



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

3-218, "Rukmini Chambers", Near to Chetan High School, Adj. to Super Market, Gulbarga - 585101.

Gulbarga Branch

1. **Mr.Anil Gudur**, S/o.Mr.Chandrashekar Gudur **Borrower**
Proprietor, M/s.Bhoomika Enterprises
Shop No.13, Chapparbandi Complex
Bamboo Bazaar
Gulbarga - 585104.
2. **Mrs.Kasturibai**, W/o.Mr.Chandrashekar Gudur **Guarantor / Mortgagor**
H.No.8-857 & 857/A1, Lohar Galli
Near Mahadev Temple
Gulbarga-585101.
3. **Mrs.Sangeetha**, W/o.Mr.Siddaram **Guarantor / Mortgagor**
Plot No.B3/6, Old Jewargi Road
P and T Colony, BSNL Quarters
Gulbarga-585102.
4. **Mr.Sunil Kumar Gudur**, S/o.Mr.Chandrashekar Gudur **Guarantor**
H.No.8-857 & 857/A1, Lohar Galli
Near Mahadev Temple
Gulbarga-585101.
5. **Mr.Siddaram** S/o.Mr.Nagappa Kumbar **Guarantor**
Plot No.B3/6, Old Jewargi Road
P and T Colony, BSNL Quarters
Gulbarga-585102.

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

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors 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, Gulbarga Branch, will be sold on "As is where is", "As is what is" and "Whatever there is" on **11.09.2019**, for recovery of **Rs.55,23,240.51** (Rupees Fifty Five Lakh Twenty Three Thousand Two Hundred Forty and Paise Fifty One) as on 31.07.2019 due to Tamilnad Mercantile Bank Limited, Gulbarga Branch from the borrower, **Mr.Anil Gudur, Proprietor, M/s.Bhoomika Enterprises** and the Guarantors/Mortgagors, **Mrs.Kasturibai, & Mrs.Sangeetha** and the Guarantors, **Mr.Sunil Kumar Gudur and Mr.Siddaram**. The Reserve Price will be **Rs.14,10,000/-, Rs.34,00,000/- & Rs.13,40,000/-** for Property No.1, 2 & 3 respectively and the earnest money deposit will be **Rs.1,41,000/-, Rs.3,40,000/- & Rs.1,34,000/-** for Property No.1, 2 & 3 respectively.

DETAILS OF AUCTION

The under mentioned properties will be sold by public auction on **11.09.2019** for recovery of a sum of **Rs.55,23,240.51** (Rupees Fifty Five Lakh Twenty Three Thousand Two Hundred Forty and Paise Fifty One) Plus future interest and costs payable by the above party as on 31.07.2019.

Place of Auction	Tamilnad Mercantile Bank Ltd. Gulbarga Branch 3-218, "Rukmini Chambers", Near to Chetan High School, Adj. to Super Market, Gulbarga - 585101.
Date and Time of Auction Sale	11.09.2019 at 3.30 P.M

Schedule of Properties

1. Vacant Land to an extent of 1660 sq.ft. in Plot No.13, S.No.16/3 Part of Village Nizampur, Kakde Nagar Taluk, Gulbarga District, standing in the name of **Mrs.Kasturibai**.

Boundaries:

North: 20 feet wide Road
South: Plot No.14
East: Plot No.12
West: 20 feet wide Road

2. Residential land to an extent of 1107 sq.ft. bearing CTS No.2144 part, Sheet No.41, Block No.II and the house building constructed thereat to an extent of 850 sq.ft. in Ground Floor and 850 sq.ft. in First Floor bearing H.No.8-857 & 857/A1 at Mahadev Nagar, Beside Mahadev Temple, Lohar Galli, Asif Gunj, Gulbarga, standing in the name of **Mrs.Kasturibai**.

Boundaries:

North: Common Lane and Property of Agarwal
South: Common Wall and House of Meenakshi
East: 23 feet wide Government Road
West: Government Margatha Land

3. Vacant Land to an extent of 1580 sq.ft. situated in Plot No.12, S.No.16/3 Part of Village of Nizampur, Kakde Nagar Taluk, Gulbarga District, standing in the name of **Mrs.Sangeetha**.

Boundaries:

North: 20 feet wide Road
South: Plot No.11
East: 20 feet wide Road
West: Plot No.13

Reserve Price

Property No.1: Rs.14,10,000/-

(Rupees Fourteen Lakh and Ten Thousand only)

Property No.2: Rs.34,00,000/-

(Rupees Thirty Four Lakh only)

Property No.3: Rs.13,40,000/-

(Rupees Thirteen Lakh and Forty Thousand only)

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" payable at Gulbarga on or before **11.09.2019** within 3.30 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., before the auction date. (Phone No.08472-229938, 221377 & 229987 & Mobile: 09980129938) 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.
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 bring any one of the proof of identity, i.e., Passport, Driving License, Ration Card, Voter ID, PAN Card, etc., at the time of participating the bid.
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).

Place: Bengaluru
Date : 03.08.2019

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