

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 : 21.03.2024

(BY Speed Post/RPAD)

1	M/s.Bhavna Textile Mrs.Vaghasiya Bhavnaben Harsukhbhai, W/o.Vaghasiya Harsukhbhai Laljibhai, No.05,Aatmiya Villa,Kamrej Road,, Kamrej,Surat-394 180. Mobile: 99090 12499	Borrower
2	Mrs.Vaghasiya Bhavnaben Harsukhbhai, W/o.Vaghasiya Harsukhbhai Laljibhai, 193 Shyandham Sankul-1 Yogi Chowk, Choryasi, Punagam Surat-395010 Mobile-9925127669	Proprietrix
3	Mr.Vaghasiya Harsukhbhai Laljibhai, S/o.Vaghasiya Laljibhai, 332,Shyamdham Sankul-1, Shyamdham Chowk, Punagam,Surat-395 010. Mobile:99251 27669	Guarantor/Mortgagor
4	Mr.Thummar Nareshbhai Dhirubhai, S/o.Dhirubhai Lakhmanbhai Thummar, 177,Sant Devidas Society, Near Maan Sarocar Society, Sarthana Jakatnaka,Surat-395 006. Mobile:75676 09930	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 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(s) **M/s.Bhavna Textile, Proprietrix: Mrs.Vaghasiya Bhavnaben Harsukhbhai, W/o.Vaghasiya Harsukhbhai Laljibhai** and the Guarantor cum mortgagor **Mr.Vaghasiya Harsukhbhai Laljibhai, S/o.Vaghasiya Laljibhai** Guarantor **Mr.Thummar Nareshbhai Dhirubhai,S/o.Dhirubhai Lakhmanbhai Thummar.** that the below described immovable properties mortgaged / charged to the Secured Creditor and 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 **12.04.2024 for recovery of**

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Rs.1,19,76,354.30 (Rupees One Crore Nineteen Lakh Seventy Six Thousand Three Hundred Fifty Four and Paise Three Only) {i.e.Overdraft of Rs.1,15,03,438.70 plus expenses of Rs.4,72,915.60} as on 29.02.2024 due to Tamilnad Mercantile Bank Limited, Ringroad Branch with subsequent interest and expenses.

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

The Reserve Price for property No.1 will be Rs.26,00,000/- and the earnest money deposit will be Rs.2,60,000/-

Place of Auction	Tamilnad Mercantile Bank Ltd 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
Date and Time of Auction Sale	12.04.2024 at 03.00 P.M for Property No. 1 03.30 P.M for Property No.2
Upset Price for Property No.1	Rs.12,00,000/- (Rupees Twelve Lakh Only)
Upset Price for Property No.2	Rs.26,00,000/- (Rupees Twenty Six Lakh Only)

Brief Description of the Properties:

Property No.1

1. On equitable mortgage of undivided share in land and commercial building Shop No. B-109 constructed thereat to the extent of 418.00 Sq. fts or 38.84 Sq.mt (Super built up area) and 264.58 Sq.ft or 24.59 Sq.mtrs (Built up area) and its carpet area admeasuring 247.58 Sq. ft or 23.01 Sq.mtrs on 1st floor of building no. B at "Mark Point" constructed on the land bearing Final Plot No. 172-173, T.P Scheme No. 69 (Godadara-Dindoli) Block No. 203-204, Revenue Survey No. 128/1 - 128/2 of village: Dindoli, Sub-dist. Surat City, Dist. Surat standing in the name of Harsukhbhai Laljibhai Vaghasiya

Boundaries:

South : Staircase
North: Shop No-B-110
East: Shop No-B-108
West: Pratik Residency

Encumbrance : Pendancy of special civil suit vide RCS.Nos. 112/2021 is pending before Civil Court Surat.

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2. On equitable mortgage of undivided share in land and commercial building shop No. C-021 constructed thereat to the extent of 700.00 Sq. fts or 65.05 Sq.mt (Super built up area) and admeasuring 386.06 Sq. ft or 35.88 Sq.mtrs (Built up area) and its carpet area admeasuring 378.85 Sq. ft or 35.21 Sq.mtrs on Ground floor of building no. C at “Mark Point” constructed on the land bearing Final Plot No. 172-173, T.P Scheme No. 69 (Godadara-Dindoli) Block No. 203 - 204, Revenue Survey No. 128/1 – 128/2 of village: Dindoli, Sub-dist. Surat City, Dist. Surat standing in the name of Harsukhbhai Laljibhai Vaghasiya

Boundaries:

South : Passage
North: Shop No-C-22
East: Shop No-C-20
West: Staircase

Encumbrance : Pendency of special civil suit vide RCS.Nos. 112/2021 is pending before Civil Court Surat.

TERMS & CONDITIONS

1. The intending bidders should pay Ten Percent (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 Limited” payable at Ringroad Branch on or before **12.04.2024** within 02.30 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., before the auction date (Phone No.9909001767, 0261 – 2367600)
- 3.The successful bidder shall have to deposit Twenty-Five Percent (25%) of the Bid Amount (including EMD) 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 favour. 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.
- 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.

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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)

Place: Surat.

Date: 21.03.2024

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