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

Tamilnad Mercantile Bank Ltd
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NOTICE FOR SALE

TAMILNAD MERCANTILE BANK LTD
RING ROAD, SURAT BRANCH

Date :30-10-2026 **(BY Speed Post with Registration)**

To,

1.	M/s. Shree Shree Creation, Proprietrix:- Mrs.Bhimani Manisha Amulbhai, W/o.Mr.Bhimani Amulbhai Vithalbhai, No: I-307, Megh Malhar Residency, V T Nagar Road, Near Sarthana Jakatnaka, Surat-395 006. Mobile : 9723276761	...Borrower
2.	Mrs.Bhimani Manisha Amulbhai, W/o.Mr.Bhimani Amulbhai Vithalbhai, No: I/2 - 307, Megh Malhar Residency, V T Nagar Road, Near Sarthana Jakatnaka, Surat-395006. Mobile : 9723276761 Communication address: Door No:333, Gayatri Nagar, L.H.Road, Kapodara, Varachha, Surat- 395 006.	...Proprietor
3.	Mr.Bhimani Amulbhai Vithalbhai, S/o.Mr.Vithalbhai Khodabhai, No: I-307, Megh Malhar Residency, V T Nagar Road, Near Sarthana Jakatnaka, Surat-395006. Mobile : 9824723019	...Guarantor
4.	Mr.Bhimani Rakesh Dhirubhai, S/o.Mr.Bhimani Dhirubhai, No:174, Maruti Soc, Kargil Chowk, Surat City, Punagam, Surat-395010. Mobile : 9227372973	...Guarantor
5.	Mrs.Bhimani Komal Rakeshkumar, W/o.Mr.Bhimani Rakesh Dhirubhai, No: 174, Maruti Soc, Kargil Chowk, Surat City, Punagam, Surat-395010. Mobile: 7698073000	...Guarantor/ Mortgagor

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 proviso to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002.

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Notice is hereby given to the public in general and in particular to the Borrower **M/s.Shree Shree Creation, Proprietrix :- Mrs.Bhimani Manisha Amulbhai, W/o.Mr.Bhimani Amulbhai Vithalbhai, Guarantors: 1)Mr.Bhimani Amulbhai Vithalbhai, S/o. Mr.Vithalbhai Khodabhai, 2) Mr.Bhimani Rakesh Dhirubhai, S/o.Mr.Bhimani Dhirubhai and Guarantor cum mortgagor Mrs.Bhimani Komal Rakeshkumar, W/o. Mr.Bhimani Rakesh Dhirubhai** that the 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, Ring Road, Surat Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on 18-11-2026 for recovery of **Rs.1,07,66,147.04 (Rupees One Crore Seven Lakh Sixty Six Thousand One Hundred Forty Seven and Paise Four Only)** [Overdraft – Rs.1,02,77,765.19 + Expenses - Rs.4,88,381.85] as on 30-09-2026 due to the Tamilnad Mercantile Bank Limited, Ring Road, Surat Branch with subsequent interest and expenses.

The **Reserve Price for property** will be **Rs.28,68,000/-** (Rupees Twenty Eight Lakh and Sixty Eight Thousand only) and the **earnest money deposit** will be **Rs.2,86,800/-** (Rupees Two Lakh Eighty Six Thousand and Eight 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 Branch, Surat – 395002, Gujarat.**
Date and Time of Auction Sale	**18-11-2026 at 12.30 PM**
Upset Price	**Rs.28,68,000/- (Rupees Twenty Eight Lakh and Sixty Eight Thousand only)**

Description of the Property:

On equitable Mortgage of undivided share in land and shop building Office No.308, third floor at Shree Arcade, to the extent of 77.03 sq.m or 828.84 sq.ft buildup area and its carpet area is 75.11 sq.m or 808.18 sq.ft on 3rd floor, together with undivided proportionate share in underneath land of building known as " Shree Arcade" constructed on the land bearing Block No.179/1/B (Rev S.No.113/1A and 113/1B), Town Planning scheme No.69 (Godadara-Dindoli), O.P.No.154, Final Plot No.154/B admeasuring 904.00 sq.m of village Dindoli, Sub District Taluka Surat City (at present Udhna), District Surat, standing in the name of Mrs. Bhimani Komal Rakeshkumar, W/o.Mr.Bhimani Rakesh Dhirubhai.

Boundaries:

North	Shop No.307	East	Passage
South	Open Space	West	By Road

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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 18-11-2026 within 12.00 PM.

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 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 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 Authorized Officer, the properties are not subject to any encumbrance. The Authorized 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 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 bring any one of the proofs of identity, ie., Aadhar Card, Passport, Driving License, Ration Card, Voter ID, PAN Card etc., at the time of participating the bid.

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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% 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).

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

Place: Surat
Date: 30-10-2026

TAMILNAD MERCANTILE BANK LTD. RING ROAD SURAT AUTHORISED OFFICER