



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. P.Nandan, S/o K.V.Parthasarathy Joint Borrower / Mortgagor

2.Mr.P.N.Rajesh, S/o P.Nandan Joint Borrower

Both are Residing at

No.60, Jayaram Sharma Building,
Behind Rabindu Toyota, Avanahalli,
Bengaluru – 560 049.

Sale Notice for Sale of Immovable Property

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.P.Nandan, S/o K.V.Parthasarathy** and the Joint Borrower, **Mr.P.N.Rajesh, S/o Mr.P.Nandan** 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 03.00 P.M.**, for recovery of **Rs.9,22,118.11** (Rupees Nine Lakh Twenty Two Thousand One Hundred Eighteen and Paise Eleven Only) in Term loan as on **04.11.2023** due to **Tamilnad Mercantile Bank Limited, Bangalore City Branch** with subsequent interest and expense.

The Reserve Price will be **Rs.26,54,000/- (Rupees Twenty Six Lakh and Fifty Four Thousand only)** and the earnest money deposit will be **Rs.2,65,400/- (Rupees Two Lakh Sixty Five Thousand Four Hundred only)**

Place of Submission of EMD and Auction	Tamilnad Mercantile Bank Ltd. Bangalore City Branch 19 F,Abhinay Theatre Complex, BVK Iyengar Road, Bengaluru -560009.
Date and Time of Auction Sale	07.12.2023, at 3.00 P.M
Reserve Price (Upset Price)	Rs.26,54,000/- (Rupees Twenty Six Lakh and Fifty Four Thousand only)

DESCRIPTION OF THE IMMOVABLE PROPERTY

SCHEDULE 'A' PROPERTY

All that piece and parcel of land bearing Sy.No.110/1, measuring 2 acres and one gunta situated at Kithiganahalli, Bommasandra Post, Attibele Hobli, Anekal Taluk, Bangalore District duly converted for residential purpose by the Special Deputy Commissioner, Bangalore District vide his order no.BDIS/ALN/ SR(A) 178/95-96 dt.23.4.1997 bounded on the

East by: Property belonging to Venkataswamy Reddy bin Thimma Reddy,

West by: Property belonging to Venkataswamy Reddy bin Narayana Reddy,

North by: Property belonging to Shankar Dixit bin Appaji Dixit,

South by: Property belonging to Venkataswamy Reddy bin Siddappa Reddy.

SCHEDULE 'B' Property

All that piece and parcel of sites numbered as 33 and 34, in Sri Krishna Paradise Layout, measuring East to West 40' and North to South 64'6+ 69/2 altogether measuring to an extent of 2670 Sq.ft. referred to as Janjar No.513 & 514 and Khatha No.427/33 and 427/34 in the revenue records of the concerned authority formed in Survey No.110/1 of Kithiganahalli village, Bommasandra Post, Attibele Hobli, Anekal Taluk, Bangalore Urban District bounded on the

North by : Site No.32

South by : Property (Survey No.110/2)

East by : 30 feet Road,

West by : Site No.17 & 18

SCHEDULE 'C' Property

Description of the property mortgaged

1) Flat/Apartment bearing No.Unit B-302 with ceramic tiles flooring, wooden windows,wooden doors, etc; in the Third floor, built on **Schedule 'B'** property on site No.33 & 34, Sri Krishna Paradise Layout, formed in Sy. No.110/1, Kithiganahalli village, Bommasandra Post, Attibele Hobli, Anekal Taluk, Bangalore District, the total super built up area measuring 1120 sq.ft with floors, ceiling and walls between apartment/flats jointly belonging to such apartment owners equally, including proportionate share of common area including 1/6th of undivided right title and interest in the Schedule (B) property which works out to 445 sq.ft and

2) Covered car park area with the placement standing in the name of **Mr.P.Nandan.**

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 **03.00 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) 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 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)