

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 :07-05-2026

(By Speed Post With Registration)

To,

M/s.Hetvi Creation, Proprietor:Mrs.Bhimani Kajalben Tusharbhai, W/o.Bhimani Tusharbhai Dhirubhai, 1102,11 th Floor,Park View, Near Vastu Pujan Heights,Yogi Chowk,Punagam, Surat,Gujarat-395010. Mobile: 9924564001	Borrower
Mrs.Bhimani Kajalben Tusharbhai, W/o.Mr.Bhimani Tusharbhai Dhirubhai, 174, Marutidham Soc, Kargil Chowk, Punagam, Surat, Gujarat – 395010 Mobile: 9924564001	Proprietor/Mortgagor
Mr.Bhimani Tusharbhai Dhirubhai, S/o.Mr.Dhirubhai Bhimani, 1102,11 th Floor,Park View, Near Vastu Pujan Heights, Yogi Chowk,Punagam, Surat,Gujarat-395010. Mobile: 9924564001	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.Hetvi Creation, Proprietor cum Mortgagor Mrs.Bhimani Kajalben Tusharbhai, W/o.Mr.Bhimani Tusharbhai Dhirubhai and Guarantor Mr.Bhimani Tusharbhai Dhirubhai, S/o.Mr.Dhirubhai Bhimani** that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised 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 **25-05-2026 for recovery of Rs.2,08,18,771.45 (Rupees Two Crore Eight Lakh Eighteen Thousand Seven Hundred Seventy One and Forty Five Paise Only)** as on **30-04-2026** [Overdraft for Rs.1,78,16,082.93, Term Loan (GECL) for Rs.23,97,851.20 and Expenses for Rs.6,04,837.32] due to the Tamilnad Mercantile Bank Limited, Ring Road, Surat Branch with subsequent interest and expenses.



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Property No:-1 The reserve price will be **Rs.62,38,000/-** (Rupees Sixty Two Lakh and Thirty Eight Thousand Only) and the earnest money deposit will be **Rs.6,23,800/-** (Rupees Six Lakh Twenty Three Thousand and Eight Hundred Only).

Property No:-2 The reserve price will be **Rs.35,26,000/-** (Rupees Thirty Five Lakh and Twenty Six Thousand Only) and the earnest money deposit will be **Rs.3,52,600/-** (Rupees Three Lakh Fifty Two Thousand and Six Hundred Only).

Property No:-3 The reserve price will be **Rs.26,85,000/-** (Rupees Twenty Six Lakh and Eighty Five Thousand Only) and the earnest money deposit will be **Rs.2,68,500/-** (Rupees Two Lakh Sixty Eight Thousand and Five 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 Branch, Surat – 395002, Gujarat
Date and Time of Auction Sale	25-05-2026 at 11.30 AM for Property No. 1 12.00 PM for Property No. 2 12.30 PM for Property No. 3
Upset Price for Property No.1	Rs.62,38,000/- (Rupees Sixty Two Lakh and Thirty Eight Thousand Only)
Upset Price for Property No.2	Rs.35,26,000/- (Rupees Thirty Five Lakh and Twenty Six Thousand Only)
Upset Price for Property No.3	Rs.26,85,000/- (Rupees Twenty Six Lakh and Eighty Five Thousand Only)

Description of the Property/ies :

1) On extension of equitable mortgage of undivided share in land rights 29.97 sq.mt and commercial building thereat to the extent of 200.09 sq.mt (2151.00 sq.ft) Build up Area and Carpet Area 166.78 sq.mt (1794.55 sq.ft) situated at **"BELGIUM CHEMBER"**, Silver Plaza Complex, Shop No. **CH-418**, Fourth Floor, on Ward No.7, Nondh No.4824/A, Delhi Gate, In front of Linear bus stop, Ring Road, At.Falsawadi, Sub Dist. Surat.

Boundaries:

North	Adj.Niranjan Mill Part	East	Adj.Ring Road
South	Adj.Niranjan Mill Part	West	Adj.Niranjan Mill Part

2) On extension of equitable mortgage of undivided share in land rights 16.21 sq.mt and commercial building thereat to the extent of 113.12 sq.mt (1216.00 sq.ft) Build Up Area and Carpet Area 94.27 sq.mt (1014.34 sq.ft) situated at **"BELGIUM CHEMBER"** Silver Plaza Complex, Shop Nos. **CH-412, CH-414, CH-416**, Fourth Floor, on Ward No.7, Nondh No.4824/A, Delhi Gate, In front of Linear bus stop, Ring Road, At.Falsawadi, Sub Dist. Surat.



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Boundaries:

North	Adj.Niranjan Mill Part	East	Adj.Ring Road
South	Adj.Niranjan Mill Part	West	Adj.Niranjan Mill Part

3) On extension of equitable mortgage of undivided share in land rights 12.24 sq.mt and commercial building thereat to the extent of 86.14 sq.mt (926 sq.ft) Build Up Area and Carpet Area 71.79 sq.mt (772.46 sq.ft) situated at **"BELGIUM CHEMBER"**, Silver Plaza Complex, **Shop Nos. CH-420 & CH-422**, Fourth Floor, on ward No.7, Nondh No.4824/A, Delhi Gate, In front of Linear bus stop, Ring Road, At.Falsawadi, Sub Dist. Surat.

Boundaries:

North	Adj.Niranjan Mill Part	East	Adj.Ring Road
South	Adj.Niranjan Mill Part	West	Adj.Niranjan Mill Part

Note: The above collateral securities are also common collateral security for the Credit Limits bearing A/c No. 192700150950557 and 192700460100592 availed in the name of **M/s.Raj Marble** total outstanding **Rs.2,09,17,253.74** (Cash Credit - Rs.1,89,22,897.84, Term Loan - Rs.17,17,633.79 and Expenses - Rs.2,76,722.11) as on 30-04-2026. The said accounts were classified as NPA on 29-12-2022 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 25-05-2026 within 11.00 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., on all working days before the auction date (Phone No.9909001767, 9150038027, 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 by public auction .
- 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.

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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., 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.Successful bidder/purchaser will deduct TDS@1% (in case of invalid PAN, the applicable TDS -20%) 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: 07-05-2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
Ring Road, Surat Branch.

