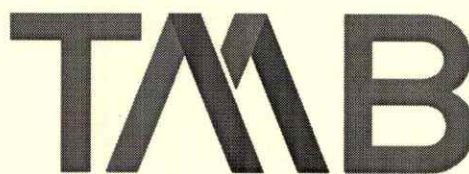


Tamilnad Mercantile Bank Ltd.
Himatnagar Branch
C.S.2876, Vasant Bhuvan,
Near Amarsinhji Shopping Mall,
Tower Road, Himatnagar -383 001
Cell :9909020780, 02772 - 245780
Email: Himatnagar@tmbank.in
CIN : L65110TN1921PLC001908



**Tamilnad
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**TAMILNAD MERCANTILE BANK LTD
HIMATNAGAR BRANCH**

Date : 18-06-2026

(BY Speed Post with Registration)

1	M/s Piplawala Agencies Prop: Mr. Mohammed Arif Haji Abdulkadar Piplawala L-21, Jivan Dhara Complex B/H Bank of Maharashtra Himmatnagar-Sabarkantha-383001 Mob-8780137194	Borrower
2	Mr. Mohammed Arif Haji Abdulkadar Piplawala S/o Mr. Abdulkadar, 44, Sukun Bungalows , Vijapur Road, Near RTO Circle, Savgadh-383220	Proprietor / Mortgagor
3	Mr.Mohammed Ayyub Haji Abdul Kadar Piplawala S/o Mr. Abdulkadar B/H Khusbu Hospital Hasannagar Himatnagar-383001 Mob- 9725252253	Guarantor

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

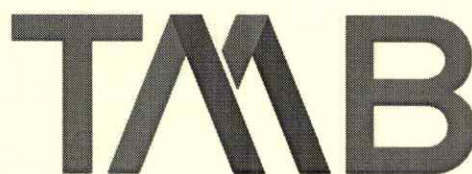
Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s): **M/s Piplawala Agencies, Proprietor/Mortgagor: Mr. Mohammed Arif Haji Abdulkadar Piplawala S/o Mr. Abdulkadar** and Guarantor **Mr.Mohammed Ayyub Haji Abdul Kadar Piplawala S/o Mr. Abdulkadar** that the below described immovable property mortgaged / charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited., **Himatnagar Branch**, (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **06-07-2026** for the recovery of a sum of **Rs.1,52,18,971.58 (Rupees One Crore Fifty Two Lakh Eighteen Thousand Nine Hundred Seventy One and Fifty Eight Paise Only)** as on 31-05-2026 (ie., Cash Credit of Rs.1,11,58,389.09 Plus Expenses Rs.4,99,470.20 and Term Loan - GECL-1 for Rs.20,25,352.94 Plus Expenses Rs.30,322.50 and Term Loan - GECL-2 for Rs.15,04,870.45 Plus Expenses Rs.566.40) plus subsequent interest and expenses due to Tamilnad Mercantile Bank Limited, Himatnagar Branch.

The Reserve price for the property No.:1 will be Rs.20,50,000/- and Earnest Money Deposit (EMD) will Rs.2,05,000/-



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Place of Submission of EMD and Auction	Tamilnad Mercantile Bank Ltd, Himatnagar branch, C.S.2876, Vasant Bhuvan Near Amarsinhji Shopping Mall, Tower Road, Himatnagar – 383 001 Mobile No.9909020780, 02772 - 245780
Date and Time of Auction Sale	06-07-2026 at 11:00 A.M.
Upset Price	Rs.20,50,000/- (Rupees Twenty lakhs Fifty Thousand only)
EMD	Rs.2,05,000/- (Rupees Two Lakh Five Thousand only)

Description of Properties:

1. All that pieces and parcel of immovable Property bearing shop nos. 21,22,23 situated at Lower level of New City Survey No.1682 construction admeasuring about 33-77 sq.mtr (Inner Carpet area) bearing Himatnagar Nagarpalika property nos. 7/88/20, 7/88/21 and 7/88/22 known as Jivandhara complex within the limits of Himatnagar Nagarpalika and in the city survey area of Himatnagar Dist Sabarkantha. Standing in the name of **Mr.Mohammed Arif Haji Abdulkadar Piplawala**

Boundaries:

North: Leaving passage shop no.8 of Low -level
South: Shop No.24 of Lower level
East : Shop no.17,18,19 of Lower level
West:Passage of shopping complex

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 favour of "Tamilnad Mercantile Bank Ltd" on or before 06-07-2026 within 10:30 A.M.

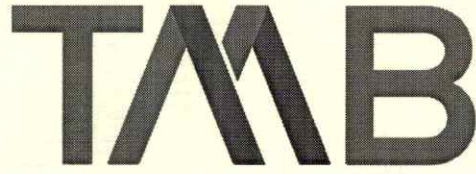
2.The intending bidders may inspect and satisfy themselves about the Property / Properties and may approach the Branch Manager to inspect the Property / documents related to the property between 10:00 A.M., and 4:00 P.M., before the auction date (Phone No: 2772-245780, Mobile No.:9909020780)

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



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(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: Himatnagar
Date :18-06-2026

Authorized Officer
Tamilnad Mercantile Bank Ltd
(For Himatnagar Branch)

