

**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 : 04.04.2024**

**(BY Speed Post/RPAD)**

**To**

<b>M/s The Golden Green Gem Granite &amp; Marble</b> <b>Prop : Mr.Bhimani Rakesh Dhirubhai</b> S/o.Dhirubhai Khodabhai Bhimani Plot No.7 & 8, Ramdev Nagar, Kamrej Road,Laskana, Surat-395 006. Mobile:92272 72973	<b>Borrower</b>
<b>Mr.Bhimani Rakesh Dhirubhai,</b> S/o.Dhirubhai Khodabhai Bhimani 174, Marutidham Society, Kargil Chowk, Kamrej Road,Laskana, Surat-395 006. Mobile:92272 72973	<b>Proprietor</b>
<b>Mr.Bhimani Tusharbai Dhirubhai,</b> S/o.Dhirubhai Khodabhai Bhimani 1102, Park View, Near Vastu Poojan Heights Yogi Chowk, Surat-395 010. Mobile:99245 64001	<b>Mortgagor/Guarantor</b>

**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 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. The Golden Green Gem Granite & Marble, Proprietor: Mr.Bhimani Rakesh Dhirubhai S/o.Dhirubhai Khodabhai Bhimani and Guarantor / Mortgagor Mr.Bhimani Tusharbai Dhirubhai,** 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 26.04.2024 for recovery of **Rs.1,32,79,872.67 (Rupees One Crore Thirty Two Lakh Seventy Nine Thousand Eight Hundred Seventy Two and Paise Sixty Seven Only) {i.e. Cash credit of Rs.1,03,82,029.42 and Term Loan of Rs.22,92,293.35 plus expenses of Rs.6,05,549.90}** as on 31.03.2024 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. 11,00,000/-** and the earnest money deposit will be **Rs.1,10,000/-**

The Reserve Price for property No.2 will be **Rs. 35,00,000/-** and the earnest money deposit will be **Rs.3,50,000/-**

The Reserve Price for property No.3 will be **Rs. 24,00,000/-** and the earnest money deposit will be **Rs.2,40,000/-**

The Reserve Price for property No.4 will be **Rs. 12,00,000/-** and the earnest money deposit will be **Rs.1,20,000/-**

Place of Auction	<b>Tamilnad Mercantile Bank Ltd</b> <b>Plot No.25/C, 25/D,&amp; 25/E Ground Floor,</b> <b>Animesh house, Kinnary Cinemas,</b> <b>Ringroad Branch, Surat - 395002,</b> <b>Gujarat, email:-surat_ringroad@tmbank.in</b> <b>Phone No.0261- 2366500, 2367600</b>
Date and Time of Auction Sale	<b>26.04.2024 at</b> 11.30 A.M for Property No. 1 12.00 P.M for Property No. 2 12.30 P.M for Property No. 3 01.00 P.M for Property No. 4
<b>Upset Price for Property No.1</b>	Rs. 11,00,000/- ( <b>Rupees Eleven Lakh only</b> )
<b>Upset Price for Property No.2</b>	Rs. 35,00,000/- ( <b>Rupees Thirty Five Lakh only</b> )
<b>Upset Price for Property No.3</b>	Rs. 24,00,000/- ( <b>Rupees Twenty Four Lakh only</b> )
<b>Upset Price for Property No.4</b>	Rs.12,00,000/- ( <b>Rupees Twelve Lakh only</b> )

1. All right title and interest in property bearing shop office No.303 situated in 3<sup>rd</sup> floor having built up area admeasuring 24.64 sq.mtrs and its carpet area is 22.70 sq.mtrs, together with undivided proportionate share in underneath land of building known as “**Shree Arcade**”, constructed on the land bearing Block No.179/1/B (Rev S.Nos.113/1A and 113/1B), Town Planning Scheme No.69 (Godadara-Dindoli), O.P.No.154, Final plot No.154/B (The plot no.154/B measuring 904.00 sq.mtrs) of village Dindoli, Sub District Taluka Surat City (at present Udhna),District Surat stands in the name of Mr.Bhimani Tusharbhai Dhirubhai.
2. All right title and interest in property bearing shop office No.304 situated in 3<sup>rd</sup> floor having built up area admeasuring 76.66 sq.mtrs and its carpet area is 73.47 sq.mtrs, together with undivided proportionate share in underneath land of building known as “**Shree Arcade**”, constructed on the land bearing Block No.179/1/B (Rev S.Nos.113/1A and 113/1B), Town Planning Scheme No.69 (Godadara-Dindoli), O.P.No.154, Final plot No.154/B (The plot no.154/B measuring 904.00 sq.mtrs) of village Dindoli, Sub District Taluka Surat City (at present Udhna),District Surat stands in the name of Mr.Bhimani Tusharbhai Dhirubhai.

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3. All right title and interest in property bearing shop office No.305 situated in 3<sup>rd</sup> floor having built up area admeasuring 57.44 sq.mtrs and its carpet area is 55.23 sq.mtrs, together with undivided proportionate share in underneath land of building known as “**Shree Arcade**”, constructed on the land bearing Block No.179/1/B (Rev S.Nos.113/1A and 113/1B), Town Planning Scheme No.69 (Godadara-Dindoli), O.P.No.154, Final plot No.154/B (The plot no.154/B measuring 904.00 sq.mtrs) of village Dindoli, Sub District Taluka Surat City (at present Udhna), District Surat stands in the name of Mr.Bhimani Tusharbhair Dhirubhai.
4. All right title and interest in property bearing shop office No.306 situated in 3<sup>rd</sup> floor having built up area admeasuring 28.70 sq.mtrs and its carpet area is 26.94 sq.mtrs, together with undivided proportionate share in underneath land of building known as “**Shree Arcade**”, constructed on the land bearing Block No.179/1/B (Rev S.Nos.113/1A and 113/1B), Town Planning Scheme No.69 (Godadara-Dindoli), O.P.No.154, Final plot No.154/B (The plot no.154/B measuring 904.00 sq.mtrs) of village Dindoli, Sub District Taluka Surat City (at present Udhna), District Surat stands in the name of Mr.Bhimani Tusharbhair Dhirubhai.

**(The above said Properties are common for the Account of M/s. Shree Shree Textiles [Overdraft – Rs.45.00 Lakh, Balance outstanding - Rs.62.63 Lakh and Term Loan – Rs.8.80 Lakh, Balance outstanding – Rs.10.92 Lakh as on 29.02.2024]. The account was classified NPA on 29.12.2021 and as fraud on 07.02.2022)**

#### **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 **26.04.2024 within 11.00 A.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.9825120288,9909001767, No.0261- 2366500)
- 3.The successful bidder shall have to deposit Twenty-Five Percent (25%) of the Bid Amount (including EMD) immediately 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 favor. 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.

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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.

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: Ringroad, Surat.**

**Date: 04.04.2024**

**Authorised Officer**  
**Tamilnad Mercantile Bank Ltd**  
**Ahmedabad Regional Office**  
**(For Ringroad Branch)**