

**TAMILNAD MERCANTILE BANK LTD**

**SURAT BRANCH**

**Date : 07.08.2023**

**(BY Speed Post/RPAD)**

**To**

**1. M/s.R.K.Filaments Pvt Ltd  
No.3038, Jash Textile Market,  
Ring Road, Surat – 395 002.**

**2. Mr. Rajiv Kashinath Birla  
S/o.Kashinath Birla  
Address: No.3038,  
Jash Textile Market,  
Ring Road, Surat – 395 002**

**..... Director/Guarantor/Mortgagor**

**Communication Address:  
A-57/58, Keshav Nagar Housing Society,  
Nr.Umra Primary School,  
Umra, Surat – 395 007.**

**3. Mrs.Aruna Rajiv Birla  
W/o. Rajiv Kashinath Birla  
Address: No.3038,  
Jash Textile Market,  
Ring Road, Surat – 395 002**

**.... Director/Guarantor/Mortgagor**

**Communication Address:  
Address : A-57/58, Keshav Nagar Housing Society,  
Nr.Umra Primary School,  
Umra, Surat – 395 007.**

**4. Mrs. Vijayaben Kashinath Birla  
W/o.Kashinath Birla  
Address: A-57/58, Keshav Nagar Society,  
Nr.Umra Primary School,  
Umra, Surat – 395 007.**

**.....Guarantor / 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 **M/s. R.K.Filament, Director/Guarantor/Mortgagor 1.Mr. Rajiv Kashinath Birla S/o.Kashinath Birla 2.Mrs.Aruna Rajiv Birla W/o. Rajiv Kashinath Birla 3.Mrs. Vijayaben Kashinath Birla W/o.Kashinath Birla** that the below described Movable/ immovable properties mortgaged/charged/ hypothecated to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Tamilnad Mercantile Bank**

**Tamilnad Mercantile Bank Ltd,**  
Office Building Complex, Bombay Market,  
Surat Main Branch, Surat - 395010, Gujarat  
email:-surat@tmbank.in  
Phone No.0261- 2368191, 2355803, 2368191,  
2311271, 2311272



**Limited Surat Branch, will be sold “As is where is”, “As is what is”, and “Whatever there is” on 29.08.2023 for recovery of Rs.4,64,94,146.28 (Rupees Four Crores Sixty Four Lakhs Ninety Four Thousand One Hundred Forty Six and Paise Twenty Eight Only) as on 31.07.2023 {Cash credit for Rs.3,93,30,724.61 and Term loan for Rs.71,63,421.67} due to the Tamilnad Mercantile Bank Limited, Surat Branch with subsequent interest and expenses. The reserve price will be Rs. 22,10,000 (Rupees Twenty Two Lakhs Ten Thousand Only) and the earnest money deposit will be Rs.2,21,000/- (Rupees Two Lakhs Twenty One Thousand Only)**

<b>Place of Submission of EMD and Auction :</b>	<b>TAMILNAD MERCANTILE BANK LTD., SURAT Branch, Office Building Complex, Bombay Market, Surat Main Branch, Surat - 395010</b>
<b>Date and Time of Auction Sale</b>	<b>29.08.2023 at 02.00 P.M</b>
<b>Upset Price</b>	<b>Rs. 22,10,000/- (Rupees Twenty Two Lakhs Ten Thousand Only)</b>

**Description of the Property:**

On equitable mortgage of undivided proportionate share in land and Shop building to the extent of 180 sq.ft (carpet area-Mezzanine floor) situated at Shop No.3038, 3<sup>rd</sup> Floor of Jash Textile & yarn market on city S. No.2027,2028, paikey, 2018 paikey Ward Umarwada, (14)F.P. No.130/2 & 130/3, T.P.S. No.8, Umarwada, Sahara Darwaja, Ring Road, Surat standing in the name of Smt. Arunaben Rajivbhai Birla.

**Boundaries:**

**North:OTS**

**South:Passage**

**East: O.T.S./Shop No.3037**

**West: Shop No 3039**

**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 29.08.2023 within 1.30 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., on all working days before the auction date (Phone No.9879568099, 0261 -0261 2368191 )

- 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 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.

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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: Surat

Date: 07.08.2023

**Authorised Officer**  
**Tamilnad Mercantile Bank Ltd**  
**Surat Branch**