

TAMILNAD MERCANTILE BANK
Bilimora BRANCH
Shop No.6&7,Kadamb Enclave,
Nursery Road,Bilimora – 396 321,
Email: bilimora@tmbank.in
CIN - L65110TN1921PLC001908

TAMILNAD MERCANTILE BANK LTD
Bilimora BRANCH

Date : 19.08.2023

(BY Speed Post/RPAD)

To

1	M/s.Kalavati Traders Proprietor: Mr. Ramshanker Ramabilal Pande S/o.Ramabilal Pande Shop No.10, Devsar park, Sardar Market, Bilimora-396321 Ph:9376506501Borrower
2	Mr. Ramshanker Ramabilal Pande S/o.Ramabilal Pande No.8, Krupa Complex, Sardar Market, Bilimora-396321 Ph:9376506501Proprietor/Mortgagor
3	Mrs.Ritaben Ramshankar Pande W/o.Ramshankar Pande No.8, Krupa Complex, Sardar Market, Bilimora-396321 Ph:9376506501Guarantor
4	Mrs.Sushilaben Ramabilal Pande W/o. Ramabilal Pande No.8, Krupa Complex, Sardar Market, Bilimora-396321 Ph:9376506501Guarantor/Mortgagor

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 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.Kalavati Traders, Proprietor : Mr.Ramshanker Ramabilal Pande S/o. Rambilal Pande , and Guarantor-Mrs.Ritaben Ramshanar Pande W/o. Ramshankar pande and Mrs. Sushilaben Ramabilal Pande W/o.Ramabilal Pande** 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 Limited , Bilimora Branch**, will be sold “As is where is”, “As is what is”, and “Whatever there is” on **13.09.2023** for recovery of **Rs.12,26,641.96 (Rupees Twelve Lakhs Twenty Six Thousand Six Hundred Forty One and Paise Ninety Six Only)**

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[Overdraft of Rs.10,81,704.50 as on 31.07.2023 and Term Loan of Rs.1,44,937.46 as on 16.08.2023] due to the Tamilnad Mercantile Bank Limited, **Bilimora** Branch with subsequent interest and expenses. The reserve price will be Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand Only) and the earnest money deposit will be Rs.65,000/- (Rupees Sixty Five Thousand Only)

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK Bilimora BRANCH Shop No.6&7,Kadamb Enclave, Nursery Road,Bilimora – 396 321, Mobile No.9687384888,02634-283799
Date and Time of Auction Sale	13.09.2023 at 1.00 P.M
Upset Price	Rs.6,50,000

Description of the Property

On Equitable mortgage of Rev S.No.203/Paiki Aker-0-Guntha -8 Sq.yrds -18 Akar Rs.0-66 P.Paiki 812 Sq.mts. According to Rev Records N.A. Rev.S.No.203/6/paiki 5, Hect—Are-Sq.mts-0-08-18, Akar Rs.0-66 Paiki “Krupa Complex” Flat No.8 on second floor bearing Gram P.H.No.1446 old and new No.1696 admeasuring 71-56 Sq.Mts (770.00 Sq.ft) Devsar, Tal.Gandevi, Dist.Navari, Gujarat State standing in the name of Sushilaben Ramabilal Pande and Ramashankar Ramabilal Pande

Boundaries:

North: Property of Manoj Taleja

South:Flat No.7

East: Main Road

West: By Passage

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 **13.09.2023** within 12.30 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.9687384888, 02634 283799)

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.

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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)

Place: Bilimora

Date: 19.08.2023

Authorised Officer
Tamilnad Mercantile Bank Ltd
Ahmedabad Regional Office
For Bilimora Branch