

TAMILNAD MERCANTILE BANK LTD

SURAT BRANCH

Date : 19.03.2024

(BY Speed Post/RPAD)

To

M/s. Carp Offset Proprietor : Mr. Chirag R Talaviya, S/o.Mr.Rameshbhai Dhirubhai Talaviya SY.No.189/1,Plot No.7, Gala-I,Vibhag-1, Hanuman Darwaja, B/H Sub Jail, Khatodara,Surat – 395002.	Borrower
Mr. Chirag R Talaviya S/o. Mr.Rameshbhai Dhirubhai Talaviya 601,White Palace, Behind Nand Banglows, Chorasi, Abrama Road, Mota Varachha, Surat 395006	Proprietor / Mortgagor
Mrs. Kajalben Rajeshbhai Talavia W/o. Mr. Rajeshbhai Jaysukhbhai Talavia, 103, Ramvatika Banglows Part-5, Velanja, near Rangoli Chowk, Surat – 394150.	Guarantor / Mortgagor
Mr. Rajeshbhai Jasukhbhai Talaviya, S/o. Jaysukhbhai Limbabhai Talaviya 103, Ram Vatika Banglows Part-5, Velanja, Surat – 394150.	Guarantor
Mr. Rameshbhai Dhirubhai Talaviya, S/o. Dhirubhai Shamjibhai Talaviya, 601,White Palace, Behind Nand Banglows, Chorasi, Abrama Road, Mota Varachha, Surat 395006	Guarantor

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 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. Carp Offset, Proprietor cum mortgagor : Mr. Chirag R Talaviya, S/o.Mr.Rameshbhai Dhirubhai Talaviya** and Guarantors **1. Mrs. Kajalben Rajeshbhai Talavia, W/o. Mr. Rajeshbhai Jaysukhbhai Talavia 2. Mr. Rajeshbhai Jasukhbhai Talaviya, S/o. Jaysukhbhai Limbabhai Talaviya and 3. Mr. Rameshbhai Dhirubhai Talaviya, S/o. Dhirubhai Shamjibhai Talaviya** that the below described immovable properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of **Tamilnad Mercantile Bank Limited Surat Branch**, will be sold **“As is where is”, “As is what is”, and “Whatever there is”** on **09.04.2024** for recovery of **Rs.3,62,10,542/- (Rupees Three Crore Sixty Two Lakh Ten Thousand Five Hundred Forty Two only)** { Term Loan-I for Rs. 3,24,47,124.31, Term loan-II for

Tamilnad Mercantile Bank Ltd,
Office Building Complex, Bombay Market,
Surat Main Branch, Surat - 395010, Gujarat
email:-surat@tmbank.in
Phone No.0261- 2368191, 2355803, 2368191,
2311271, 2311272



Rs.19,13,877.79 and Term Loan-III for Rs.11,27,186/- as on 29.02.2024 plus expenses of Rs.7,22,353.90 } as on 29.02.2024 due to the Tamilnad Mercantile Bank Limited, Surat Branch with subsequent interest and expenses. The reserve price will be Rs. 18,10,000/- (Rupees Eighteen Lakh Ten Thousand Only) and the earnest money deposit will be Rs.1,81,000/- (Rupees One Lakh Eighty One Thousand Only)

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., SURAT Branch, Office Building Complex, Bombay Market, Surat Main Branch, Surat - 395010
Date and Time of Auction Sale	09.04.2024 at 01.00 P.M
Upset Price	Rs. 18,10,000/- (Rupees Eighteen Lakh Ten Thousand Only)

Description of the Property:

On equitable mortgage of Residential plot No.67, R.S.No.306, Block No.289, land to the extent of 778.38 sq.ft at Amrutvilla Vibhag-1, Near Gokuldharm Society & Green avenue Resort, Nansad Road, Kamrej, Surat and house building constructed thereat ad-measuring to the extent of 894 sq.ft (i.e.741 sq.ft in Ground Floor and 153 Sq.ft in stair cabin) standing in the name of Mrs.Kajalben Rajeshbhai Talaviya

Boundaries:

North by : Plot No 68
South by : Plot No 66
East by : Plot No 114
West by : 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 09.04.2024 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.9879568099, 0261 -0261 2368191)
- 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 authorized Officer, the properties are not subject to any encumbrance except pendency of S.A.No.326/2021 before DRT-II at Ahmedabad. No stay against sale of immovable property. Stay granted only against movables vide order dated 15.10.2022 for not to take any coercive steps against movables being machineries.
- 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: Surat

Date: 19.03.2024

**Authorised Officer
Tamilnad Mercantile Bank Ltd
Surat Branch**