

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 :08-05-2026

(By Speed Post With Registration)

To

M/s.S.R Corporation, Proprietor : Mr.Kakadiya Rasikbhai Hirjibhai, S/o. Mr. Hirjibhai Rukkhadbhai Kakadiya, No.102-103,First Floor, Akshar Palace, Kubernagar Society-1, Katargam Darwaja, Surat-395 004. Mobile - 9638002271 Office Address: No-B-6, Girdharpark Society, Matawadi, Karanji, Surat -395006.	Borrower
Mr.Kakadiya Rasikbhai Hirjibhai, S/o. Mr.Hirjibhai Rukkhadbhai Kakadiya, No.A-148, Matru Shakti Society, L.H.Road, Besides Rachana Society, Surat-395006. Mobile - 9638002271	Proprietor / Mortgagor
Mrs.Shobhanaben Rasikbhai Kakadiya, W/o. Mr.Kakadiya Rasikbhai Hirjibhai, No.A-148, Matru Shakti Society, L.H.Road, Besides Rachana Society, Karanj, Surat-395006. Mobile - 9638002271	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.S.R.Corporation, Proprietor- Mr.Kakadiya Rasikbhai Hirjibhai, S/o. Hirjibhai Rukkhadbhai Kakadiya and Guarantor: Mrs.Shobhanaben Rasikbhai Kakadiya, W/o.Mr.Kakadiya Rasikbhai Hirjibhai** that the below described immovable property 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 **26-05-2026 for recovery of Rs.1,04,92,110.52 (Rupees One Crore Four**



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

Lakh Ninety Two Thousand One Hundred Ten and Fifty Two Paise Only} {i.e. Cash Credit of Rs.97,89,691.68 and expenses of Rs.7,02,418.84} as on 30-04-2026 due to the Tamilnad Mercantile Bank Limited, Ring Road, Surat Branch with subsequent interest and expenses.

The Reserve Price for **Property** will be **Rs.81,27,000/-** (Rupees Eighty One Lakh and Twenty Seven Thousand Only) and the earnest money deposit will be **Rs.8,12,700/-** (Rupees Eight Lakh Twelve Thousand and Seven 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	26-05-2026 at 11.30 AM
Upset Price	Rs.81,27,000/- (Rupees Eighty One Lakh and Twenty Seven Thousand Only)

Description of the Property:

An undivided proportionate share in land and commercial building constructed thereat to the extent of 1520.00 sq.ft (ie.141.27 sq.mt) (Build Up area - As per sale deed) 2933.82 sq.ft (i.e 272.66 sq.mt) Super Build up area bearing Office No.301, 3rd Floor constructed on land bearing Block No. 37, F.P. No. 37/B/2, T.P. Scheme No. 61 in the Village limit of Parvat, (Parvat – Godadara), "Midas Square", Opposite to Dhruv Petroleum, Beside SMC Party Plot, Near Capital Square, Parvat – Godadara Road, Parvat City Taluk, District Surat.

Boundaries: (As per sale deed)

North	Road	East	Land bearing F.P No.47
South	Land for vegetable market	West	Road

NOTE: The above said collateral security is common for the Credit Facility bearing account number 192700150950602 availed in the name of **M/s.Smily Enterprise, Proprietor: Mrs.Shobhanaben Rasikbhai Kakadiya, W/o.Mr.Kakadiya Rasikbhai Hirjibhai, total outstanding as on 30-04-2026 is Rs.1,74,46,350.65** [i.e Cash Credit – Rs.1,71,61,986.56 + Expenses – Rs.2,84,364.09) with subsequent interest and expenses. The said account was classified as NPA on 29-12-2021 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 **26-05-2026 within 11.00 AM.**

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

- 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 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.
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% (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).

