

Tamilnad Mercantile Bank Ltd, Ringroad Branch
Plot No.25/C, 25/D,& 25/E Ground Floor,
Animesh house, Kinnary Cinemas,
Ringroad Branch, Surat - 395002, Gujarat,
email:-surat_ringroad@tmbank.in
Phone No.0261- 2366500,, 2367600
CIN - L65110TN1921PLC00190

**Tamilnad Mercantile Bank Ltd
Ringroad Branch**

Date : 14.08.2023

(BY Speed Post/RPAD)

To,

1.M/s. Ramdev Yarn Filament Proprietor : Mr. Patel Alpesh Manubhai, S/o.Mr.Manubhai Kalyanbhai Patel Plot No.26, 2nd Floor, kalathiya industries-2, laskana, Surat-394,101. Borrower
2.Mr. Patel Alpesh Manubhai, S/o. Mr.Manubhai Kalyanbhai Patel. 16, Snehmudra Row House, Opp,Prinsess House, Mota Varachha, Surat-394101. Proprietor / Mortgagor
3.Mrs.Patel Sejalben Alpeshbhai, W/o. Mr. Patel Alpesh Manubhai 8, Gokuldham Row House, Mota Varachha, Chorasi, Surat-394101 Guarantor

Auction 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(s), **M/s. Ramdev yarn Filament Proprietor: Mr. Patel Alpesh Manubhai S/o.Mr.Manubhai Kalyanbhai Patel Guarantor: Mrs.Patel Sejalben Alpeshbhai,W/o. Mr. Patel Alpesh Manubhai** that the below described immovable property mortgaged to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited., **Ringroad Branch**, (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **04.09.2023** for the recovery of a sum of **Rs.1,30,77,460.04 (Rupees One Crore Thirty Lakhs Seventy Seven Thousand Four Hundred Sixty and Paise Four Only) { Term Loan -I for Rs.1,05,16,609.22 and Term loan -II for Rs. 25,60,850.82} as on 31.07.2023** due to Tamilnad Mercantile Bank Limited., **Ringroad Branch** with subsequent interest and expenses.

The Reserve Price for property No.1 will be **Rs. 19,60,000/-** and the earnest money deposit will be **Rs.1,96,000/-**

The Reserve Price for property No.2 will be **Rs. 13,40,000/-** and the earnest money deposit will be **Rs.1,34,000/-**

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DETAILS OF AUCTION

Place of Auction	Tamilnad Mercantile Bank Ltd, Ringroad Branch, Plot No.25/C, 25/D,& 25/E Ground Floor, Animesh house, Kinnary Cinemas, Ringroad Branch, Surat - 395002, Phone No.0261- 2366500,, 2367600 Mobile No.9909001767
Date and Time of Auction Sale	04.09.2023 at 1.00 P.M

Sr.	Brief Description of the Property
1	<p>On equitable mortgage of Undivided proportionate share in land and commercial building constructed thereat to the extent of 644 sq.ft (SBA) or 29.93 Sq.mt (BA) situated at "Sun Moon Residency", Building – B, Shop No.07, Ground Floor, on revenue survey no.36/2, block no.58, sheet no.6, chalta no.246-B, city survey no.664, city survey new no.664/1, At. Village Bhatha Surat, Tal.Choryasi, State.Gujarat standing in the name of Mr.Alpesh Manubhai Patel.</p> <p>Boundaries: North by : By Building Parking South by : By Road East by : By Shop No. 06 West by : By Shop No. 08</p>
2	<p>On equitable mortgage of Undivided proportionate share in land and commercial building constructed thereat to the extent of 439 sq.ft (SBA) or 20.40 Sq.mt (BA) situated at "Sun Moon Residency", Building – B, Shop No.08, Ground Floor, on revenue survey no.36/2, block no.58, sheet no.6, chalta no.246-B, city survey no.664, city survey new no.664/1, At. Village Bhatha Surat, Tal.Choryasi, State.Gujarat standing in the name of Mr.Alpesh Manubhai Patel.</p> <p>Boundaries: North by : By Building Parking South by : By Road East by : By Shop No. 09 West by : By Shop No. 07</p>

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 favour of "Tamilnad Mercantile Bank Ltd" payable at Ringroad Branch on or before **04.09.2023** 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 / Properties between 10.00 A.M., and 4.00 P.M., before the auction date (Phone No : 0261-2367600, Mobile No.:9909001767)

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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 by public auction .

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 SARFAESI Act.

6. To the best of knowledge and information of the Authorised Officer, the properties are not subject to any 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.

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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)

Place: Ringroad
Date :14.08.2023

Authorised Officer
Tamilnad Mercantile Bank Ltd
Ahmedabad Region
(For Ringroad Branch)