

TAMILNAD MERCANTILE BANK,  
SACHIN BRANCH  
No. 2, Shree Complex, Plot -D,  
Block No. 180, Surat-Navsari Road,  
Sachin G.I.D.C Naka, Sachin-394230,  
Surat District, Gujarat, M:9879517027  
CIN – L65110TN1921PLC001908

---

TAMILNAD MERCANTILE BANK LTD,  
SACHIN BRANCH

Date : 17.02.2024

(BY Speed Post/RPAD)

To

1	Mrs.Indra Khatik W/o.Mr.Kailash Khatik C-2, 1 <sup>st</sup> Floor, Keshar Bhavani Society, Godadara, Surat -395010	.....Borrower / Mortgagor
2	Mr.Kailash Khatik S/o.Bhanwarlal Khatik C-2, 1 <sup>st</sup> Floor, Keshar Bhavani Society, Godadara, Surat -395010	.....Co-Applicant/Borrower / Mortgagor

**Sale Notice for Sale of 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 proviso 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 **Mrs. Indra Khatik, W/o. Mr. Kailash Khatik** Co-applicant: **Mr.Kailash Khatik S/o.Bhanwarlal Khatik** that the below described Movable/ immovable properties mortgaged/charged/ hypothecated to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **Tamilnad Mercantile Bank Limited , Sachin Branch**, will be sold “As is where is”, “As is what is”, and “Whatever there is” on **07.03.2024** for recovery of Rs.11,50,707.47 (Rupees Eleven Lakhs Fifty Thousand Seven Hundred Seven and Paise Forty Seven Only) as on **05.02.2024** plus expenses of Rs.70,010.50 in total Rs.12,20,717.97 (Rupees Twelve Lakh Twenty Thousand Seven Hundred Seventeen and Paise Ninety Seven only) as on **31.01.2024** due to the Tamilnad Mercantile Bank Limited, **Sachin Branch** with subsequent interest and expenses. The reserve price will be Rs. 7,40,000/- (Rupees Seven Lakhs Forty Thousand Only) and the earnest money deposit will be Rs.74,000/- (Rupees Seventy Four Thousand Only)

**TAMILNAD MERCANTILE BANK,**  
**SACHIN BRANCH**  
**No. 2, Shree Complex, Plot -D,**  
**Block No. 180, Surat-Navsari Road,**  
**Sachin G.I.D.C Naka, Sachin-394230,**  
**Surat District, Gujarat, M:9879517027**  
**CIN – L65110TN1921PLC001908**

---

<b>Place of Submission of EMD and Auction :</b>	<b>TAMILNAD MERCANTILE BANK</b> <b>Sachin BRANCH</b> <b>Shop No. 6&amp;7, Kadamb Enclave,</b> <b>Nursery Road,Bilimora – 396 321,</b> <b>Mobile No.9687384888,02634-283799</b>
<b>Date and Time of Auction Sale</b>	<b>07.03.2024 at 12.30 Noon</b>
<b>Upset Price</b>	<b>Rs.7,40,000/- (Rupees Seven Lakhs Forty Thousand Only)</b>

**Description of the Property:**

All that piece and parcel of property bearing Plot No.345 admeasuring 40.18 Sq.mt i.e 48 sq.yard at Block No.288, 289, ( After amalgamation Block No.288, K.J.P.Block No.288/345) with proportionate share in road at Rajmandir Residency , Near Mahadev Nagar, Behind Railway Track, Tantithaiya, Palsana (Tk), Surat and house building constructed to the extent of 338.18 sq.ft (Ground Floor 255.12 sq.ft + Stair cabin 83.07 Sq.ft) as per approved plan and actual measurement is 485.07 sq.ft (Ground floor – 402.00 sq.ft, Staircase 83.07 sq.ft) standing in the name of Mr.Indra Khatik and Mr.Kailash Khatik

**Boundaries:**

North: Adj. Plot No. 346  
South: Adj. Plot No. 344  
East :Adj.PlotNo.299  
West: [Society Road](#)

**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 **07.03.2024** within 12.00 Noon
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., on all working days before the auction date (Phone No.9879517027, 0261 2397027 )
- 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.

**TAMILNAD MERCANTILE BANK,  
SACHIN BRANCH**  
No. 2, Shree Complex, Plot -D,  
Block No. 180, Surat-Navsari Road,  
Sachin G.I.D.C Naka, Sachin-394230,  
Surat District, Gujarat, M:9879517027  
CIN – L65110TN1921PLC001908

---

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 SARFEASI 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.

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, ie., adhaar 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/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.

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

**Place: Sachin**

Date: 17.02.2024

**Authorized Officer  
Tamilnad Mercantile Bank Ltd  
Ahmedabad Regional Office  
(For Sachin Branch)**