

Tamilnad Mercantile Bank Ltd.,
Ring Road, Surat 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



NOTICE FOR SALE

TAMILNAD MERCANTILE BANK LTD
RING ROAD, SURAT BRANCH

Date :14-05-2026

(By Speed Post With Registration)

To

M/s.Dev Enterprise, Proprietor:Mr.Katharotiya Vishal Popatbhai, S/o.Mr.Katharotiya Popatbhai Babubhai, Office No:33,Upper Ground Floor, Diamond World, Varachha Road, Mini Bazar, Surat-395 006. Mobile: 98980 54766	Borrower
Mr.Katharotiya Vishal Popatbhai, S/o.Mr.Katharotiya Popatbhai Babubhai, No:A2/101, Vraj Vihar Residency, Vraj Chowk, Simada, Surat-395 006. Mobile: 98980 54766	Proprietor / Mortgagor
Mr.Katharotiya Popatbhai Babubhai, S/o.Mr.Babubhai Rajabhai Katharotiya, No:A-2/101, Vraj Vihar Residency, Viraj Chowk, Simada, Surat-395 006. Mobile:98980 54766	Guarantor

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 provisio 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.Dev Enterprise, Proprietor - Mr.Katharotiya Vishal Popatbhai, S/o.Mr.Katharotiya Popatbhai Babubhai and Guarantor - Mr.Katharotiya Popatbhai Babubhai, S/o.Mr.Babubhai Rajabhai Katharotiya** that the below described immovable properties mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of **Tamilnad Mercantile Bank Limited, Ring Road, Surat Branch**, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **02-06-2026** for recovery of **Rs.1,95,22,429.69 (Rupees One Crore Ninety Five Lakh Twenty Two Thousand Four Hundred Twenty Nine and Sixty Nine Paise Only)** {i.e. Cash Credit of **Rs.1,87,05,839.36** and expenses of **Rs.8,16,590.33**} as on **30-04-2026** due to the Tamilnad Mercantile Bank Limited, Ring Road, Surat Branch with subsequent interest and expenses.



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The Reserve Price for **Property No.1** will be **Rs.10,93,000/-** (Rupees Ten Lakh and Ninety Three Thousand Only) and the earnest money deposit will be **Rs.1,09,300/-** (Rupees One Lakh Nine Thousand and Three Hundred Only).

The Reserve Price for **Property No.2** will be **Rs.10,93,000/-** (Rupees Ten Lakh and Ninety Three Thousand Only) and the earnest money deposit will be **Rs.1,09,300/-** (Rupees One Lakh Nine Thousand and Three Hundred Only).

The Reserve Price for **Property No.3** will be **Rs.10,93,000/-** (Rupees Ten Lakh and Ninety Three Thousand Only) and the earnest money deposit will be **Rs.1,09,300/-** (Rupees One Lakh Nine Thousand and Three Hundred Only).

The Reserve Price for **Property No.4** will be **Rs.10,93,000/-** (Rupees Ten Lakh and Ninety Three Thousand Only) and the earnest money deposit will be **Rs.1,09,300/-** (Rupees One Lakh Nine Thousand and Three Hundred Only).

The Reserve Price for **Property No.5** will be **Rs.28,69,000/-** (Rupees Twenty Eight Lakh and Sixty Nine Thousand Only) and the earnest money deposit will be **Rs.2,86,900/-** (Rupees Two Lakh Eighty Six Thousand and Nine Hundred Only).

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd., Plot No.25/C, 25/D & 25/E, Ground Floor, Animesh House, Kinnary Cinemas, Ring Road, Surat – 395002, Gujarat.
Date and Time of Auction Sale	02-06-2026 at 10.30 AM for Property No.1 11.00 AM for Property No.2 11.30 AM for Property No.3 12.00 PM for Property No.4 12.30 PM for Property No.5
Upset Price	Property No.1 - Rs.10,93,000/- (Rupees Ten Lakh and Ninety Three Thousand Only). Property No.2 - Rs.10,93,000/- (Rupees Ten Lakh and Ninety Three Thousand Only). Property No.3 - Rs.10,93,000/- (Rupees Ten Lakh and Ninety Three Thousand Only). Property No.4 - Rs.10,93,000/- (Rupees Ten Lakh and Ninety Three Thousand Only). Property No.5 - Rs.28,69,000/- (Rupees Twenty Eight Lakh and Sixty Nine Thousand Only).

