

Tamilnad Mercantile Bank Ltd
Faridabad Branch,
Upper Ground Floor, Plot No.37,
W G Tower, Neelam Bata Road,
NIT, Faridabad,
Haryana - 121001
E-mail: Faridabad@tmbank.in
CIN : L65110TN1921PLC001908
Mob No. 9205137300



TAMILNAD MERCANTILE BANK LTD, FARIDABAD BRANCH

Date : 01.07.2026

To

The Borrower(s)/ Guarantor(s)/Mortgagor(s)

1. Ms.Vandana Sharma,

D/o.Mr.Mandev Sharma,

House No: 943, Gali No:2,

Jawahar Colony Part – 2,

Near aggarwal School,

Faridabad – 121 005

98104 52480

2.Mr. Arun Sharma

S/o Mandev Sharma,

House No. 943, Gali No. 2,

Jawahar Colony Part – 2,

Near Aggarwal School,

Faridabad, Haryana – 121005

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.

Notice is hereby given to the public in general and in particular to the Borrower(s)/ Guarantor(s) **Miss. Vandana Sharma D/o Mandev Sharma and Mr. Arun Sharma S/o Mandev Sharma**, that the below described immovable property mortgaged/charged to the Secured Creditor, **the constructive possession** of which has been taken by the Authorized Officer of **Tamilnad Mercantile Bank Limited, Faridabad Branch** will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **14-08-2026** for recovery of **Rs. 21,31,845.49/- (Rupees Twenty One Lakh thirty One Thousand eight hundred forty five paise forty nine only)** as on **11-06-2026** due to the **Tamilnad Mercantile Bank Limited, Faridabad Branch** with subsequent interest and expenses.

The Reserve price will be **Rs. 27,10,000/- (Rupees Twenty Seven Lakhs Ten Thousand Only)** and the earnest money deposit will be **Rs. 2,71,000/- (Rupees Two Lakhs Seventy One Thousand Only)**.

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd Faridabad Branch, Upper Ground Floor, Plot No.37, W G Tower, Neelam Bata Road, NIT, Faridabad, Haryana - 121001 E-mail: Faridabad@tmbank.in CIN : L65110TN1921PLC001908 Mob No. 9205137300
Date and Time of Auction Sale	14-08-2026 and 03:00 PM
Upset Price	Rs. 27,10,000/- (Rupees Twenty Seven Lakhs Ten Thousand Only)

Description of the Property

All that the part and parcel of the residential land to an extent of 90 sq.yds or 810 sq.ft in Southern Part of Plot No. 74 in Arazi Khasra Mustil No: 57 Kila No: 18, 8, 3, 23/2, 2, 48/23 at Gali No: 2, Nangla Road, Jawahar Colony, Near Aggarwal School, Faridabad, Tehsil & District. Faridabad, Haryana and there is a residential house building constructed thereat to the extent of 810 sq.ft, vide House No: 943, Property ID No. 1B57D5H2 (Old PID on NDC : P07003550707) standing in the name of Mr. Arun Sharma S/o Mandev Sharma is being bounded by

BOUNDARIES :

East	:-	15 Feet Gali (Road)
West	:-	Others Property
North	:-	Others Property
South	:-	Remaining part of Property

Place :- Faridabad
 Date :- 01-07-2026

Authorised Officer
 (Mr.Iruthaya Mahesh, PA No.)
 Tamilnad Mercantile Bank Ltd.,
 (For Faridabad Branch)

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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 **13-08-2026 within 04:00 P.M**
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 (**Mob No. 9205137300**)
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.
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 Lacs and above property)
13. The sale notice is also uploaded/published on website (www.tmb.bank.in)

Place :- Faridabad
Date :- 01.07.2026

Authorised Officer
(Mr.Iruthaya Mahesh, PA No.)
Tamilnad Mercantile Bank Ltd.,