

Tamilnad Mercantile Bank Ltd  
Ringroad Branch  
Plot No.25/C, 25/D,& 25/E Ground Floor,  
Animesh house, Kinnary Cinemas,  
Surat - 395002, Gujarat  
email:-surat\_ringroad@tmbank.in  
Phone No.0261- 2366500, 2367600  
CIN – L65110TN1921PLC00190

**Tamilnad Mercantile Bank Ltd  
Ringroad Branch**

Date : 21.03.2024

(BY Speed Post/RPAD)

To

1. M/s Gopi Fashion Prop: Mr.Ketan Gokalbhai Ranpariya S/o.Gokalbhai Karshanbhai, 1st Floor, 6 Nirman Industrial Society, A K Road, Surat-395 008. Mobile : 63525 79117	Borrower
2. Mr.Ketan Gokalbhai Ranpariya S/o.Gokalbhai Karshanbhai, Plot 50, Pushpak Co Op Housing Society, Near Tulsiwadi, A K Road, Surat – 395 008. Mobile : 63525 79117	Proprietor/Mortgagor
3.Mrs Ranpariya Kinjalben Ketanbhai W/o.Ketan Gokalbhai Ranpariya, Plot 50, Pushpak Co Op Housing Society, Near Tulsiwadi, A K Road, Surat – 395 008. Mobile:96647 85675	Guarantor

**Sale Notice for 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 provision to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower **M/s Gopi Fashion, Proprietor cum mortgagor : Mr.Ketan Gokalbhai Ranpariya S/o.Gokalbhai Karshanbhai, and Guarantor-Mrs Ranpariya Kinjalben Ketanbhai W/o.Ketan Gokalbhai Ranpariya,** that the below described Movable/ immovable properties mortgaged/charged/ hypothecated to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of **Tamilnad Mercantile Bank Limited, Ringroad Branch,** will be sold “As is where is”, “As is what is”, and “Whatever there is” on 12.04.2024 for recovery of **Rs.65,50,801.03 ( Rupees Sixty Five Lakh Fifty Thousand Eight Hundred One and Paise Three Only) {i.e.Cash credit of Rs.63,48,199.63 plus expenses of Rs.2,02,601.40}** as on 29.02.2024 due to the Tamilnad Mercantile Bank Limited, Ringroad Branch with subsequent interest and expenses.

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The reserve price for Property No. 1 will be Rs.12,00,000/- (Rupees Twelve Lakh Only) and the earnest money deposit will be Rs.1,20,000/- (Rupees One Lakh Twenty Thousand Only).

For Property-2, the reserve price will be Rs.11,00,000/- (Rupees Eleven Lakh Only) and the earnest money deposit will be Rs.1,10,000/- (Rupees One Lakh Ten Thousand Only)

<b>Place of Submission of EMD and Auction :</b>	<b>Tamilnad Mercantile Bank Ltd, Ringroad Branch Plot No.25/C, 25/D,&amp; 25/E Ground Floor, Animesh house, Kinnary Cinemas, Ringroad Branch, Surat - 395002, Gujarat, email:-surat_ringroad@tmbank.in Phone No.0261- 2366500,, 2367600</b>
<b>Date and Time of Auction Sale</b>	<b>12.04.2024 at</b>  12.30 P.M for Property No. 1 01.00 P.M for Property No.2
<b>Upset Price for Property No.1</b>	<b>Rs.12,00,000/- (Rupees Twelve Lakh Only)</b>
<b>Upset Price for Property No.2</b>	<b>Rs.11,00,000/- (Rupees Eleven Lakh Only)</b>

**Brief Description of the Properties:**

**Property No.1**

All right title and interest in Shop No:15 and shop constructed there at to the extent of 19.51 Sq.mt (i.e. 210 Sq.Ft) Build up Area and 18.58 Sq.mt (i.e. 200 Sq.ft) Carpet Area on Ground floor, together with undivided proportionate share in underneath land of building known as "Shree Sai plaza" constructed on the land bearing Plot No.111/A/1 admeasuring 1932 sq.mt (As per revenue records admeasuring 2973 sq.mt) situated at R.S. 189/3, Block No. 306, T.P.S. No. 62, (Dindoli-Bhestan-Bhedwad), F.P.No. 111/A/1, Shop No. 15, Shree Sai Plaza, Ground Floor, Opp. Overhead Water Tank, Beside Mansi Residency, Dindoli Road, Dindoli, Ta. Surat City (Udhna), Dist. Surat standing in the name of Mr. Ketan Gokalbhai Ranpariya

**Property No.2**

All right title and interest in Shop No:17 and shop building constructed there at to the extent of 17.36 Sq.mt( i.e 186.80 Sq.ft) Buildup area and 16.37 sq.mt (i.e. 176.14) Sq.ft Carpet area on ground floor together with undivided proportionate share in underneath land of building known as "Shree Sai Plaza" constructed on the land bearing F.Plot No:111/A/1 admeasuring 1932 sq.mt (As per revenue records admeasuring 2973.00 sq.mt) situated at R.S.189/3, Block No.306, T.P.S. No.62 (Dindoli-Bhestan-Bhedwad), F.P.No.111/A/1, Shop No.17, Shree Sai Plaza, Ground Floor, Opp.Overhead Water Tank, Beside Mansi Residency, Dindoli Road, Dindoli, Tal. Surat City (Udhna), Dist. Surat standing in the name of Mr. Ketan Gokalbhai Ranpariya

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### **Terms & Conditions**

- 1.The intending bidders should pay 10% of the reserve price of the property as Earnest Money Deposit(EMD) by means of a “Demand Draft” drawn in favor of “Tamilnad Mercantile Bank Ltd” on or before **12.04.2024** within 12.00 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.9909001767, 0261 – 2367600)
- 3.The successful bidder shall have to deposit Twenty-Five Percent (25%) of the Bid Amount (including EMD) on the same day or the next working day 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 by public Auction.
- 4.The successful bidder shall deposit the balance seventy-five percent (75%) of the bid amount within 15 days from the date of confirmation of sale or such extended period as agreed upon in writing by the Authorized 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 except the above mentioned 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 it's 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, ie., Aadhar card Passport, Driving license, Ration Card, Voter ID, PAN Card etc., at the time of participating the bid.

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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 the stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the sale certificate.

12. The sale notice is also uploaded/published on website([www.tmb.in](http://www.tmb.in))

Place: **Surat**

Date:**21.03.2024**

**Authorized Officer**  
**Tamilnad Mercantile Bank Ltd**  
**Ahmedabad Regional Office**  
**For Surat Ringroad Branch**