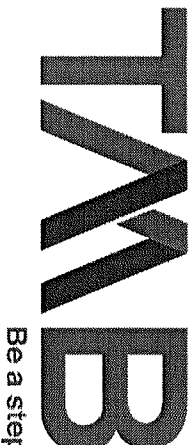


**TAMILNAD MERCANTILE BANK,
SACHIN BRANCH**
No. 2, Shree Complex, Plot -D,
Block No. 180, Surat-Navsari Road,
Sachin G.I.D.C Naka, Sachin-394230,
Surat District, Gujarat, M:9879517027
CIN – L65110TN1921PLC001908



Tamilnad
Mercantile
Bank Ltd
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**TAMILNAD MERCANTILE BANK LTD,
SACHIN BRANCH**

Date : 12-08-2026 (BY Speed Post with Registration)
To

M/s.Aqsa Clothing	...Borrower
Proprietor: Mr.Riyazahmed K Ansari, S/o. Mr.Kalimullah Ansari RAJVI COMPLEX SHOP NO 8 GROUND FLOOR SUDA SECTOR 3 Surat- 394110 Mobile Number - 9724588479	
Mr.Riyazahmed K Ansari, S/o. Mr.Kalimullah Ansari PLOT 20 21 FLAT NO 404 SAI SHRADDHA PALACE FOURTH FLOOR SUDA SECTOR 2 SACHIN SURAT – 394230 Mobile Number - 9724588479	...Proprietor / Mortgagor
Mrs. Nazma Khatun Riyaz Ahamed, W/o. Mr.Riyazahmed K Ansari PLOT 20 21 FLAT NO 404 SAI SHRADDHA PALACE FOURTH FLOOR SUDA SECTOR 2 SACHIN SURAT – 394230 Mobile Number - 8347656382	...Guarantor

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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** **M/s.Aqsa Clothing, Proprietor: Mr.Riyazahmed K Ansari, S/o. Mr.Kalimullah Ansari**

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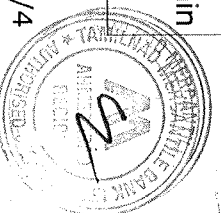
and Guarantor **Mrs. Nazma Khatun Riyaz Ahamed, W/o. Mr.Riyazahmed K Ansari** that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of **Tamilnad Mercantile Bank Limited, Sachin Branch**, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **31-08-2026**, for recovery of **Rs.14,73,994.95 (Rupees Fourteen Lakh Seventy Three Thousand Nine Hundred and Ninety Four and Ninety Five Paisa Only)** as on **31.07.2026** (i.e., Cash Credit of **Rs.9,62,505.11 Plus Expenses Rs.68,768.51** and Term Loan of **Rs.4,39,597.87** plus **Expenses Rs.3,123.46**) plus subsequent interest and expenses due to Tamilnad Mercantile Bank Limited, Sachin Branch.

The Reserve price for the property No.:1 will be **Rs.15,09,000/-** and Earnest Money Deposit (EMD) will **Rs.1,50,900/-**.

Place of Auction	Tamilnad Mercantile Bank Ltd SACHIN BRANCH No. 2, Shree Complex, Plot -D, Block No. 180, Surat-Navsari Road, Sachin G.I.D.C Naka, Sachin-394230, Surat District, Gujarat, M:9879517027
Date and Time of Auction Sale	31-08-2026 at 11.00 A.M.
Upset Price	Rs.15,09,000/- (Rupees Fifteen Lakh Nine Thousand only)
EMD	Rs.1,50,900/- (Rupees One Lakh Fifty Thousand Nine Hundred only)

DESCRIPTION OF THE PROPERTIES

An undivided share of land and residential Flat bearing Flat no.404 with carpet area is 464 sq.ft (i.e.43.12 Sq.mt) and its built up area is 503.24 sq.ft equivalent to 46.77 sq.mtrs [Super built-up area admeasuring 838.30 sq.ft (i.e.77.0 Sq.mt)] on 4th floor at “Sai Shradha Palace” situated at R.S. No. 105, 107, 108, 111, 124, 125, 137, 122/1, 122/2, 121/2, 154, 160, 120/1/1, 120/2/A, 118+163/2, 118+163/1, 119, 162, 161, 168, Block No. 129 Paikée, 117 Paikée, 144 Paikée, 145 Paikée, 146 to 148, 153 Paikée, 154 to 156, 157 Paikée, 158, 159, 160 Paikée, & 161 Paikée, Plot No. 20 (Nana) & Plot No. 2/21 (Nana), SUDA Housing Project-Sector-2, Near Dooradarshan, Sachin Apparel Park, Surat-Navsari Road, Sachin, Tal. Choryasi (City), Dist. Surat



**TAMILNAD MERCANTILE BANK,
SACHIN BRANCH**

No. 2, Shree Complex, Plot -D,
Block No. 180, Surat-Navsari Road,
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Surat District, Gujarat, M:9879517027
CIN - L65110TN1921PLC001908

TMB

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Boundaries :-	North : Road	East : Road
	South : Flat No.405	West : Flat No.40

TERMS & CONDITIONS

1.The intending bidders should pay Ten Percent (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 Limited" payable at Sachin Branch on or before **31-08-2026 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.9879517027, 0261 2397027).

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 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 SARFAESI Act.

6. To the best of knowledge and information of the Authorised Officer, the properties are not subject to any encumbrance. The Authorised 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.



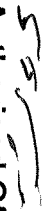
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7. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.
8. The Authorised Officer has absolute right to accept/reject/postpone or cancel the sale without assigning 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.
9. The property/properties will not be sold below the reserve price fixed above.
10. The intending bidders should bring any one of the proof 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. The sale notice is also uploaded/published on website (www.tmb.bank.in)

Place: Sachin.

Date : 12-08-2026


Authorised Officer


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

Verat B:

