

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 – L65110TN1921PLC001908

**Tamilnad Mercantile Bank Ltd  
Ringroad Branch**

Date : 17.02.2024

(BY Speed Post/RPAD)

To

1. **M/s S R Corporation**  
**Proprietor :Mr.Kakadiya Rasikbhai Hirjibhai, .....Borrower**  
**S/o.Hirjibhai Rukkhadbhai Kakadiya,**  
102-103,First Floor, Akshar Palace,  
Kubernagar Society-1,  
Katargam Darwaja, Surat-395 004

**Office Address:**

No-B-6, Girdharpark Society, Matawadi,  
Karanji, Surat , Gujarat-395006

2. **Mr.Kakadiya Rasikbhai Hirjibhai, .....Proprietor/Mortgagor**  
**S/o.Hirjibhai Rukkhadbhai Kakadiya,**  
A-148, Matru Shakti Society,  
L.H.Road, Besides Rachana Society,  
Surat-395006.
3. **Mrs.Shobhanaben Rasikbhai Kakadiya, .....Guarantor**  
**W/o Kakadiya Rasikbhai Hirjibhai,**  
A-148, Matru Shakti Society,  
L.H.Road, Besides Rachana Society, Karanj,  
Surat-395006.

**E - AUCTION SALE NOTICE FOR SALE OF IMMOVABLE  
PROPERTIES**

E-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. S.R.Corporation, Proprietor- Mr.Kakadiya Rasikbhai Hirjibhai S/o. Hirjibhai Rukkhadbhai Kakadiya and Guarantor: Mrs.Shobhanaben Rasikbhai Kakadiya W/o. Kakadiya Rasikbhai Hirjibhai** that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical 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

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is” on 07.03.2024, for recovery of **Rs.71,91,009.99 ( Rupees Seventy One Lakhs Ninety One Thousand Nine and paisa Ninety Nine Only)** as on **31.01.2024** plus expenses of **Rs.2,52,406.50** in total **Rs.74,43,416.49 (Rupees Seventy Four Lakh Forty Three Thousand Four Hundred Sixteen and Paisa Forty Nine only)** as on **31.01.2024** due to Tamilnad Mercantile Bank Limited, Ringroad Branch with subsequent interest and expenses. The reserve price will be **Rs.1,03,00,000/-** and the earnest Money Deposit will be **Rs.10,30,000/-**

### Description of the Property

#### Property standing in the name of Mr.Kakadiya Rasikbhai Hirjibhai)

An undivided proportionate share in land and commercial building constructed thereat to the extent of 1520 Sq.ft (i.e 141.27 sq.mt) as per actual measurement, super build up Area – As per sale deed is 2933.82 sq.ft (i.e 272.66 sq.mt), Build up area as per sale deed is 1520.28 sq.ft (141.27 sq.mt) bearing Office No.301, 3<sup>rd</sup> Floor constructed on land bearing Block No. 37, F.P. No. 37/B/2, T.P. Scheme No. 61 in the Village limit of parvat, (Parvat – Godadara), “Midas Square” with all internal and external rights appurtenant thereto, Opp.Dhruv Petroleum, B/s SMC Party Plot , Nr Capital Square, Parvat – Godadara Road, Parvat City Tk, Dist. Surat.

**(Note: The above collateral properties are common for the limits sanctioned to M/s.Smily Enterprise of Rs.92.00 Lakh (Bal O/s Rs.126.25 Lakhs as on 31.01.2024) and the account is in NPA status**

### Terms & Conditions

1.

E - Auction website	<a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>
Upset Price	For <b>Rs.1,03,00,000/- (Rupees One Crore Three Lakhs Only)</b>
Date and time of e-auction	<b>07.03.2024</b> between 12 PM and 1 PM with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	<b>Rs.10,30,000/- (Rupees Ten Lakh Thirty Thousand Only)</b>
Last date for submission of bid form with EMD	<b>Bid form along with Demand Draft</b> in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before <b>06.03.2024</b> within 06:00 pm.
Place of Submission of BID form and EMD	<b>Authorised Officer, TAMILNAD MERCANTILE BANK LTD., Ringroad Branch</b>
Bid Multiplier	<b>Rs.10,000/- ( Rupees Ten Thousand Only)</b>

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**Other Terms & Conditions**

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.9909001767, 0261 - 2367600 )

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.

7.The authorized 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 Authorized 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.

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13.Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec.194(1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Bank.

14.The sale notice is also uploaded/published on website([www.tmb.in](http://www.tmb.in))

Note:

1.Bid form for participating in the e-auction is available in the website <https://sarfaesi.auctiontiger.net>

2.Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder) with regard to other relevant information and allotment of ID & password. For participating in the e-auction Contact: [M/s E-Procurement Technologies Ltd, Ahmedabad, Help Line. No:079-68136880/881/837/842](mailto:M/s_E-Procurement_Technologies_Ltd,_Ahmedabad,_Help_Line._No:079-68136880/881/837/842), Mobile No. -09722778828/ 079 35022145/149/182 & Email ID: [praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net) & [support@auctiontiger.net](mailto:support@auctiontiger.net)

**Place: Ringroad, Surat.**

**Date: 17.02.2024**

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