

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 – L65110TN1921PLC00190

**Tamilnad Mercantile Bank Ltd
Ringroad Branch**

Date : 28.07.2023

(BY Speed Post/RPAD)

To

1. **M/s.Shlok Corporation**Borrower
Proprietor Mr.Kakadiya Jitendrabhai Hirjibhai
S/o.Hirjibhai Rukhadbhai Kakadiya
A-148, Matrushakti Society, L.H.Road,
Rachana Society, Punagam
Surat-395010
Mbl No.9725312706
2. **Mr.Kakadiya Jitendrabhai Hirjibhai** Proprietor/Mortgagor
S/o.Hirjibhai Rukhadbhai Kakadiya
A-148, Matrushakti Society, L.H.Road,
Rachana Society, Punagam
Surat-395010
Mbl No.9725312706
3. **Mrs.Kakadiya Shobhanaben Jitendrabhai**
W/o. Kakadiya Jitendrabhai Hirjibhai,Guarantor
A-148, Matrushakti Society, L.H.Road,
Rachana Society, Punagam
Surat-395010
Mbl No.9725312706
4. **Mr. Kakadiya Rasikbhai Hirjibhai,**Guarantor
S/o Hirjibhai Rukhadbhai Kakadiya,
A-148, Matrushakti Society, L.H.Road,
Rachana Society, Punagam
Surat-395010
Mbl No.9725312706

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 provision to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002

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Notice is hereby given to the public in general and in particular to the Borrower(s) **M/s.Shlok Corporation, Proprietor : Mr.Kakadiya Jitendrabhai Hirjibhai, S/o.Hirjibhai Rukhadbhai Kakadiya** and Guarantor **Mrs.Kakadiya Shobhanaben Jitendrabhai W/o. Kakadiya Jitendrabhai Hirjibhai, and Guarantor: Mr. Kakadiya Rasikbhai Hirjibhai, S/o Hirjibhai Rukhadbhai Kakadiya** 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, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **23.08.2023**, for recovery of **Rs.89,85,854.46 (Rupees Eighty Nine Lakhs Eighty Five Thousand Eight Hundred Fifty Four and Paise Forty Six Only) as on 30.06.2023** due to Tamilnad Mercantile Bank Limited, Ringroad Branch.

Property No-1 The Reserve Price for property will be **Rs.12,60,000/-** and the earnest money deposit will be **Rs.1,26,000/-**

Property No-2 The Reserve Price for property will be **Rs.25,90,000/-** and the earnest money deposit will be **Rs.2,59,000/-**

Property No-3 The Reserve Price for property will be **Rs.17,70,000/-** and the earnest money deposit will be **Rs.1,77,000/-**

Property No-4 The Reserve Price for property will be **Rs.14,60,000/-** and the earnest money deposit will be **Rs.1,46,000/-**

Property No-5 The Reserve Price for property will be **Rs.14,85,000/-** and the earnest money deposit will be **Rs.1,48,500/-**

Property No-6 The Reserve Price for property will be **Rs.15,55,000/-** and the earnest money deposit will be **Rs.1,55,500/-**

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	23.08.2023 and 12.30 P.M

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Description of the properties:

1.On Equitable Mortgage of undivided proportionate share in land bearing R.S.No. 327+328+329, Block No. 317, F.P. No. 11/B, T.P.S. No.25 (Mota Varachha) and commercial building constructed thereat to the extent of Build Up area 13.89 sq.mt(i.e 149.45sq.ft), Carpet area 13.21 Sq.mt (I.e.142.14 Sq.Ft) bearing Shop No.A/109, 1st Floor, Building No. A, Sicilia, Opp. Panchdev Residency, Near Sudama Chowk, S.G. Road, Mota Varachha, Tal.Surat City (Adajan), Dist. Surat standing in the name of **Mr.Jitendrabhai Hirjibhai kakadiya**

Boundaries:

