

**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

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**TAMILNAD MERCANTILE BANK LTD  
Sachin Branch**

**Date : 18.08.2023**

**(BY Speed Post/RPAD)**

**To**

<b>1</b>	M/s.Shree Sai Electrics Proprietor : Mr.Tejas Rohitbhai Vakharia B-134, Umiya Nagar, Parvat Godadara Road, Godadara Surat - 394211	<b>.....Borrower</b>
<b>2</b>	Mr.Tejas Rohitbhai Vakharia S/o.Rohitbhai Vakharia C-31, Priyanka Mega City Near Gyanjyot School, Godadara Nehar Surat – 395010	<b>Proprietor</b>
<b>3</b>	Mrs.Vanitaben Tejasbhai Vakharia, W/o. Mr.Tejas Rohitbhai Vakharia C-31, Priyanka Mega City Near Gyanjyot School, Godadara Nehar Surat – 395010	<b>Guarantor</b>

**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 Shree Sai Electrics **Proprietor : Mr.Tejas Rohitbhai Vakharia S/o.Rohitbhai Vakharia** **Guarantor:Mrs.Vanitaben Tejasbhai Vakharia, W/o. Mr.Tejas Rohitbhai Vakharia** 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.64,57,990.34 (Rupees Sixty Four Lakhs Fifty SevenThousand Nine Hundred Ninety and Paise Thirty Four Only) {Cash Credit for Rs.56,89,010/- as on 31.07.2023 and Term Loan-GECL for Rs.7,68,980.34 as on 07.08.2023}** due to the Tamilnad Mercantile Bank Limited, **Sachin Branch** with subsequent interest and expenses.

Property No.1: The reserve price will be Rs. 13,80,000/- (Rupees Thirteen Lakhs Eighty Thousand Only) and the earnest money deposit will be Rs.1,38,000/-(Rupees One Lakh Thirty Eight Thousand Only)

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Property No.2: The reserve price will be Rs. 13,80,000/- (Rupees Thirteen Lakhs Eighty Thousand Only) and the earnest money deposit will be Rs.1,38,000/-(Rupees One Lakh Thirty Eight Thousand Only)

Property No.3: The reserve price will be Rs. 13,10,000/- (Rupees Thirteen Lakhs Ten Thousand Only) and the earnest money deposit will be Rs.1,31,000/-(Rupees One Lakh Thirty One Thousand Only)

<b>Place of Submission of EMD and Auction :</b>	<b>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</b>
<b>Date and Time of Auction Sale</b>	<b>04.09.2023 at 1.30 P.M</b>

**Description of the Property:**

Property belonging to Mr.Tejas Rohitbhai Vakhariya :  
On equitable mortgage of land to the extent of 648.00 Sq.ft (72.00 Sq.Yd) – As per Deed {648.81 sq.ft (72.09 sq.yd) – As per Measurement} and residential row house building thereat to the extent of 452 sq.ft [Ground Floor – 225.85 sq.ft, First Floor -225.85 sq.ft ] situated at “Raj Mandir Residency”, Residential Plot No.348, Situated on Revenue Survey No.364/1/A, 362 Block No.288 at Tatithaiya ,Sub.Dist.Palsana, Dist.Surat, State Gujarat.

**Boundaries:**

North: Plot No:349  
South: Plot No:347  
East :Plot No:296  
West: Society Internal Road

**Property No: 2**

Property belonging to Mr.Tejas Rohitbhai Vakhariya  
On equitable mortgage of land to the extent of 648.00 Sq.ft (72.00 Sq.Yd) – As per Deed {648.81 sq.ft (72.09 sq.yd) – As per Measurement} and residential row house building thereat to the extent of 452 sq.ft [Ground Floor – 225.85 sq.ft, First Floor -225.85 sq.ft ] situated at “Raj Mandir Residency” Residential Plot No.341, Situated on Revenue Survey No.364/1/A, 362 Block No.288 at Tatithaiya ,Sub.Dist.Palsana, Dist.Surat, State Gujarat.

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**Boundaries:**

North: Plot No:342  
South: Society Internal Road  
East : Plot No:303  
West: Society Internal Road

**Property No: 3**

Property belonging to Mr.Tejas Rohitbhai Vakhariya  
On Equitable mortgage of land to the extent of 648.00 Sq.ft (72.00 Sq.Yd) and residential row house building thereat to the extent of 256 sq.ft as per approved plan( As per actual measurement - 594 sq.ft) situated at "Saideep Residency" , Residential Plot No.661, Situated on Block No.88/B (Block No.88 Paikee, 101, 102) at Jolva, Tal. Palsana, Dist. Surat, State Gujarat.

**Boundaries:**

North: Plot No:662  
South: Plot No:660  
East :Plot No:580  
West: Society Internal 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 1.00 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

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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.

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: Sachin**

Date: 18.08.2023

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