136880/881/837/842), Mobile No. [09722778828](tel:09722778828)/ [079 35022145/149/182](tel:079_35022145/149/182) & Email ID:
praveen.thevar@auctiontiger.net & support@auctiontiger.net

Place: Surat

Date: 07.08.2023

**Authorised Officer
Tamilnad Mercantile Bank Ltd
Surat Branch**