North: Shop No.A/108
South:Shop No. A/110
East: Shop No.A/107
West:Passage

2.On Equitable Mortgage of undivided proportionate share in land bearing R.S.No. 327+328+329, Block No. 317, F.P. No. 11/B, T.P.S. No.25 (Mota Varachha) and commercial building constructed thereat to the extent of Build Up area 28.70 sq.mt(i.e 308.81 sq.ft), Carpet area 26.86 Sq.mt (I.e.289.00 Sq.Ft) bearing Shop No.A/111, 1st Floor, Building No. A, Sicilia, Opp. Panchdev Residency, Near Sudama Chowk, S.G. Road, Mota Varachha, Tal.Surat City (Adajan), Dist. Surat standing in the name of **Mr.Jitendrabhai Hirjibhai kakadiya**

Boundaries:

North: Passage
South: Open space
East: Lift, Stairs
West: Open Space

3.On Equitable Mortgage of undivided proportionate share in land bearing R.S.No. 327+328+329, Block No. 317, F.P. No. 11/B, T.P.S. No.25 (Mota Varachha) and commercial building constructed thereat to the extent of Build Up area 19.65 sq.mt(i.e 211.43 sq.ft), Carpet area 17.89 Sq.mt (I.e.192.50 Sq.Ft) bearing Shop No.A/121, 1st Floor, Building No. A, Sicilia, Opp. Panchdev Residency, Near Sudama Chowk, S.G. Road, Mota Varachha, Tal.Surat City (Adajan), Dist. Surat standing in the name of **Mr.Jitendrabhai Hirjibhai kakadiya**

Boundaries:

North: Passage
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4.On Equitable Mortgage of undivided proportionate share in land bearing R.S.No. 327+328+329, Block No. 317, F.P. No. 11/B, T.P.S. No.25 (Mota Varachha) and commercial building constructed thereat to the extent of Build Up area 19.30 sq.mt(i.e 207.66 sq.ft), Carpet area 17.91 Sq.mt (I.e.192.71 Sq.Ft) bearing Shop No.A/212, 2nd Floor, Building No. A, Sicilia, Opp. Panchdev Residency, Near Sudama Chowk, S.G. Road, Mota Varachha, Tal.Surat City (Adajan), Dist. Surat standing in the name of **Mr.Jitendrabhai Hirjibhai kakadiya**

Boundaries:

North: Passage

South: Open Space

East: Shop No.A/213

West: Lift , Stairs

5.On Equitable Mortgage of undivided proportionate share in land bearing R.S.No. 327+328+329, Block No. 317, F.P. No. 11/B, T.P.S. No.25 (Mota Varachha) and commercial building constructed thereat to the extent of Build Up area 19.65 sq.mt(i.e 211.43sq.ft), Carpet area 17.91 Sq.mt (I.e.192.71 Sq.Ft) bearing Shop No.A/221, 2nd Floor, Building No. A, Sicilia, Opp. Panchdev Residency, Near Sudama Chowk, S.G. Road, Mota Varachha, Tal.Surat City (Adajan), Dist. Surat standing in the name of **Mr.Jitendrabhai Hirjibhai kakadiya**

Boundaries:

North: Passage

South: Open Space

East: Open Space

West: Lift , Stairs

6.On Equitable Mortgage of undivided proportionate share in land bearing R.S.No. 327+328+329, Block No. 317, F.P. No. 11/B, T.P.S. No.25 (Mota Varachha) and commercial building constructed thereat to the extent of Build Up area 20.58 sq.mt(i.e 221.44sq.ft), Carpet area 19.30 Sq.mt (I.e.207.66 Sq.Ft) bearing Shop No.A/222, 2nd Floor, Building No. A, Sicilia, Opp. Panchdev Residency, Near Sudama Chowk, S.G. Road, Mota Varachha, Tal.Surat City (Adajan), Dist. Surat standing in the name of **Mr.Jitendrabhai Hirjibhai kakadiya**

Boundaries:

North: Shop No.A/225

South: Passage

East: Open Space

West: Shop No.A/223

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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 **23.08.2023 within 12:00 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., 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) immediately on the same day or not later than next working day, as the case may be, 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 of the 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. 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.

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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: 28.07.2023

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