

Dr.Nanjappa Road Branch

Tamilnad Mercantile Bank Ltd
364, Dr.Nanjappa Road,
Opp. V.O.C.Park,
Coimbatore – 641 018.
Phone: 0422-2231921, 2231923, 2232896
Mobile No.98421 31921
Email: dr_nanjappa_road@tmbank.in
CIN: L65110TN1921PLC001908



(BY RPAD)

Date: 09.02.2024

To

1. **M/s.Gaurav Exportrades Private Limited** **Borrower**
No.114/2, Nesavalur Colony
Alagesan Main Road
Saibaba Colony
Coimbatore - 641011.
2. **Mr.Mahesh Kumar Gupta** **Managing Director / Guarantor**
S/o. Mr.Sitaram Gupta
No.44, Bharathi Park
6th Cross Saibaba Colony
Coimbatore - 641011.
3. **Mrs.Sunita Gupta** **Director / Guarantor**
W/o.Mr.Mahesh Kumar Gupta
No.44, Bharathi Park
6th Cross Saibaba Colony
Coimbatore - 641011.
4. **Mr.Gaurav Gupta** **Director / Guarantor**
S/o.Mr.Mahesh Kumar Gupta
No.44, Bharathi Park,
6th Cross Saibaba Colony
Coimbatore - 641011.
5. **Mr.Devanshu Gupta** **Director / Guarantor**
S/o.Mr.Mahesh Kumar Gupta
No.44, Bharathi Park,
6th Cross Saibaba Colony
Coimbatore - 641011.

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/Mortgagor, M/s.Gaurav Exportrades Private Limited** and the **Managing Director/Guarantor, Mr.Mahesh Kumar Gupta** and the **Directors/Guarantors, Mrs.Sunita Gupta, Mr.Gaurav Gupta** and **Mr.Devanshu Gupta** that the below

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described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Dr.Nanjappa Road Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **01.03.2024** for recovery of **Rs.22,37,20,078.77** (Rupees Twenty Two Crore Thirty Seven Lakh Twenty Thousand and Seventy Eight and Paise Seventy Seven Only) as on 31.01.2024 due to the Tamilnad Mercantile Bank Limited, Dr.Nanjappa Road Branch with subsequent interest and expenses less recovery, if any. The **Reserve Price** will be **Rs.12,50,00,000/-** (Rupees Twelve Crore and Fifty Lakh only) and **Earnest Money Deposit** will be **Rs.1,25,00,000/-** (Rupees One Crore and Twenty Five Lakh only).

Description of the Property**Schedule-A:**

All that piece and parcel of land to the extent of 75 Cents out of 2.88 Acre at S.F.No.645/2, New S.No.645/2A3, 645/2B1 Veerapandi Village, Murugampalayam Panchayath, Palladam Taluk, Tirupur District along with passage rights Standing in the name of **M/s.Gaurav Exportrades Private Limited.**

Boundaries:

South : Lands of A.B.R.Swaminathan & Others
North : Lands of Kondasamy Gounder.
East : S.No.648/2
West : Lands of N.Rajappa Gounder

Schedule-B:

All that piece and parcel of land to the extent of 21.97 Cents out of 2.88 Acre at S.F.No.645/2A,New S.No.645/2A3 Veerapandi Village, Tirupur Taluk now Palladam Taluk, Tirupur District along with passage rights Standing in the name of **M/s.Gaurav Exportrades Private Limited.**

Boundaries:

South : S.F.No.646 & S.F.No.645/2B
North : Land belongs to Ramasamy Gounder in S.F.No.645/1.
East : Land belongs to M/s.Gaurav Exportrades Private Limited in S.F.No.645/2A
West : Land belongs to Minors - Sathish, Sri Ram & Lakshmanan.

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**Schedule-C:**

All that piece and parcel of land to the extent of 14.80 Cents at S.F.No.645/2A, Veerapandi Village, Tirupur Taluk now Palladam Taluk, Tirupur District along with passage rights Standing in the name of **M/s.Gaurav Exportrades Private Limited.**

Boundaries:

South : S.F.No.646,645/2B
North : Land belongs to Ramasamy Gounder vagaiyara.
East : Survey No.645/2A belongs to M/s.Gaurav Exportrades Private Limited
West : Land belongs to Mrs.Kamakshi Ammal & Mrs.Gandhimathi.

