

TAMILNAD MERCANTILE BANK LTD
SURAT BRANCH

Date : 19.03.2024

(BY Speed Post/RPAD)

To

M/s. Carp Offset Proprietor : Mr. Chirag R Talaviya, S/o.Mr.Rameshbhai Dhirubhai Talaviya SY.No.189/1,Plot No.7, Gala-I,Vibhag-1, Hanuman Darwaja, B/H Sub Jail, Khatodara,Surat - 395002Borrower
Mr. Chirag R Talaviya S/o. Mr.Rameshbhai Dhirubhai Talaviya 601,White Palace, Behind Nand Banglows, Chorasi, Abrama Road, Mota Varachha, Surat 395006Proprietor/ Mortgagor
Mrs. Kajalben Rajeshbhai Talavia W/o. Mr. Rajeshbhai Jaysukhbhai Talavia, 103, Ramvatika Banglows Part-5, Velanja, near Rangoli Chowk, Surat – 394150. Guarantor / Mortgagor
Mr. Rajeshbhai Jasukhbhai Talaviya, S/o. Jaysukhbhai Limbabhai Talaviya 103, Ram Vatika Banglows Part-5, Velanja, Surat – 394150. Guarantor
Mr. Rameshbhai Dhirubhai Talaviya, S/o. Dhirubhai Shamjibhai Talaviya, 601,White Palace, Behind Nand Banglows, Chorasi, Abrama Road, Mota Varachha, Surat 395006 Guarantor

Auction 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) & Rule 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. Carp Offset, Proprietor cum mortgagor : Mr. Chirag R Talaviya, S/o.Mr.Rameshbhai Dhirubhai Talaviya** and Guarantors 1. **Mrs. Kajalben Rajeshbhai Talavia, W/o. Mr. Rajeshbhai Jaysukhbhai Talavia** 2. **Mr. Rajeshbhai Jasukhbhai Talaviya, S/o. Jaysukhbhai Limbabhai Talaviya** and 3. **Mr. Rameshbhai Dhirubhai Talaviya, S/o. Dhirubhai Shamjibhai Talaviya** that the below described immovable properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of **Tamilnad Mercantile Bank Limited Surat Branch**, will be sold “As is where is”, “As is what is”, and “Whatever there is” on **09.04.2024** for recovery of **Rs.3,62,10,542/- (Rupees Three Crore Sixty Two Lakh Ten Thousand Five Hundred Forty Two only)** { Term Loan-I for **Rs. 3,24,47,124.31**, Term loan-II for **Rs.19,13,877.79** and Term Loan-III for **Rs.11,27,186/-** as on **29.02.2024** plus expenses of

Tamilnad Mercantile Bank Ltd.
Office Building Complex, Bombay Market,
Surat Main Branch, Surat - 395010, Gujarat
email:-surat@tmbank.in
Phone No.0261- 2368191, 2355803,
2368191, 2311271, 2311272



Rs.7,22,353.90 } as on 29.02.2024 due to the Tamilnad Mercantile Bank Limited, Surat Branch with subsequent interest and expenses. The reserve price will be Rs. 1,28,00,000/- (Rupees One Crore Twenty Eight Lakhs Only) and the earnest money deposit will be Rs.12,80,000/- (Rupees Twelve Lakhs Eighty Thousand Only)

Description of the Property:

All that piece and parcel of residential land to the extent of 113.12 sq.mt (i.e.1217.61 sq.ft) at R.S.No.94/2/2 & 113 Paikie, T.P.S.No.17 (Fulpada), F.P.No.135, C.T.S.No.6262, Plot No.D/51, Vallabh Nagar Co-operative Society, Besides Mohan Nagar, Near Baroda Pristage, Off.Varacha Main Road, Fulpada, Tal.Puna (Surat City), Dist Surat together with House building constructed there at ad measuring to the extent of GF 1197.00 sq.ft , FF 1197.00 sq.ft in total 2394 sq.ft standing in the name of Mr.Chirag Rameshbhai Talaviya_(Approved plan for building is not obtained)

Boundaries:

North by : Adj.Road
South by : Adj.Wado
East by : Adj. Plot No D/52
West by : Adj. Plot No D/50

Terms & Conditions

1.

E - Auction website	https://sarfaesi.auctiontiger.net
Upset Price	Rs.1,28,00,000/- (Rupees One Crore Twenty Eight Lakhs Only)
Date and time of e-auction	09.04.2024 between 2 PM and 4 PM with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs.12,80,000/- (Rupees Twelve Lakhs Eighty 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 08.04.2024 within 06:00 pm.
Place of Submission of BID form and EMD	Authorised Officer, TAMILNAD MERCANTILE BANK LTD., Surat Branch
Bid Multiplier	Rs.10,000/- (Rupees Ten Thousand Only)

Other Terms & Conditions

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

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No.9879568099, 0261 -0261 2368191)

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.

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 Authorised 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 SARFEASI Act.

6.To the best of knowledge and information of the authorized Officer, the properties are not subject to any encumbrance except pendency of S.A.No.326/2021 before DRT-II at Ahmedabad. No stay against sale of immovable property. Stay granted only against movables vide order dated 15.10.2022 for not to take any coercive steps against movables being machineries.

7.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/ies under sale.

8.The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.

9.The Authorized 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.

10.The property/properties will not be sold below the reserve price fixed above.

11.The intending bidders should submit photo copy of any one of the proof of identity, ie., Adhaar card, passport, driving license, ration card, Voter ID, PAN Card etc., along with the bid form.

12.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.

13.Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec.194(1-A)

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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.

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

Note:

1.Bid form for participating in the e-auction is available in the website <https://sarfaesi.auctiontiger.net>

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: [M/s E-Procurement Technologies Ltd, Ahmedabad, Help Line. No:079-68136880/881/837/842, Mobile No. -09722778828/ 079 35022145/149/182 & Email ID: praveen.thevar@auctiontiger.net & support@auctiontiger.net](mailto:M/s_E-Procurement_Technologies_Ltd_Ahmedabad_Help_Line_No:079-68136880/881/837/842_Mobile_No._09722778828/079_35022145/149/182_email_ID:_praveen.thevar@auctiontiger.net_support@auctiontiger.net)

Place: Surat

Date: 19.03.2024

**Authorised Officer
Tamilnad Mercantile Bank Ltd
Surat Branch**