Mumbai Vashi Branch,Unit No. 4, Banking Plaza,
APMC Market, Sector – 19,
Vashi, Navi Mumbai-400705.
Ph: 27831710 (M), 27839024 (CA)
Mob: 98213 53159 / 91500 38461
E-mail: mumbai_vashi@tmbank.in Web:www.tmb.in
CIN NO: L65110TN1921PLC001908

Date:13.04.2026

To

1.	**M/s. Vrajlal Hargovind,** G-14, APMC Market II, Phase II, Sector-19, Turbhe, Vashi, Navi Mumbai - 400 703.	Borrower
2	**Mr. Jayesh Vrajlal Rami,** S/o. Late Vrajlal Hargovind Rami G-14, APMC Market II, Phase II, Sector-19, Turbhe, Vashi, Navi Mumbai - 400 703. Also at: 5/58, Sevakunj, Kamla Nehru Cross Road No.2, Near Fire Brigade, Kandivali West S.O. Mumbai – 400 067.	Borrower – Partner / Guarantor/ Mortgagor
3	**Mr. Bharat Vrajlal Rami,** S/o. Late Vrajlal Hargovind Rami G-14, APMC Market II, Phase II, Sector-19, Turbhe, Vashi, Navi Mumbai - 400 703. Also at: 5/58, Sevakunj, Kamla Nehru Cross Road No.2, Near Fire Brigade, Kandivali West S.O. Mumbai – 400 067.	Borrower - Partner/ Guarantor/ Mortgagor

Sale Notice for Sale of Immovable Properties through E- Auction

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) & 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. Vrajlal Hargovind, (through its Partners: (1) Mr. Jayesh Vrajlal Rami, & (2) Mr. Bharat Vrajlal Rami), and Guarantors: (1) Mr. Jayesh Vrajlal Rami, and (2) Mr. Bharat Vrajlal Rami,** that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited Vashi Branch, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **30.04.2026 for recovery of Rs.3,42,06,448.40/- (Rupees Three Crore Forty Two Lakhs Six Thousand Four Hundred and Forty Eight and Forty Paise Only) Cash Credit ₹2,92,42,287.94, GECL-I ₹17,59,707.32 & GECL-II ₹26,04,891.90 & Expenses - ₹5,99,561.24) as on 31.03.2026** due to the Tamilnad Mercantile Bank Limited,Vashi Branch, with subsequent interest and expenses. **The Reserve Price will be Rs.3,05,00,000/- and the earnest money deposit will be Rs.30,50,000/-**

Description of Property:

On equitable mortgage of land with shop cum godown, admeasuring 1806 square feet or 167.80 sq. Mts., or therabouts or ground floor & mezzanine floor of the building, situated at Gala no. G-14, APMC Market Phase ll, Plot no. 2, Gat No.796, sector 19, Vashi, Navi Mumbai-400703 Standing in the name of Mr.Jayesh Vrajlal Rami and Mr.Bharat Vrajlal Rami

Boundaries

North: 20 m vide Road	South: Shop No:15
East: Shop No:13	West: Compound Wall

Terms & Conditions

1.

E-Auction Website	https://sarfaesi.auctiontiger.net
Upset Price	**Rs.3,05,00,000/- (Rupees Three Crore Five Lakhs Only)**
Date and time of e-auction	**30.04.2026** between 3.00 PM and 04.00 PM with auto time extensions of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs.30,50,000/- (Rupees Thirty Lakhs Fifty Thousand Only).
Last date for submission of Bid Form with EMD	Bid form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before **29.04.2026** within 06.00 PM.
Place of Submission of BID Form and EMD	**Mumbai Vashi Branch,Unit No. 4, Banking Plaza, APMC Market, Sector – 19,** **Vashi, Navi Mumbai-400705.** **Ph: 27831710 (M), 27839024 (CA)** **Mob: 98213 53159 / 91500 38461** **E-mail: mumbai_vashi@tmbank.in** **Web:**www.tmb.in **CIN NO: L65110TN1921PLC001908**
Bid Multiplier	Rs.10,000 /- (Rupees Ten Thousand Only)

Other Terms & Conditions:

2.The intending bidders may inspect and satisfy themselves about the property and may approach the Branch Manager to inspect the property /documents related to the property between 10.30 A.M., and 4.30 P.M., before the auction date (Mobile No.98213 53159)

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.

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 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 SARFEASI Act.

6.To the best of knowledge and information of the Authorized Officer, the property is not subject to any encumbrance.

7.The Authorized Officer will not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the property/ies under sale.

8.The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.

9.The Authorized Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorized Officer also has the right to reject the Bid Form of the intending bidder if it's not in order.

10.The property/properties will not be sold below the reserve price fixed above.

11.The intending bidders should submit photo copy of any one of the proof of identity, i.e., Aadhaar card, passport, driving license, ration card, Voter ID, PAN Card etc., along with the bid form.

12.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 stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the sale certificate.

13.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.

14.The sale notice is also uploaded/published on website(www.tmb.in)

Note:

1. Bid form for participating in the e-auction is available in the website https://sarfaesi.auctiontiger.net
2. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder) with regard to other relevant information and allotment of ID & password. For participating in the e-auction Contact: Ph- 022-27831710, 27839022. Mobile: 9821353159)

Authorized Officer
Tamilnad Mercantile Bank Ltd
Vashi Branch

Place: Vashi
Date :13-04-2026