

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@tmb.bank.in
Phone No.0261- 2366500, 2367600
CIN – L65110TN1921PLC001908

NOTICE FOR SALE

TAMILNAD MERCANTILE BANK LTD RING ROAD, SURAT BRANCH

Date :11-08-2026

(By Speed Post With Registration)

To

✓ M/s.Ambika Agro Food Products, Proprietor : Mr. Ramawat Deepak, S/o.Mr.Pradeep Kumar Surajmal Ramawat, Plot No.28, 29, Dattanand Estate, Bolav, Olpad, Surat- 394 110. Mobile Number - 84859 68645	Borrower
Mr. Ramawat Deepak, S/o.Mr.Pradeep Kumar Surajmal Ramawat, No:B-502, Shree Avenyu, Near Raj Palace, Godadra, Surat -395 010. Mobile Number- 84859 68645	Proprietor / Mortgagor
Mr.Pradeep Kumar Ramawat, S/o.Mr.Surajmal Priyagdas Ramawat B-502, Shree Avenyu, Near Raj Palace, Godadra, Surat -395 010. Mobile Number- 98795 52349	Guarantor

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitization 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.Ambika Agro Food Products, Proprietor cum Mortgagor Mr. Ramawat Deepak, S/o. Pradeep Kumar Surajmal Ramawat and Guarantor Mr.Pradeep Kumar Ramawat, S/o.Surajmal Priyagdas Ramawat** that the below described immovable property mortgaged 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 **29-08-2026** for recovery of ₹67,08,199.30 (Rupees Sixty Seven Lakh Eight Thousand One Hundred Ninety Nine and Thirty Paise Only) {i.e. Cash Credit of ₹52,06,939.52 + Term Loan of ₹12,44,148.00 + expenses of ₹2,57,111.78} as on **31-07-2026** 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 will be **₹.28,62,000/-** (Rupees Twenty Eight Lakh and Sixty Two Thousand Only) and the earnest money deposit will be **₹2,86,200/-** (Rupees Two Lakh Eighty Six Thousand and Two 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	29-08-2026 11.30 AM
Upset Price	₹28,62,000/- (Rupees Twenty Eight Lakh and Sixty Two Thousand Only)

Description of the Property:

All that piece and parcel of land to the extent of 2240 sq.ft (208.10 sq.mtr) in Plot No.28 and 29 together with industrial building constructed thereat to the extent of { Actual measurement - GF - 2324 sq.ft (RCC) and FF – 1162 sq.ft (RCC), 1162 sq.ft (AC sheet)} (As per approved plan – GF – 1920 sq.ft) situated at Plot No.28 & 29, together with common right in Road and COP at Dattanand Industrial Estate, Near Sahjanand Industrial Estate, Vadoli – Kim – Mandavi Road, Block No.13 / Part – 1 (Rev S.No.14) in the village of Bolav, Olpad Taluka, Sub district Olpad, District Surat.

Boundaries:

North	Plot No. 18 & 19	East	Plot No.30
South	Road / Plot No. 58 & 59	West	Plot No.27

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 **29-08-2026 within 11.00 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., 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 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 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% (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 (₹50.00 Lakh and above property).

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

Place: Surat.
Date: 11-08-2026


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

