Tamilnad Mercantile Bank Ltd
Nellore Branch,
D. No. 16-1-676, Dandayuda Puram,
Jawaharlal Nehru Road,
Nellore – 524 001
Ph : 0861 – 2333630,2327279, 9866571279
email : nellore@tmb.bank.in
CIN: L65110TN1921PLC001908

Tamilnad Mercantile Bank Ltd
Be a step ahead in life

TAMILNAD MERCANTILE BANK LTD, NELLORE BRANCH

To **Date :- 06.11.2026**

Borrower/ Proprietor/ Mortgagor/Guarantor:

1. Mr. Syed Mujahid,
S/o.Mr.Syed Mahaboob Basha,
Plot No.LIG 868/LIG-1,
Housing Board colony,
Kallurpalli Area, Nellore – 524 004

2. Mr.Syed Mahaboob Basha,
S/o.Mr.Syed Imam Saheb,
Plot No.LIG 868/LIG-1,
Housing Board colony,
Kallurpalli Area,
Nellore – 524 004.

Also have address at:

3. Mr.Syed Mujahid,
S/o.Mr.Syed Mahaboob Basha,
26/16/56, Kaveri Avenue,
Near Iskcon Temple,
Iskcon City, Nellore – 524 004.

4. Mr.Syed Mahaboob Basha,
S/o.Mr.Syed Imam Saheb,
26/16/56, Kaveri Avenue,
Near Iskcon Temple,
Iskcon City, Nellore – 524 004.

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) Mr.Syed Mujahid S/o.Mr. Syed Mahaboob Basha and 2. Mr. Syed Mahaboob Basha, S/o. Mr. Syed Imam Saheb** 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, Nellore Branch will be sold on “As is where is”, “As is what is”, “Whatever there is” **and “Without recourse”** on **03.12.2026 for recovery of Rs.62,61,162.05 (Rupees Sixty Two Lakhs Sixty One Thousand One Hundred and Sixty Two and Five Paise Only) as on 05.11.2026** due to the **Tamilnad Mercantile Bank Limited, Nellore Branch** with subsequent interest and expenses.

…...2

The Reserve Price will be Rs. 32,00,000/- (Rupees Thirty Two Lakhs only) and the earnest money deposit will be Rs.3,20,000/- (Rupees Three Lakhs Twenty Thousand Only).

Place of Submission of EMD and Auction :	**Tamilnad Mercantile Bank Ltd., Nellore Branch D. No. 16-1-676, Dandayuda Puram, Jawaharlal Nehru Road, Nellore – 524 001 Email id :- nellore@tmb.bank.in Mob No** 9866571279
Date and Time of Auction Sale	**03.12.2026 and 03:30 PM**
Upset Price	**Rs.32,00,000/- (Rupees Thirty Two Lakhs Only)**

Description of the immovable properties to be sold.

All parts and parcel of land to an extent of 16.66 Ankanams(16 Ankanams and 48 sq.ft) or 133.33 sq.yds and house building constructed there at S. No.04 [Old], 116 & 119 [New], Plot No. L.I.G 868/ L.I.G – 1, AP Housing Board Colony, Kallurupalli Area, Nellore Municipal Corporation Limits, Nellore Town and District – 524 004, standing in the name of Mr. Syed Mujahid S/o Syed Mahaboob Basha

Boundaries:

East : House no.867/LIG - 1

South : House no.831/LIG - 1

West : House no.869/LIG - 1

North : 33 feet wide road

Place: Nellore
Date : 06.11.2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
Nellore Branch

….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 03.12.2026 within 3.30. 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 (Mobile: **9866571279**)

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 except 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.

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,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: Nellore
Date : 06.11.2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
Nellore Branch.