

**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 : 18.08.2023

(BY Speed Post/RPAD)

To

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

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 **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 Authorised Officer of **Tamilnad Mercantile Bank Limited , Sachin Branch**, will be sold “As is where is”, “As is what is”, and “Whatever there is” on **04.09.2023** for recovery of **Rs.10,98,992.47 (Rupees Ten Lakhs Ninety Eight Thousand Nine Hundred Ninety Two and Paise Forty Seven Paise Only)** as on **05.08.2023** 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)**

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK Sachin BRANCH Shop No.6&7,Kadamb Enclave, Nursery Road,Bilimora – 396 321, Mobile No.9687384888,02634-283799
Date and Time of Auction Sale	04.09.2023 at 12.30 P.M
Upset Price	Rs.7,40,000/-

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Description of the Property:

On Equitable mortgage of land o the extent of 40.18 Sq.mt i.e 432Sq.ft at Block No.288, 289, (After amalgamation Block No.288, K.J.P.Block No.288/345) Plot No.345, 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 23.71 Sq.mt + Stair cabin 07.72 Sq.Mt) standing in the name of Mr.Indra Khatik and Mr.Kailash Khatik

Boundries:

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 04.09.2023 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., 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.

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.

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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)

Place: Sachin

Date: 18.08.2023

**Authorised Officer
Tamilnad Mercantile Bank Ltd
Ahmedabad Regional Office
For Sachin Branch**