



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

19 F, B.V.K.Iyengar Road, Abhinay Theatre Complex, Bengaluru - 560009.
BANGALORE CITY BRANCH

BY RPAD/COURIER

Date: 20.11.2023

To

1.Mr.R.K.Ragunath **Joint Borrower / Mortgagor**
S/o Rajagopalashetty Krishnaiah Setty
2.Mrs.A.R.Chandana, W/o R.K.Ragunath **Joint Borrower / Mortgagor**

Both 1 and 2 are Residing at

No.346, 4th Cross, 3rd Phase, 5th Block,
Banashankari 3rd Stage,
Bengaluru -560085.

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 Joint Borrower / Mortgagor, **Mr.R.K.Ragunath,S/o Rajagopalashetty Krishnaiah Setty** and the Joint Borrower, **Mrs.A.R.Chandana, W/o R.K.Ragunath** 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 City Branch**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **07.12.2023 at 01.00 P.M.**, for recovery of **Rs.23,29,786.45** (Rupees Twenty Three Lakh Twenty Nine Thousand Seven Hundred Eighty Six and Paise Forty Five Only) in Term loan as on **23.10.2023** due to **Tamilnad Mercantile Bank Limited, Bangalore City Branch** with subsequent interest and expense.

The Reserve Price will be **Rs.19,19,000/- (Rupees Ninteen Lakh Ninteen Thousand only)** and the earnest money deposit will be **Rs.1,91,900/- (Rupees One Lakh Ninety One Thousand Nine Hundred only)**

Place of Submission of EMD and Auction	Tamilnad Mercantile Bank Ltd. Bangalore City Branch 19 F,Abhinay Theater Complex, BVK Iyengar Road, Bengaluru -560009.
Date and Time of Auction Sale	07.12.2023, at 01.00 P.M
Reserve Price(Upset Price)	Rs.19,19,000/- (Rupees Ninteen Lakh Ninteen Thousand only)
Description of the Immovable Property	
SCHEDULE-A (DESCRIPTION OF IMMOVABLE PROPERTY) All that piece and parcel of the residentially converted lands totally measuring about 11 Acres and 18 Guntas including the Kharab Land in Survey Nos.39/1,39/2,40/3 and 42/1 all situated at M.Medehalli,Attibele Hobli,Anekal Taluk,Bangalore Urban District,Bangalore and bounded on the East by: Lands in Survey No.43, West by: Road, North by: Mayasandra Gadi and South by: Lands in Survey No.41	
SCHEDULE-B (PROPERTY TO BE CONVEYED) The undivided share,right title and interest in the Schedule "A" Property mentioned above works out to 317.23 Square Feet.	
SCHEDULE-'C' -APARTMENT Residential Apartment bearing No.A-801,PID No.150200101700621527,Assessment Number.1816/A-801, Eight Floor of Tower-18/Block-8 consists of One Hall, Two Bed Room,Kitchen,Two Bath Room and a Balcony in the Residential Apartment Complex known as "JANAADHAR SHUBA" constructed on the Schedule 'A' Property, having a carpet area of 462.20 Sq.Ft excluding Balcony area (Super built up area of 656 Sq.Ft.) with virtified flooring and the proportionate share in the common areas, such as, passage/s, stair/s,duct/s,well and or room/s,water,drainage and/or electrical conduct/s and /or other area/s used in common with the Purchaser/s of other Apartment/s. (The Super Built Area means and includes the exclusive Floor Areas of each Apartment Unit and the proportionate areas covered by common wall/s, passage/s, stair/s,duct/s, well and or room/s,water, drainage and/or electrical conduct/s,parks,open parking and/or other area/s used in common with the Purchaser/s of other Apartment/s).	
SCHEDULE-'D' (LIST OF FACILITIES) Two Lifts, Storm Water Storage, Recharge pits,Rain Water Collection Tank, STP-treated and reused, DG Backup for Common Area, Overhead tank, Borewell water treated & used, UG sump & pumps, Solar street lighting,Dual Flush system for wc's and Roof Solar Water Heater.	

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" on or before **07.12.2023** within **1.00 P.M.**
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., before the auction date. (Phone No.080-22873424, Mobile:9880885771) 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 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 its 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. (Rs.50.00 Lakh and above property).
13. The sale notice is also uploaded/published on website(www.tmb.in).

Place: Bengaluru
Date :20.11.2023

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