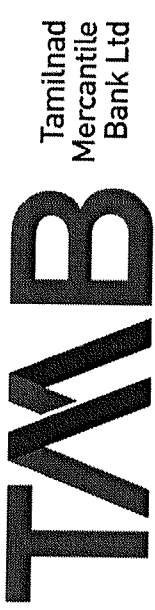


**TAMILNAD MERCANTILE BANK,
VAPI BRANCH**

Aamir Complex, GIDC Char Rasta,
Vapi-Silvassa Road, Vapi-396191,
Valsad District, Gujarat.
Email :vapi@tmbank.in

Phone :0260-2423999-8141633399

CIN - L65110TN1921PLC001908



TAMILNAD MERCANTILE BANK LTD

Vapi BRANCH

Date : 14-07-2026

To

(BY Speed Post with Registration)

1.M/s.Raj Industries Proprietor: Mr.Riyaz Liyakbhai Mobhani S/o Liyakatbhai Mobhani S.No.1009, Near Hriya Oark Gats Vapi-Silvassa Road Valsad Dt.Gujarat-396195	...Borrower Concern
2.Mr.Riyaz Liyakbhai Mobhani, S/o Liyakatbhai Mobhani Raj Row House, Kabrastan Road Vapi, Valsad Dt. Gujarat-396191	...Proprietor/ Mortgagor
3. Mrs.Reshma Riyaz Mobhani W/o Riyaz Liyakatbhai Mobhani Raj Row House, Kabrastan Road Vapi, Valsad Dt. Gujarat-396191	...Guarantor
4.Mr.Amir Liyakat Mobhani S/o Liyakatbhai Mobhani Raj Row House, Kabrastan Road Vapi, Valsad Dt. Gujarat-396191	...Guarantor

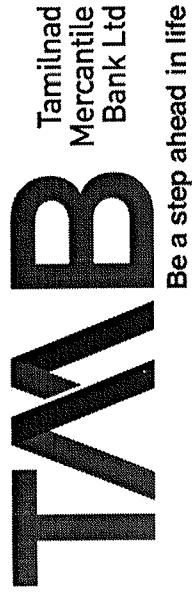
Sale Notice for Sale of Immovable Properties

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 proviso 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 of **M/s. Raj**

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Industries Proprietor: Mr.Riyaz Liyakbhai Mobhani S/o Liyakatbhai Mobhani and Guarantor- 1 Mrs.Reshma Riyaz Mobhani W/o Riyaz Liyakatbhai Mobhani, 2.Mr.Amir Liyakat Mobhani S/o Liyakatbhai Mobhani that the below described immovable properties mortgaged/charged to the Secured Creditor, the symbolic **Possession** of which has been taken by the Authorised Officer of **Tamilnad Mercantile Bank Limited, Vapi Branch**, will be sold “As is where is”, “As is what is”, and “Whatever there is” on **31-07-2026** for recovery of **Rs.19,59,619.44** (Rupees Nineteen Lakh Fifty Nine Thousand Six Hundred Nineteen and Paise Forty Four Only) as on 30-06-2026 {i.e., Overdraft for Rs.17,94,260.23 plus Expenses Rs.1,34,480.59 and Term Loan for Rs.30,809.00 plus Expenses Rs.69.62} plus subsequent interest and expenses due to the **Tamilnad Mercantile Bank Limited, Vapi Branch**.

The reserve price will be Rs. 10,65,000/- (Rupees Ten Lakh Sixty Five Thousand Only) and the Earnest Money Deposit will be Rs.1,06,500/- (Rupees One Lakh Six Thousand Five Hundred Only)

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD., Vapi Branch, Ground Floor, Aamir Complex, G.I.D.C. Char Rasta, Vapi-396195
Date and Time of Auction Sale	31-07-2026 at 11.00 A.M
Upset Price	Rs. 10,65,000/- (Rupees Ten Lakh Sixty Five Thousand Only)
Earnest Money Deposit	Rs. 1,06,500/- (Rupees One Lakh Six Thousand Five Hundred Only)

Description of the Property:

1.On EQM of Residential flat at “PARIVAR APARTMENT” wing –B, flat No 302 admeasuring 800 Sq.ft (super builtup area) situated on the 3rd Floor, Survey No.471/A/paikee 7, at Village, Dunga Tal.Vapi., Dist –Valsad, Gujarat standing in the name of Mr.Riyaz Liyakatbhai Mobhani.

Boundaries

North – By Open Space
East – By Flat No.303
South – By Flat No.301
West – By Open Space



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Note: The above properties are common for the TMB-LAP Loan (A/c no. 391700480100085) outstanding for Rs.14,83,677.52 plus expenses of Rs.53,018.82 as on 30-06-2026 availed in the name of **Mr.Riyaz Liyakathai Mobhani and Mrs. Reshma Riyaz Mobhani** and also common for credit Limits availed by **M/s.Raj Poly Plast** outstanding for total amount of Rs.29,60,005.77 as on 30-06-2026 {i.e. Cash Credit (A/c no.391700150950019) outstanding for Rs.15,78,129.47 plus expenses for Rs.77,782.30 and GECL-TL(391700480100075) limit outstanding of Rs.13,04,094.00} with subsequent interest and expenses.

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 31-07-2026 within 10.30 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. 8141633399, **0260-2423999**)
- 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.
- 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 dues to the Government or anybody in respect of the property/ies under sale.



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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., adhaar 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 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 Lakhs and Above Property)

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

Place: Vapi

Date: 14-07-2026



Authorised Officer

**Tamilnad Mercantile Bank Ltd
(For Vapi Branch)**

Verified By: