

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 :14-08-2026

(By Speed Post With Registration)

To

✓ M/s.Raj Shree Industries, Proprietor:Mr.Ramnarayan Ambalal Tailor, S/o.Mr.Ambalal Tailor, Plot No.20,1 st Floor, Sai Leela Industrial Society, Behind Udhna Bus Depo, Udhna, Surat-394210. Mobile: 63552 10251	Borrower
Mr.Ramnarayan Ambalal Tailor, S/o.Mr.Ambalal Tailor, No:A/304, Shree Vandan Residency, Deladava, Chorasi, Surat - 395010. Mobile: 96385 80111	Proprietor/Mortgagor
Mr.Bherudan Sampatmal Parakh, S/o.Mr.Sampatmal Parakh, Flat No. D-602, 6 th Floor, Rushi Vihar Township D-Building, Parvat Road, Surat – 395010. Mobile : 99786 18534	Guarantor
Mr.Vaishnav Nathudas Laxmandas, S/o.Mr.Laxmandas H Vaishnav, No.G-301, Shree Residency, Mansarovar Society, Godadara, Surat City, Surat-395010. Mobile : 98257 62146	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. Raj Shree Industries, Proprietor cum Mortgagor - Mr.Ramnarayan Ambalal Tailor, S/o.Mr.Ambalal Tailor and Guarantors Mr.Bherudan Sampatmal Parakh, S/o. Mr.Sampatmal Parakh and Mr.Vaishnav Nathudas Laxmandas, S/o. Mr.Laxmandas H Vaishnav** that the below described immovable properties 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**.

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will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 03-09-2026 for recovery of ₹.3,07,96,894.02 (Rupees Three Crore Seven Lakh Ninety Six Thousand Eight Hundred Ninety Four and Two Paise Only) {i.e. Cash Credit of ₹.2,68,56,087.85 + Term Loan (GECL) of ₹.32,39,327.96 + expenses of ₹.7,01,478.21} as on 31-07-2026 due to the Tamilnad Mercantile Bank Limited, Ring Road, Surat Branch with subsequent interest and expenses.

The Reserve Price for **Property 1** will be ₹.36,79,000/- (Rupees Thirty Six Lakh and Seventy Nine Thousand Only) and the earnest money deposit will be ₹.3,67,900/- (Rupees Three Lakh Sixty Seven Thousand and Nine Hundred Only).

The Reserve Price for **Property 2** will be ₹.36,79,000/- (Rupees Thirty Six Lakh and Seventy Nine Thousand Only) and the earnest money deposit will be ₹.3,67,900/- (Rupees Three Lakh Sixty Seven Thousand and Nine 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	03-09-2026 at 11.30 AM for Property 1 at 12.00 PM for Property 2
Upset Price	Property 1 - ₹.36,79,000/- (Rupees Thirty Six Lakh and Seventy Nine Thousand Only) Property 2 - ₹.36,79,000/- (Rupees Thirty Six Lakh and Seventy Nine Thousand Only)

Description of the Properties:

1) Undivided proportionate share in land and commercial building constructed to the extent of 25.33 sq.mt or 272.50 sq. ft carpet area and 27.11 sq.mt or 291.70 sq.ft Buildup area and 50.65 sq.mt or 545 sq.ft super buildup area with 6.84 sq.mt share in land bearing Shop No. **G-38**, situated at R.S No.580/1, 592/1, 593, 595, Block No.631, 671/B, T.P.S.No.12(Puna), F.P.No.24/1 & 45/2, International Fashion Market, Ground Floor, Opp. Raj Mahal A/C Mall, Punagam Road, Puna, Tal. Surat City, Dist. Surat standing in the name of Mr.Ramnarayan Ambalal Tailor.

Boundaries:

North	Passage and open Space	East	Shop No.G-39
South	O.T.S	West	Staircase and Shop No.G-37

2) Undivided proportionate share in land and commercial building constructed to the extent of 25.33 sq.mt or 272.50 sq. ft carpet area and 26.63 sq.mt or 286.54 sq.ft Buildup area and 50.65 sq.mt or 545 sq.ft super buildup area with 6.72 sq.mt share in land bearing Shop No. **G-39**, situated at R.S No.580/1, 592/1, 593, 595, Block No.631, 671/B, T.P.S.No.12(Puna), F.P.No.24/1 & 45/2, International Fashion Market, Ground Floor, Opp. Raj Mahal A/C Mall, Punagam Road, Puna, Tal. Surat City, Dist. Surat standing in the name of Mr.Ramnarayan Ambalal Tailor.

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Boundaries:

North	Passage and open Space	East	Shop No.G-40
South	O.T.S	West	Staircase and Shop No.G-38

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 **03-09-2026 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.

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.

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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: 14-08-2026


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

