

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 :11-09-2026

(By Speed Post With Registration)

To

M/s.Divya Construction, Proprietor :Mr.Dhanani Pareshbhai Manubhai, S/o.Mr.Manubhai Ladhahbhai Dhanani, Flat No.A-4/304, Saurashtra Township, Pasodara, Kamrej, Surat - 394185. Mobile - 9537279539	Borrower
Mr.Dhanani Pareshbhai Manubhai, S/o.Mr.Manubhai Ladhahbhai Dhanani, Flat No.A-4/304, Saurashtra Township, Pasodara, Kamrej, Surat - 394185. Mobile - 8758888061	Proprietor/Mortgagor
Mrs.Dhanani Divya Pareshbhai W/o.Mr.Dhanani Pareshbhai Manubhai, Flat No.A-4/304, Saurashtra Township, Pasodara, Kamrej, Surat -394185. Mobile - 8758888061	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.Divya Construction, Proprietor cum Mortgagor Mr.Dhanani Pareshbhai Manubhai, S/o.Mr.Manubhai Ladhahbhai Dhanani and Guarantor Mrs.Dhanani Divya Pareshbhai, W/o.Mr.Dhanani Pareshbhai Manubhai** that the below described immovable property/ies 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 **29-09-2026** for recovery of **Rs.1,57,02,005.56 (Rupees One Crore Fifty Seven Lakh Two Thousand Five and Fifty Six Paise Only)** {i.e. Overdraft of Rs.1,18,32,859.41, Term Loan (GECL) of Rs.27,13,993.39 and expenses of Rs.11,55,152.76} as on **31-08-2026** 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 No.1** will be **Rs.15,84,000/-** (Rupees Fifteen Lakh and Eighty Four Thousand Only) and the earnest money deposit will be **Rs.1,58,400/-** (Rupees One Lakh Fifty Eight Thousand and Four Hundred Only).

The Reserve Price for **Property No.2** will be **Rs.10,75,000/-** (Rupees Ten Lakh and Seventy Five Thousand Only) and the earnest money deposit will be **Rs.1,07,500/-** (Rupees One Lakh Seven Thousand and Five Hundred Only).

The Reserve Price for **Property No.3** will be **Rs.15,00,000/-** (Rupees Fifteen Lakh Only) and the earnest money deposit will be **Rs.1,50,000/-** (Rupees One Lakh and Fifty Thousand Only).

The Reserve Price for **Property No.4** will be **Rs.15,84,000/-** (Rupees Fifteen Lakh and Eighty Four Thousand Only) and the earnest money deposit will be **Rs.1,58,400/-** (Rupees One Lakh Fifty Eight Thousand and Four 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	29-09-2026 at 12.00 PM for Property No.1 12.30 PM for Property No.2 01.00 PM for Property No.3 01.30 PM for Property No.4
Upset Price	Property No.1 - Rs.15,84,000/- (Rupees Fifteen Lakh and Eighty Four Thousand Only) Property No.2 - Rs.10,75,000/- (Rupees Ten Lakh and Seventy Five Thousand Only) Property No.3 - Rs.15,00,000/- (Rupees Fifteen Lakh Only) Property No.4 - Rs.15,84,000/- (Rupees Fifteen Lakh and Eighty Four Thousand Only)

Description of the Property /ies:

1) Undivided proportionate share in land and commercial shop building thereat constructed to the extent of 400 sq.ft or 37.17 sq.mt super built up area, 252.75 Sq.ft or 23.49 Sq.mt Built up area and 241.02 Sq.ft or 22.40 Sq.mt carpet area situated at "Mark Point" Building -A, Ground Floor, Shop No. **A024**, situated on Revenue Survey No. 128/2, Block No.203, T.P.S No.69 (Godadra-Dindoli), F.P No.172, At.Dindoli, Surat, Tal.Choryasi,Dist. Surat, State. Gujarat (India) in the name of Mr.Pareshbhai Manubhai Dhanani.

Boundaries:

North	Building B	East	Passage
South	Shop No.A/23	West	Pratik Residency Gate

Tamilnad Mercantile Bank Ltd. : Pending of special civil suit vide RCS.No.111/2021 is pending before Civil Court Surat.

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2) Undivided proportionate share in land and commercial shop building thereat constructed to the extent of 418 Sq.ft or 38.84 Sq.mt super built up area, 268.56 sq.ft or 24.96 Sq.mt Built up area and 247.58 Sq.ft or 23.01 Sq.mt carpet area situated at "Mark Point" Building -A, First Floor, Shop No. **A109**, situated on Revenue Survey No. 128/2, Block No.203, T.P.S No.69 (Godadra-Dindoli), F.P No.172, At.Dindoli, Surat, Tal.Choryasi,Dist. Surat, State. Gujarat (India) in the name of Mr.Pareshbhai Manubhai Dhanani.

Boundaries:

North	Shop No-A-110	East	Plaza
South	Society Bathroom	West	Pratik Residency

Encumbrance : Pendency of special civil suit vide RCS No.111/2021 is pending before Civil Court Surat.

3) Undivided proportionate share in land and commercial shop building thereat constructed to the extent of 370 Sq.ft or 34.38 Sq.mt super built up area, 239.41 Sq.ft or 22.55 Sq.mt Built up area and 220.47 Sq.ft or 20.49 Sq.mt carpet area situated at "Mark Point" Building -A, Ground Floor, Shop No.**A005**, situated on Revenue Survey No. 128/2, Block No.203, T.P.S No.69 (Godadra-Dindoli), F.P No.172, At.Dindoli, Surat, Tal.Choryasi,Dist. Surat, State. Gujarat (India) in the name of Mr.Pareshbhai Manubhai Dhanani.

Boundaries:

North	Plaza	East	Shop No-A-004
South	Pratik Residency Gate	West	Shop No-A-006

Encumbrance : Pendency of special civil suit vide RCS No.111/2021 is pending before Civil Court Surat.

4) Undivided proportionate share in land and commercial shop building thereat constructed to the extent of 400 Sq.ft or 37.17 Sq.mt super built up area, 240.16 Sq.ft or 22.32 Sq.mt Built up area and 219.50 Sq.ft or 20.40 Sq.mt carpet area situated at "Mark Point" Building-B, Ground Floor, Shop No.**B006**, situated on Revenue Survey No. 128/2, Block No.203, T.P.S No.69 (Godadra-Dindoli), F.P No.172, At.Dindoli, Surat, Tal.Choryasi,Dist. Surat, State. Gujarat (India) in the name of Mr.Pareshbhai Manubhai Dhanani.

Boundaries:

North	Shop No-B/7	East	Society
South	Shop No-A/24	West	Pratik Residency

Encumbrance : Pendency of special civil suit vide RCS No.111/2021 is pending before Civil Court Surat.



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NOTE: The above said **collateral security is common** for the Credit Facility bearing account number 192700050900883 and 192700460100633 availed in the name of **M/s.Nilkanth Construction**, Proprietor: Mrs.Dhanani Divya Pareshbhai, W/o.Dhanani Pareshbhai Manubhai, total outstanding as on 31-08-2026 is **Rs.1,70,71,200.48** [i.e Overdraft – Rs.1,42,05,676.30 + WCTL (GECL) - Rs.25,33,059.18 + Expenses – Rs.3,32,465.00) with subsequent interest and expenses. The said account was classified as NPA on 22-06-2021 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 **29-09-2026 within 11.30AM.**
- 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

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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).

Place: Surat.
Date: 11-09-2026

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

