



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

BANGALORE CANTONMENT BRANCH

Sale Notice for Sale of Immovable Properties through E- Auction

SALE OF IMMOVABLE ASSETS MORTGAGED/CHARGED TO THE BANK THROUGH E-AUCTION UNDER THE SARFAESI ACT {R/W RULE 8(6) AND 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES}

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

Notice is hereby given to the public in general and in particular to the Borrower and the Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive 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 **05.09.2023**, for recovery of **Rs.82,03,590.19** (Rupees Eighty Two Lakh Three Thousand Five Hundred Ninety and Paise Nineteen only) as on **30.06.2023** due to Tamilnad Mercantile Bank Limited, **Bangalore Cantonment Branch** from the **Borrower Mr.Tukadiya Ramesh Kanji**, Proprietor, **M/s.Drasti Enterprise** and the **Guarantor Mrs.Tukadiya Bhavisha Ramesh**.

The Reserve Price will be **Rs.1,29,00,000/-** and the earnest money deposit will be **Rs.12,90,000/-**
DETAILS OF E-AUCTION

The under mentioned properties will be sold by E-Auction on **05.09.2023** for recovery of a sum of **Rs.82,03,590.19** (Rupees Eighty Two Lakh Three Thousand Five Hundred Ninety and Paise Nineteen only) as on **30.06.2023** plus future interest and costs payable by the above party, less recovery, if any, **after 01.07.2023**.

SCHEDULE OF 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 beaing 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.25,74,621.60 as on 30.06.2023) availed by Mrs.Tukadiya Ramesh Kanji from our Bangalore Cantonment Branch.	
Reserve Price	Rs.1,29,00,000/- (Rupees One Crore Twenty Nine Lakh Only)
EMD	Rs.12,90,000/- (Rupees Twelve Lakh Ninety Thousand Only)
E – Auction Website	https://sarfaesi.auctiontiger.net
Date and Time of E-Auction Sale	05.09.2023, between 1.00 P. M and 2.00 P.M with auto time extension of 5 minutes each, till sale is concluded.
Last date for submission of Bid Form with EMD	Bid Form along with Demand Draft or RTGS/NEFT (A/c No.088430250803140 – IFSC Code: TMBL0000088) in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before 04.09.2023 within 04.30 P.M.
Place of submission of Bid Form and EMD	Tamilnad Mercantile Bank Ltd. Bangalore Cantonment Branch, Mahalaxmi Chambers, 29, Mahatma Gandhi Road, Bangalore - 560001
Bid Multiplier	Rs.50,000/- (Rupees Fifty Thousand Only)

TERMS & CONDITIONS

1. The intending bidders should submit Bid Form and pay Ten Percent (10%) of the reserve price of the property as Earnest Money Deposit (EMD) by means of a "Demand Draft" or RTGS/NEFT (A/c No.088430250803140 – IFSC Code: TMBL0000088) in favour of "Tamilnad Mercantile Bank Ltd" payable at Bangalore on or before **04.09.2023 within 04.30 P.M.**
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., 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 Twenty Five Percent(25%) of the Bid Amount (less EMD) immediately on the same day or not later than next working day, as the case may be, without fail and EMD shall be adjusted towards twenty five percent (25%) of the bid amount immediately, on the sale being knocked down in his favour. In case of default in deposit of twenty five percent (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 seventy five percent (75%) of the bid amount within 15 days 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 property is being sold with all existing and future encumbrance unknown to the Bank. The intending bidders are also advised to make their own independent inquiries regarding the encumbrances/claims/rights/dues affecting the property prior to submitting their bid.
7. The Authorised Officer/Secured Creditor 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 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 will not be sold below the reserve price fixed above.
11. The property is auctioned in "as is where is and as is what is basis and whatever there is" condition.
12. The Authorised Officer has only taken **symbolic possession** of the immovable property described above, which alone can be passed on to the auction purchaser.
13. The intending bidders should submit any one of the proof of identity, i.e., Passport, Driving License, Ration Card, Voter ID, PAN Card, etc., along with the Bid Form.
14. The Sale Certificate shall be issued in the name of the purchaser/successful bidder if the terms of the payment have been complied with 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.
15. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The intending bidders are advised to properly read the sale notice and its terms and conditions.
16. The borrower's attention is invited to the provisions of Sub-Section(8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.
17. The sale notice is also uploaded/published on website (www.tmb.in).
18. Successful bidder/purchaser will deduct TDS @ 1.00% on sale proceeds as per sec.194 IA of the Income Tax Act, 1961 & deposit the same by furnishing the Challan in Form 26QB and submit the original receipt of TDS Certificate to Bank.

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.
3. 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: spraveen.thevar@auctiontiger.net & tamilnadu@auctiontiger.net.

Place: Bengaluru
Date : 25.07.2023

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