

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 : 20.03.2024

(BY Speed Post/RPAD)

| | | |
|---|---|---------------------|
| 1 | M/s.Gohil Enterprise, Proprietrix:Mrs.Gohil Dayaben Rajeshbhai, W/o.Mr.Gohil Rajeshbhai Jivanbhai, Plot No.135,SF,Rangavadhut Society-1, L H Road,Punagam, Surat-395 011. | Borrower |
| 2 | Mrs.Gohil Dayaben Rajeshbhai, W/o.Mr.Gohil Rajeshbhai Jivanbhai, Plot No-35 Rangavadhut Society LH Road, Punagam,Surat-395010 | Proprietrix |
| 3 | Mr.Gohil Rajeshbhai Jivanbhai, S/o.Mr.Jivanbhai Prashotambhai Gohil, Plot No-35 Rangavadhut Society LH Road, Punagam Surat-395010 | Guarantor/Mortgagor |

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.Gohil Enterprise, Proprietrix : Mrs.Gohil Dayaben Rajeshbhai, W/o.Mr.Gohil Rajeshbhai Jivanbhai** and the Guarantor cum mortgagor **Mr.Gohil Rajeshbhai Jivanbhai, S/o. Mr.Jivanbhai Prashotambhai Gohil** 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 is" on 09.04.2024, for recovery of **Rs.1,48,55,010.43 (Rupees One Crore Forty Eight Lakhs Fifty Five Thousand Ten and Paise Forty Three Only) {i.e.Overdraft of Rs.1,42,71,331.53 plus expenses of Rs.5,83,678.90}** as on 29.02.2024 due to Tamilnad Mercantile Bank Limited, Ringroad Branch with subsequent interest and expenses.

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

The Reserve Price for property No.1 will be **Rs.18,00,000/-** and the earnest money deposit will be **Rs.1,80,000/-**
The Reserve Price for property No.2 will be **Rs.13,00,000/-** and the earnest money deposit will be **Rs.1,30,000/-**
The Reserve Price for property No.3 will be **Rs.12,00,000/-** and the earnest money deposit will be **Rs.1,20,000/-**
The Reserve Price for property No.4 will be **Rs.27,00,000/-** and the earnest money deposit will be **Rs.2,70,000/-**

| | |
|--------------------------------------|--|
| 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 | 09.04.2024 at 11.00 A.M for Property No. 1 11.30 A.M for Property No. 2 12.00 P.M for Property No. 3 12.30 P.M for Property No.4 |
| Upset Price for Property No.1 | Rs. 18,00,000/- (Rupees Eighteen Lakh only) |
| Upset Price for Property No.2 | Rs. 13,00,000/- (Rupees Thirteen Lakh only) |
| Upset Price for Property No.3 | Rs. 12,00,000/- (Rupees Twelve Lakh only) |
| Upset Price for Property No.4 | Rs. 27,00,000/- (Rupees Twenty Seven Lakh only) |

1. Undivided proportionate share in land and commercial building constructed thereat to the extent of 400.00 Sq.ft. Or 37.17 Sq.mt super built up area and 248.12 Sqft or 23.06 Sq. mt Builtup area and 241.14 Sq. ft or 22.40 Sq. Mt, Actual measurement 241.14 sq.ft (22.40 sq.mt) carpet area situated at "Mark Point" Building -B, Shop No.B-25, Ground floor, situated on revenue survey No. 128/1, Block No. 204, T.P.S No. 69 (Godara-Dindoli), F.P No. 173, at Dindoli, Surat, Tal. Choryasi, Dist. Surat, State Gujarat standing in the name of Mr. Rajesh Jivanbhai Gohil

Boundaries:

North: Open Place
South : Staircase
East: Passge
West: C.O.P

2. Undivided proportionate share in land and commercial building constructed thereat to the extent of 418.00 Sq.ft. Or 38.84 Sq.mt super built up area and 266.74 Sqft or 24.79 Sq.mt Builtup area and 250.18 Sq.ft or 23.24 Sq. mt Carpet area Actual measurement 250.18 sq.ft (23.24 sq.mt) carpet area situated at "Mark Point" Building -B, Shop No. B-105, first floor, situated on revenue survey No. 128/2, Block No. 203, T.P.S No. 69 (Godara-Dindoli), F.P No. 172, at Dindoli, Surat, Tal. Choryasi, Dist. Surat, State Gujarat standing in the name of Mr. Rajesh Jivanbhai Gohil

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

Boundaries:

North: Shop No-B-106
South : Shop No-B-104
East: Plaza
West: Pratik Residency

3. Undivided proportionate share in land and commercial building constructed thereat to the extent of 418.00 Sq.ft. Or 38.84 Sq.mt super built up area and 264.26 Sqft or 24.56 Sq.mt Builtup area and 247.58 Sq.ft or 23.01 Sq. mt Carpet area Actual measurement 247.70 sq.ft (23.01 sq.mt) carpet area situated at “Mark Point” Building -C, Shop No. C-105, first floor, situated on revenue survey No. 128/1, Block No. 204, T.P.S No. 69 (Godara-Dindoli), F.P No. 173, at Dindoli, Surat, Tal. Choryasi, Dist. Surat, State Gujarat standing in the name of Mr. Rajesh Jivanbhai Gohil

Boundaries:

North: Bathroom
South : Shop No-C-104
East: Shop No-C-106
West: C.O.P

4. Undivided proportionate share in land and commercial building constructed thereat to the extent of 925.00 Sq.ft. Or 85.96 Sq.mt super built up area and 579.96 Sqft or 53.90 Sq.mt Builtup area and 548.32 Sq.ft or 50.96 Sq. mt Carpet area Actual measurement 548.58 sq.ft (50.96 sq.mt) carpet area situated at “Mark Point” Building -C, Shop No. C-111, first floor, situated on revenue survey No. 128/2, Block No. 204, T.P.S No. 69 (Godara-Dindoli), F.P No. 173, at Dindoli, Surat, Tal. Choryasi, Dist. Surat, State Gujarat standing in the name of Mr. Rajesh Jivanbhai Gohil

Boundaries:

North: Shop no-C-110
South : Place for C.O.P
East: Staircase
West: Shop No-C-112

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 **09.04.2024 within 10.30 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)

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

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.

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: Ringroad, Surat.
Date: 20.03.2024

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