

**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](mailto:Himatnagar@tmbank.in)**  
**CIN : L65110TN1921PLC001908**

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

**Date : 06.02.2024**

**(BY Speed Post/RPAD)**

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

**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 **27.02.2024** for the recovery of a sum of **1,24,07,835.24 (Rupees One Crore Twenty Four Lakhs Seven Thousand Eight Hundred Thirty Five and Paise Twenty Four Only)** (Cash

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Credit for Rs.96,45,405/- as on 31.01.2024 and Term Loan -GECL-1 for Rs.15,73,370.24 and Term Loan -GECL -2 for Rs.11,89,060/- as on 09.01.2024) plus expenses as on 31.01.2024 of Rs.4,61,344.50 in total **Rs.1,28,69,179.74 (Rupees One Crore Twenty Eight Lakh Sixty Nine Thousand One Hundred Seventy Nine and Paise Seventy Four only)** due to Tamilnad Mercantile Bank Limited., Himatnagar Branch with subsequent interest and expenses.

**The reserve price for**

Property No:1 will be Rs. 26,00,000/- and the earnest money deposit will be Rs.2,60,000/-

Property No:2 will be Rs. 13,00,000/- and the earnest money deposit will be Rs.1,30,000/-

<b>Place of Auction</b>	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
<b>Date and Time of Auction Sale</b>	27.02.2024 at 1.00 PM

**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

2. Property bearing N.A. Plot No.55 of survey no.123/1 total land admeasuring about 157-25 sq.mtrs situated at village Panpur (Savgadh) Ta.Himatnagar within the limits of Savgadh Gram panchayat, Ta.Himatnagar standing in the name of **Mr.Mohammed Arif Haji Abdulkadar Piplawala**

**Boundaries:**

North:Plot No.56  
South:Plot No.54  
East:Survey No.124  
West: 7.62 Mt.Road, Plot No.24

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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 favour of "Tamilnad Mercantile Bank Ltd" payable at Himatnagar Branch on or before 27.02.2024 within 12.30 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 / Properties 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 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.
7. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.

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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 etc. in relation to the execution of the sale certificate.

12. The sale notice is also uploaded/published on website([www.tmb.in](http://www.tmb.in))

Place: Himatnagar  
Date :06.02.2024

**Authorized Officer**  
**Tamilnad Mercantile Bank Ltd**  
**Ahmedabad Region**  
**(For Himatnagar Branch)**