

TAMILNAD MERCANTILE BANK LTD
Narasaraopet Branch
D.No:-9-7-40, 9-7-40A & 9-7-41,
Arundalpeta., Narasaraopet Branch
Palandu District - 522601
Phone: 08647-220507,
Mobile : 7032720506
Email.id: narasaraopet@tmbank.in



L65110TN1921PLC001908

TAMILNAD MERCANTILE BANK LTD, NARASARAOPET BRANCH

To

Date : 11.08.2026

Borrower / Mortgagor / Guarantors/ Proprietor(s)

- 1) **M/s Karim Khaja Gunny Merchants**
rep., by it's Proprietor Shaik Karim Karimulla
D. No. 6-29, Chinaturakapalem,
Narasaraopet Mandal,
Palnadu District – 522601 (Formerly Guntur District)
- 2) **Mr. Shaik Karim Karimulla**
S/o Karim Khasim,
R/o Door No. 6-29, Chinaturakapalem,
Narasaraopet Mandal,
Palnadu District – 522601 (Formerly Guntur District)
- 3) **Mrs. Shaik Karim Imambi**
W/o Shaik Karim Karimulla
R/o Door No. 6-29, Chinaturakapalem
Narasaraopet Mandal,
Palnadu District – 522601 (Formerly Guntur District)

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) Borrower / Mortgagor / Guarantors : 1) **M/s Karim Khaja Gunny Merchants rep., by its proprietor Shaik Karim Karimulla**, 2) **Mr. Shaik Karim Karimulla S/o Karim Khasim** and 3) **Mrs. Shaik Karim Imambi W/o Karim Karimulla**, 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, Narasaraopet Branch will be sold on “As is where is”, “As is what is”, “Whatever there is” and “Without recourse” on **31.08.2026** for recovery of **Rs. 9,85,225.46 (Rupees Nine Lakhs Eighty Five Thousand Two Hundred and Twenty Five and Forty Six Paise Only)** as on **31.07.2026** due to the **Tamilnad Mercantile Bank Limited, Narasaraopet Branch** with subsequent interest and expenses.

The Reserve Price will be Rs. 4,80,000/- (Rupees Four Lakhs Eighty Thousand Only) and the Earnest money deposit will be Rs. 48,000/- (Rupees Forty eight Thousand Only) for Property No. 1

The Reserve Price will be Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) and the Earnest money deposit will be Rs. 55,000/- (Rupees Fifty Five Thousand Only) for Property No. 2

//2//

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd., Narasaraopet Branch D.No:-9-7-40, 9-7-40A & 9-7-41, Arundalpeta, Narasaraopet Branch. Palnadu District – 522601 narasaraopet@tmbank.in Mob No. 7032720506
Date and Time of Auction Sale	31.08.2026 at 01:00 PM to 02: 00 PM for Property No. 1 31.08.2026 at 03:00 PM to 04:00 PM for Property No. 2
Upset Price	Rs. 4,80,000/- (Rupees Four Lakhs Eighty Thousand Only) - Property No.1 Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) – Property No.2

Description of the immovable Properties to be sold :

Property No. 1

Item No. 1

All the parts and parcel of the residential land to an extent of 69 Sq. Yards or 57.96 Sq. Meters of vacant site in Ellamanda Village D. No. 463-2 situated at Chinaturakapalem Village H/o Ellamanda Village, Narasaraopet Mandal, Palnadu District (Formerly Guntur District) and constructed an ACC shed standing in the name of the Shaik Karim Karimulla S/o Karim Khasim is being bounded by

East :- Property belongs to Shaik Khadarnasarvalli
South :- Site belongs to Shaik Karim Khajavali.
West :- Panchayat Road
North :- Property belongs to Shaik Mothadu Mahaboobi

Item No. 2

All the parts and parcel of the residential land to an extent of 24.75 Sq. Yards or 20.69 Sq. Meters of vacant site in Ellamanda Village D. No. 437 situated at Chinaturakapalem Village H/o Ellamanda Village, Narasaraopet Mandal, Palnadu District (Formerly Guntur District) and constructed an ACC shed standing in the name of the Shaik Karim Karimulla S/o Karim Khasim is being bounded by

East :- House belongs to Shaik Bahaduralli Saheb
South :- House belongs to Nidumukkala Mastan Bee
West :- Panchayat Road
North :- Joint Path way.

Item No.1 and Item No. 2 combine together called as Property No. 1

Property No. 2

All the parts and parcel of the residential land and building to an extent of 48.4 Sq. Yards or 40.46 Sq. Meters in Ellamanda Village D. No. 438 situated at Chinaturakapalem Village H/o Ellamanda Village, Narasaraopet Mandal, Palnadu District (Formerly Guntur District) standing in the name of the Shaik Karim Karimulla S/o Karim Khasim is being bounded by

East :- Road
South :- Property belongs to vendee(Shaik Karim Karimulla)
West :- Site belongs to Shaik Madirerannu Hussain
North :- Site belongs to Shaik Karim Mahaboob Subhani

**Place: Narasaraopet
Date : 11.08.2026**

**Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
For Narasaraopet Branch**

.....3

//3//

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 **31.08.2026** within **12.00P.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 3.00 P.M., before the auction date (Phone No: [08647-220507](tel:08647220507) , Cell : 70327 20506)

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 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, charges etc., related to the subject property.

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: Narasaraopet
Date: 11.08.2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
For Narasaraopet Branch