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Description of the Properties:

1) On equitable mortgage of undivided proportionate share in land to the extent of 9.23 sq.mt situated at Revision Block No.248 (old Block No.595 its Rev.S.Nos.458/2 and 462) and shop building constructed thereat at 2nd Floor of "Shiv Drasthti" bearing Shop No.**S-10**, Carpet Area 31.91 sq.mt i.e 343.40 sq.ft and Build up area 33.35 sq.mt i.e 358.84 sq.ft and Super Build Up area 53.42 sq.mt i.e 574.79 sq.ft, Village Umbhel, Sub District Taluka Kamrej, District Surat, stands in the name of Mr.Vishal Popatbhai Kathoritiya.

Boundaries:

North	Shop No.09
South	Shop No.11
East	Open Space
West	Passage

2) On equitable mortgage of undivided proportionate share in land to the extent of 9.23 sq.mt situated at Revision Block No.248 (old Block No.595 its Rev.S.Nos.458/2 and 462) and shop building constructed thereat at 2nd Floor of "Shiv Drasthti" bearing Shop No.**S-11**, Carpet Area 31.91 sq.mt i.e 343.40 sq.ft and Build up area 33.35 sq.mt i.e 358.84 sq.ft and Super Build Up area 53.42 sq.mt i.e 574.79 sq.ft, Village Umbhel, Sub District Taluka Kamrej, District Surat, stands in the name of Mr.Vishal Popatbhai Kathoritiya.

Boundaries:

North	Shop No.10
South	Stair/Lift
East	Open Space
West	Passage

3) On equitable mortgage of undivided proportionate share in land to the extent of 9.23 sq.mt situated at Revision Block No.248 (old Block No.595 its Rev.S.Nos.458/2 and 462) and shop building constructed thereat at 2nd Floor of "Shiv Drasthti" bearing Shop No.**S-12/A**, Carpet Area 31.91 sq.mt i.e 343.40 sq.ft and Build up area 33.35 sq.mt i.e 358.84 sq.ft and Super Build Up area 53.42 sq.mt i.e 574.79 sq.ft, Village Umbhel, Sub District Taluka Kamrej, District Surat, stands in the name of Mr.Vishal Popatbhai Kathoritiya.

Boundaries:

North	Shop No.12
South	Shop No.14
East	Open Space
West	Passage

4) On equitable mortgage of undivided proportionate share in land to the extent of 9.23 sq.mt situated at Revision Block No.248 (old Block No.595 its Rev.S.Nos.458/2 and 462) and shop building constructed thereat at 2nd Floor of "Shiv Drasthti" bearing Shop No.**S-14**, Carpet Area 31.91 sq.mt i.e 343.40 sq.ft and Build up area 33.35 sq.mt i.e 358.84 sq.ft and Super Build Up area 53.42 sq.mt i.e 574.79 sq.ft, Village Umbhel, Sub District Taluka Kamrej, District Surat, stands in the name of Mr.Vishal Popatbhai Kathoritiya.

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Boundaries:

North	Shop No.12/A
South	Shop No.15
East	Open Space
West	Passage

5) On equitable of mortgage of undivided proportionate share in land to the extent of 24.20 sq.mt situated at Revision Block No.248 (old Block No.595 its Rev.S.No.458/2 and 462) and shop building constructed thereat at 2nd Floor of "Shiv Drasthti" bearing Shop No.**S-15**, Carpet Area 83.62 sq.mt i.e 899.75 sq.ft and Build up area 87.41 sq.mt i.e 940.53 sq.ft and Super Build Up area 140.28 sq.mt i.e 1509.41 sq.ft, Village Umbhel, Sub District Taluka Kamrej, District Surat, stands in the name of Mr.Vishal Popatbhai Kathoritiya.

Boundaries:

North	Shop No 14
South	Open Space
East	Open Space
West	Passage

NOTE: The above collateral security is common for the Credit Limit Facility bearing **A/c No. 192700150950582** availed in the name of **M/s.Veer Corporation, Proprietor: Mr.Katharotiya Popatbhai Babubhai, S/o.Babubhai Rajabhai Katharotiya** and total outstanding as on 30-04-2026 is **Rs.1,87,48,139.09 [i.e Cash credit – Rs.1,84,92,261.75 + Expenses – Rs.2,55,877.34]** and subsequent interest and expenses. The said accounts were classified as NPA on 29-09-2021 and action under SARFAESI Act has been taken.

Terms & Conditions

1.The intending bidders should pay 10% of the reserve price of the property as Earnest Money Deposit (EMD) by means of a "Demand Draft" drawn in favor of "Tamilnad Mercantile Bank Ltd" on or before **02-06-2026 within 10.00 AM.**

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, 9150038027, 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 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.

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- 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.
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., Aadhaar 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. 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 (Rs.50.00 Lakh and above property).
13. The sale notice is also uploaded/published on website (www.tmb.bank.in).

Place: Surat.
Date: 14-05-2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
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