

Tamilnad Mercantile Bank Ltd.,
Mumbai Mandvi Branch (Branch Code No.066)
100/104, Goradia House Building, 1st Floor, Kazi Syed Street,
Mandvi, Mumbai, Maharashtra -400 003.
Ph- +91-98211 65681; 022-23415624
email- mumbai_mandvi@tmbank.in



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CIN : L65110TN1921PLC001908

TAMILNAD MERCANTILE BANK LTD.,
MUMBAI MANDVI BRANCH

Register Post with A.D.

To

1. Mr. Subhashkumar Gourishankar Kedia, S/o Mr. Gourishankar Surajmal Kedia, Proprietor of M/s. Kedia Brothers, 1506-1507, Lodha Supremus, 15 th Floor, Senapati Bapat Marg, Lower Parel (W), Mumbai 400 013. R/o Flat No.2101, East Wing, 21 st Floor, World Crest, Lower Parel, Mumbai 400 013.	Borrower/ Mortgagor
2. Mrs. Renudevi Subhashkumar Kedia, W/o. Mr. Subhashkumar Gourishankar Kedia, Flat No.2101, East Wing, 21 st Floor, World Crest, Lower Parel, Mumbai 400 013.	Guarantor
3. Mr. Kunal Subhashkumar Kedia, S/o. Mr. Subhashkumar Gourishankar Kedia, Flat No.2101, East Wing, 21 st Floor, World Crest, Lower Parel, Mumbai 400 013.	Guarantor
4. Mrs. Chitra Kunal Kedia, W/o. Mr. Kunal Subhashkumar Kedia, Flat No.2101, East Wing, 21 st Floor, World Crest, Lower Parel, Mumbai 400 013.	Guarantor
5. Mr. Yash Subhashkumar Kedia, S/o. Mr. Subhashkumar Gourishankar Kedia, Flat No.2101, East Wing, 21 st Floor, World Crest, Lower Parel, Mumbai 400 013.	Guarantor

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 / Morgagor**": **Mr. Subhashkumar Gourishankar Kedia**, (S/o. Mr. Gourishankar Surajmal Kedia), **Proprietor of M/s. Kedia Brothers**, 1506-1507, Lodha Supremus, 15th Floor, Senapati Bapat Marg, Lower Parel (W), Mumbai 400 013 and the Mortgagor : **Mr. Subhashkumar Gourishankar Kedia**, S/o. Mr. Gourishankar Surajmal Kedia, Flat No.2101, East Wing, 21st Floor, World Crest, Lower Parel, Mumbai 400 013 and and **Guarantors** : 1) **Mrs. Renudevi Subhashkumar Kedia**, w/o. Mr. Subhashkumar Gourishankar Kedia and 2) **Mr. Kunal Subhashkumar Kedia**, s/o. Mr. Subhashkumar Gourishankar Kedia and 3) **Mrs. Chitra Kunal Kedia**, w/o. Mr. Kunal Subhashkumar Kedia and 4) **Mr. Yash Subhashkumar Kedia**, s/o. Mr. Subhashkumar Gourishankar Kedia, Flat No.2101, East Wing, 21st Floor, World Crest, Lower Parel, Mumbai 400 013. that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Mumbai Mandvi Branch, (Secured Creditor), will be sold on "As is where is", "As is what is" and



"Whatever there is" on 27.03.2024, for recovery of ₹31,23,15,974.97 (Rupees thirty one crores twenty three lakhs fifteen thousand nine hundred and seventy four and ninety seven paise only) (Cash credit- Rs.20,03,09,390.48 and Term Loan under GECL scheme – Rs.11,17,39,033.00) as on 31.01.2024 along with expenses of Rs.2,67,551.49 by the above party due to Tamilnad Mercantile Bank Limited, Mumbai Mandvi Branch (Secured Creditor) with subsequent interest and expenses. The Reserve Price will be Rs.4,00,00,000 /- (Rupees four Crore only) and the earnest money deposit will be Rs.40,00,000 /-(Rupees forty Lakhs only).

Description of the Immovable Property:

Residential Flat No.1201 on 12th Floor admeasuring carpet area of 79.20 sq.mts, Building No.73 known as "Panchsheel" on the plot bearing Survey No.34, Hissa No.2 (part) and Survey No.35, Hissa No.1 (part) and CTS Nos.156-A/11 of Village Dindoshi in the Borivali Taluka in the Registration District and Sub District of Mumbai City and Mumbai Suburban now in Greater Mumbai under P-South Ward, Gen.A.K.Vaidya Marg, Gokuldharm, Goregaon (East), Mumbai -400 063, BMC Ward No.PS-05-1035-80-7 standing in the name of Mr. Subhashkumar Gourishankar Kedia.

Land Boundaries -

North : BMC School East : RBI Colony
South: Row House West : Orchid Woods Sco.

Residential Flat No.1202 on 12th Floor admeasuring carpet area of 79.20 sq. mts, Building No.73 known as "Panchsheel" on the plot bearing Survey No.34, Hissa No.2 (part) and Survey No.35, Hissa No.1 (part) and CTS Nos.156-A/11 of Village Dindoshi in the Borivali Taluka in the Registration District and Sub District of Mumbai City and Mumbai Suburban now in Greater Mumbai under P-South Ward, Gen.A.K.Vaidya Marg, Gokuldharm, Goregaon (East), Mumbai -400 063, BMC Ward No.PS-05-1035-80-7 standing in the name of Mr. Subhashkumar Gourishankar Kedia

Land Boundaries:-

North : BMC School East : RBI Colony
South: Row House West : Orchid Woods Sco.

Note : The Auction Sale of the above mentioned Flats/property will be conducted jointly by considering the said properties as Single Flat, since the two adjacent Flats Nos. 1201 & 1202 are amalgamated.

Terms & Conditions

1.

E-Auction Website	https://sarfaesi.auctiontiger.net
Upset Price	Rs. 4,00,00,000/- (Rupees four crores only)
Date and time of e-auction	27.03.2024 between 12.00 PM and 01.00 PM with auto time extensions of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs. 40,00,000 /- (Rupees forty Lakhs 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 26.03.2024 within 06.00 PM.
Place of Submission of BID Form and EMD	The Authorised Officer, Tamilnad Mercantile Bank Ltd., Mumbai Mandvi Branch, 100/104, Goradia House Building, Kazi Syed Street, Mumbai, Maharashtra -400 003, Maharashtra State. Mob: 9821165681, Ph: 022-23415624
Bid Multiplier	Rs. 50,000 /- (Rupees Fifty 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 (Mobile No. 9821165681 Land Line 022-23415624)
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 Page | 48 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 Email ID: praveen.thevar@auctiontiger.net & tamilnadu@auctiontiger.net.



Authorised Officer
Tamilnad Mercantile Bank Ltd
[For Mumbai Mandvi Branch]

Place: Mumbai

Date : 23.02.2024.