

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 – U65110TN1921PLC001908

Date : 01.03.2024

(BY Speed Post/RPAD)

To

1. **M/s. Shree Shree Creation** ...Borrower  
**Proprietrix Mrs.Bhimani Manisha Amulbhai**  
**W/o. Bhimani Amulbhai Vithalbhai**  
**I, 307, Megh Malhar Residency,**  
**V T Nagar Road, Near Sarthana Jakatnaka,**  
**Surat-395006**  
Mobile : 919723276761
  2. **Mrs.Bhimani Manisha Amulbhai** ...Proprietor  
**W/o. Bhimani Amulbhai Vithalbhai**  
**I/2 - 307, Megh Malhar Residency,**  
**V T Nagar Road, Near Sarthana Jakatnaka,**  
**Surat-395006.**  
Mobile : 919723276761
- Communication address:**  
**Door No:333, Gayatri Nagar,**  
**L.H.Road, Kapodara,**  
**Varachha, Surat- 395 006.**
3. **Mr.Bhimani Amulbhai Vithalbhai** .....Guarantor  
**S/o. Vithalbhai Khodabhai**  
**I, 307, megh Malhar Residency**  
**V T Nagar Road, Near Sarthana Jakatnaka,**  
**Surat-395006**  
Mobile : 919723276761
  4. **Mr.Bhimani Rakesh Dhirubhai** ..... Guarantor  
**S/o. Bhimani Dhirubhai**  
**174, Maruti Soc, Kargil Chowk,**  
**Surat City, Punagam, Surat-395010**  
Mobile : 919227372973.
  5. **Mr.Bhimani Komal Rakeshkumar** .....Guarantor/Mortgagor  
**W/o. Bhimani Rakesh Dhirubhai**  
**174, Maruti Soc, Kargil Chowk,**  
**Surat City, Punagam, Surat-395010**  
Mobile: 917698073000

**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.Shree Shree Creation , Proprietrix: Mrs.Bhimani Manisha Amulbhai W/o. Bhimani Amulbhai Vithalbai, Guarantor’s: Bhimani Amulbhai Vithalbai S/o. Vithalbai Khodabhai, Mr.Bhimani Rakesh Dhirubhai S/o. Bhimani Dhirubhai and Guarantor cum mortgagor Mr.Bhimani Komal Rakeshkumar, W/o. Bhimani Rakesh Dhirubhai** 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 **21.03.2024**, for recovery of **Rs.72,54,486.94 ( Rupees Seventy Two Lakhs Fifty four Thousand Four Hundred Eighty Six and paise Ninety Four Only) plus expenses 1,39,665.80 as on 31.01.2024** in total **Rs.73,94,152.74 (Rupees Seventy Three Lakh Ninety Four Thousand One Hundred Fifty Two and Paise Seventy Four only) as on 31.01.2024** due to Tamilnad Mercantile Bank Limited, Ringroad Branch with subsequent interest and expenses.

The Reserve Price for property will be Rs.30,00,000/- and the earnest money deposit will be Rs.3,00,000/-

Place of Auction	<b>Tamilnad Mercantile Bank Ltd</b> <b>Plot No.25/C, 25/D,&amp; 25/E Ground Floor,</b> <b>Animesh house, Kinnary Cinemas,</b> <b>Ringroad Branch, Surat - 395002,</b> <b>Gujarat, email:-surat_ringroad@tmbank.in</b> <b>Phone No.0261- 2366500,, 2367600</b>
Date and Time of Auction Sale	<b>21.03.2024 and 01.00 P.M</b>
<b>Upset Price</b>	Rs.30,00,000/- (Rupees Thirty Lakh only)

#### **Description of the Property:**

Undivided share in land and shop building office no.308, Third floor, at Shree Arcade, to the extent of 77.03 sq.mtr or 828.84 Sq.ft buildup area and its carpet area is 75.11 sq.mtr or 808.18 sq.ft on 3<sup>rd</sup> floor, together with undivided proportionate share in underneath land of building known as “ Shree Arcade” constructed on the land bearing Block No.179/1/B (Rev S.No.113/1A and 113/1B), Town Planning scheme No.69 (Godadara-Dindoli). O.P.No.154, Final Plot No.154/B admeasuring 904.00 sq.mtr of village Dindoli, Sub District Taluka Surat City (at present udhna), District Surat, standing in the name of Mrs. Bhimani Komal Rakeshkumar, W/o.Bhimani Rakesh Dhirubhai.

#### **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 **21.03.2024 within 12.30 P.M.**

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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 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. 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.

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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](http://www.tmb.in))

**Place: Ringroad, Surat.**

**Date: 01.03.2024**

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