Tamilnad Mercantile Bank Limited
Mehdipatnam Branch
Door No,13-6-436/A/33,
Lakshmi Apartments,Lakshmi Nagar,
Mehdipatnam (67th Pillar),
Hyderabad – 500028.
Telangana State.
Mob: 91000 46074, 040 – 23517477
Email :- mehdipatnam@tmb.bank.in

Tamilnad Mercantile Bank Ltd
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L65110TN1921PLC001908

TAMILNAD MERCANTILE BANK LTD, MEHDIPATNAM BRANCH

To **Date :- 17-11-2026**

Borrower / Mortgagor / Guarantors :

1. Mrs. Shaheen Fatima,
   W/o. Mr. Mohammed Osman,
   8-15-32/A/3, Sastripuram,
   Mailardevpally, Gaganpahad,
   K.V.Ranga Reddy, Hyderabad – 500 052.

2. Mr. Mohammed Osman,
   S/o. Late Mohammed Yaseen
   8-15-32/A/3, Sastripuram,
   Mailardevpally, Gaganpahad,
   K.V.Ranga Reddy,Hyderabad – 500 052.

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) Mrs. Shaheen Fathima, W/o. Mr. Mohammed Osman and 2) Mr. Mohammed Osman S/o. Late Mohammed Yaseen** 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, Mehdipatnam Branch will be sold on “As is where is”, “As is what is”, “Whatever there is” and **“Without recourse”**on **14-12-2026** for **recovery of Rs. 19,58,100.55 (Rupees Ninenteen Lakhs Fifty Eight Thousand and One Hundred and Fifty Five Paise Only) (For Home Loan Rs. 8,92,744.46 and for Business Loan Rs. 9,44,736.89 and incidental expenes) as on 16-11-2026** due to the **Tamilnad Mercantile Bank Limited, Mehdipatnam Branch** with subsequent interest and expenses.

The Reserve Price will be **Rs. 91,52,000/- (Rupees Ninety One Lakhs Fifty Two Thousand Only) and the earnest money deposit will be Rs. 9,15,200/- (Rupees Nine Lakhs Fifteen Thousand Two Hundred Only).**

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Place of Submission of EMD and Auction :	**Tamilnad Mercantile Bank Limited, Mehdipatnam Branch**, Door No,13-6-436/A/33, Lakshmi Apartments, Lakshmi Nagar, Mehdipatnam (67th Pillar), Hyderabad – 500028. Mob No. **91000 46074** **Email :-** mehdipatnam@tmb.bank.in
Date and Time of Auction Sale	**14-12-2026 and 3.00 P.M.**
Upset Price	**Rs. 91,52,000/- (Rupees Ninety One Lakhs Fifty Two Thousand Only)**

Description of the Property to be sold

All that parts and parcels of residential house municipal No.8-15-32/A/3, on part of plot no.1034/1 and 1034/2, in Sy.No.134/20, in Block-C, admeasuring 150.00 Sq.yards or 125.4 sq.mtrs (out of 500 Sq.yarrds) situated at Shastripuram colony, Mailardevpally Village, GHMC Rajendranagar Circle and Mandal, R.R.Dist.,Telangana standing in the name of Mr.Shaheen Fatima w/o Mohammed Osman.

Boundaries

North : Common passage

South : Plot No 1033/2

East : Road

West : Portion of H. N0.8-15-32/A/3,On part of plot nos. 1034/1 and 1034/2

(Note :- The above mentioned property is common collateral for the Term Loan (Traders and Services Scheme) availed by the Mrs. Shaheen Fatima)

Place: Mehdipatnam
Date : 17-11-2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
For Mehdipatnam 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 14-12-2026 within 01.00. 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 3.00 P.M., before the auction date (Phone No: 040 - 23517477 / 2476155, Mobile: 91000 46074)

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 except 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)

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

Place: Mehdipatnam
Date : 17-11-2026