Schedule-D:

All that piece and parcel of land to the extent of 3.26 Cents out of 16 cents at G.S.No.648/2, New S.No.648/2A Veerapandi Village, Palladam Taluk, Tirupur District along with passage rights Standing in the name of **M/s.Gaurav Exportrades Private Limited.**

Boundaries:

South : Site No.55 , Site No.56 & 30 feet layout road
North : 30 feet Layout Road.
East : Site No 38.
West : 75 Cents of Land belongs to **M/s.Gaurav Exportrades Private Limited & Lands of Mr.Ponnusamy Gounder.**

Schedule-E:

All that piece and parcel of land to the extent of 200 Sq.Ft out of 13.25 cents at S.F.No.648/2, Veerapandi Village, Palladam Taluk, Tirupur District along with passage rights Standing in the name of **M/s. Gaurav Exportrades Private Limited.**

Boundaries:

South : Site No.55 , Site No.56 & 30 feet layout road
North : Land belongs to M/s.Gaurav Exportrades Private Limited.
East : Site No 38 in Survey No.648/2 belongs to M/s.Gaurav Exportrades Private Limited
West : 75 Cents of Land belongs to M/s. Gaurav Exportrades Private Limited in Survey No.645/2A

Totally admeasuring 115.49 Cents (Schedule-A to E) with building constructed in the above said schedules bearing Door Numbers 4/72B, 23/71, 24/71-A and this property is coming within the registration District of Tirupur and Sub Registration District of previously Tirupur Joint 2 and now Nallur SRO.

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**Terms & Conditions**

1.

E – Auction Website	https://sarfaesi.auctiontiger.net
Upset Price	Rs.12,50,00,000/- (Rupees Twelve Crore and Fifty Lakh only)
Date and Time of E-Auction Sale	01.03.2024 between 1.00 P.M and 02.00 P.M with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs.1,25,00,000/- (Rupees One Crore and Twenty Five Lakh 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 29.02.2024 within 4.30 P.M.
Place of submission of Bid Form and EMD	The Authorised Officer Tamilnad Mercantile Bank Ltd, Dr.Nanjappa Road Branch 364, Dr.Nanjappa Road, Opp. V.O.C.Park, Coimbatore – 641 018. Phone: 0422-2231921, 2231923, 2232896 Mobile No.98421 31921 Authorised Officer - 98428 35635
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 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. 0422-2231921, 2231923, 2232896 & Mobile: 98421 31921) or Chief Manager, Coimbatore Region @ Mobile No.98428 35635.

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 SARFAESI 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.

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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, i.e., Aadhaar 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/successful bidder and will not be issued in 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 @ 1.00% 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.

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: 079-40230825 | 826 | 827 | 813 | 814 | 815 | 816 | 817 | 818 | 819/800 Email ID: praveen.thevar@auctiontiger.net & tamilnadu@auctiontiger.net.

Place: Coimbatore
Date : 09.02.2024

**Authorised Officer
Tamilnad Mercantile Bank Ltd.
Dr.Nanjappa Road Branch**

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APPENDIX IV-A
[See proviso to rule 8(6) and 9(1)]
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East : S.No.648/2

West : Lands of N.Rajappa Gounder

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Earnest Money Deposit	Rs.1,25,00,000/- (Rupees One Crore and Twenty Five Lakh 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 29.02.2024 within 4.30 P.M.
Place of submission of Bid Form and EMD	The Authorised Officer Tamilnad Mercantile Bank Ltd, Dr.Nanjappa Road Branch 364, Dr.Nanjappa Road, Opp. V.O.C.Park, Coimbatore – 641 018. Phone: 0422-2231921, 2231923, 2232896 Mobile No.98421 31921 Authorised Officer - 98428 35635
Bid Multiplier	Rs.1,00,000/- (Rupees One Lakh Only)

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website (www.tmb.in)

Note:

1. Bid form for participating in the e-auction is available in the website

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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: 079-40230825 | 826 | 827 | 813 | 814 | 815 | 816 | 817 | 818 | 819/800](#) Email ID: praveen.thevar@auctiontiger.net & tamilnadu@auctiontiger.net.

Place: Coimbatore
Date : 09.02.2024

Authorised Officer
Tamilnad Mercantile Bank Ltd.
Dr.Nanjappa Road Branch