

**TAMILNAD MERCANTILE BANK
SACHIN BRANCH,**

No-2, Shree Complex, Plot -D, Block No. 180,
Ground floor 180, Surat Navsari Road, Sachin
G.I.D.C Sachin-394230, Gujarat,
M:9879517027

Email: sachin@tmb.bank.in

CIN : L65110TN1921PLC001908

TMB Tamilnad
Mercantile
Bank Ltd

Be a step ahead in life

E-Auction Sale Notice

Date : 07-10-2026

(BY Speed Post with Registration)

To,

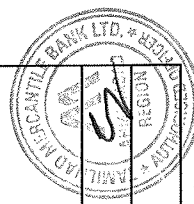
	...Borrower	...Director/ Guarantor/ Mortgageor
1. M/s. Devkrut Engineers Pvt. Ltd. Old Address: Plot No.4308/22, Road No.43C, GIDC Sachin, Surat 394 230 New Address: Plot No.5806, Road No.58, Sachin GIDC, Sachin – 394230 Ph.No.9825115199		
2. Mr. Rakesh Kumar Shah S/o. Ramesh Kumar Shah 87-88, Jaydwarkesh, Gurukurupa Row House-2 Opp. Shell Petrol Pump Adjajan, Surat 395009 Ph.No.9825115199		
3. Mrs. Umaben Rakesh Kumar Shah W/o. Rakesh Kumar Shah 87-88, Jaydwarkesh, Gurukurupa Row House-2 Opp. Shell Petrol Pump Adjajan, Surat 395009 Ph.No.9825115199		

Sale Notice for Sale of Immovable Properties through E- Auction

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

The earlier Sale Notice for Sale of Immovable Properties through E- Auction dated 03.10.2026 is hereby withdrawn and this Notice is hereby given to the public in general, and in particular to the M/s. Devkrut Engineers Pvt. Ltd and Mr. Rakesh Kumar Shah S/o. Ramesh Kumar Shah and Mrs. Umaben Rakesh Kumar Shah W/o. Rakesh Kumar Shah that below described immovable properties mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited for Sachin Branch, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 26-10-2026 for recovery of Rs.4,04,40,082.86 (Rupees Four Crore Four Lakhs Forty Thousand Eighty Two and Eighty Six Paise Only) as on 31-08-2026 plus subsequent interest and expenses due to the Tamilnad Mercantile Bank Limited, Sachin Branch. The reserve price and Earnest Money Deposit will be as under:

Place of Auction	TAMILNAD MERCANTILE BANK SACHIN BRANCH, No-2, Shree Complex, Plot -D, Block No. 180, Ground floor 180, Surat Navsari Road, Sachin G.I.D.C Sachin-394230, Gujarat, M:9879517027 Email: sachin@tmb.bank.in		
Date and Time of Auction Sale	26-10-2026 at 11.00 AM		
Upset Price	Rs.1,82,00,000/- (Rupees One Crore Eighty Two Lakh only)		
EMD	Rs.18,20,000/- (Rupees Eighteen Lakh Twenty Thousand only)		



DESCRIPTION OF THE PROPERTIES

Sr.	Brief Description of the Property	Reserve Price	Eaneest Money Deposit (EMD)
1	All that piece and parcel of plot No. 87 measuring 68.78 Sq.mt and Plot No.88 measuring 68.78 of "Gurukrupa Society" (as per plan Plot No. 87 Shown as A/2 & Plot No. 88 Shown as A/1) on RS. No. 14/1, Paikey, Moje, Adajan, Near Croma Show Room, L.P Savani Road, Adajan Gam, Surat, to the extent of 137.56 Sq.mt and building constructed to the extent of 251 Sq.mt (Ground Floor 125 Sq.mt + First Floor – 100Sq.mt + Terrace floor – 26 Sq.mt) (Permissible Ground Floor 888 Sq. ft. + 1st floor 888 sq. ft) standing in the name of Mrs. Umaben Rakeshkumar Shah and Mr. Rakesh Ramesh Kumar Shah. Boundaries: North : Adj. 20' feet wide Society Road South : After Margin space land of R.S No. 14/2 East : Adj. 25' feet wide Society Road West : Adj. Plot No. 86	Rs.1,82,00,000/-	Rs.18,20,000/-

Terms & Conditions

E - Auction website	https://tmb.procure247.com
Upset Price	Rs.1,82,00,000/- (Rupees One Crore Eighty Two Lakh only)
Date and time of e-auction	26-10-2026 between 11.00 AM and 12.00 PM with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs.18,20,000/- (Rupees Eighteen Lakh Twenty Thousand only)
Last date for submission of bid form with EMD	Bid form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted on or before 26-10-2026 within 10:30 a.m.
Place of Submission of BID form and EMD	Authorized Officer, TAMILNAD MERCANTILE BANK SACHIN BRANCH, No-2, Shree Complex, Plot -D, Block No. 180, Ground floor 180, Surat Navsari Road, Sachin G.I.D.C Sachin-394230, Gujarat, M:9879517027 Email: sachin@tmb.bank.in
Bid Multiplier	Rs.10,000/- (Rupees Ten Thousand Only)

1. 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. **9879517027**)

2. 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.

3. 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.

4. No interest shall be payable on any amount deposited for participation in the bid under the SARFEASI Act.

5. To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance.

6. The Authorized 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/lies 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 Authorized Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorized 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 submit photo copy of any one of the proofs of identity, i.e., adhaar card, passport, driving license, ration card, Voter ID, PAN Card etc., along with the bid form.

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.

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

Note:

1. Bid form for participating in the e-auction is available in the website <https://tmb.procure247.com>
2. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder) with regard to other relevant information and allotment of ID & password. For participating in the e-auction Contact: **9879517027**

Place: Sachin(Surat)
Date: 07-10-2026



Authorised Officer
Tamilnad Mercantile Bank Ltd
Ahmedabad Regional Office
(For Sachin Branch)

Secret B3 : J

