

**AYYAMPALAYAM BRANCH**  
**D.No.5/168, Ground Floor**  
**Trichy Salem Main Road**  
**Ayyampalayam – 621202**  
**Ph: 04326 272221**  
**Mob:75023 10888**  
**E-Mail – [ayyampalayam@tmbank.in](mailto:ayyampalayam@tmbank.in)**  
**CIN: L65110TN1921PLC001908**

**(BY Speed Post/RPAD)**

Date: 05.08.2023

To

1. **Mr.A.Jahir Ushen**, S/o.Mr.Abdul Majeet - Borrower  
7/78, Muslim Street,  
Chinnakodunthurai,  
Ayyampalayam PO – 621202  
Musiri Taluk, Tiruchirapalli District.
2. **Mrs.J.Sabiya Begam**, W/o.Mr.Jahir Ushen - Guarantor / Mortgagor  
7/78, Muslim Street,  
Chinnakodunthurai,  
Ayyampalayam PO – 621202  
Musiri Taluk, Tiruchirapalli District.
3. **Mr. Basheer Ahmed**, S/o.Mr.Sowkath Ali - Legal Heir of Deceased Guarantor /  
8/41, Muslim Street, Mortgagor Late.Mrs.S.Jubaithabi W/o  
Kolakkudi, Mr.Sowkath Ali  
Thottiyam - 621208  
Tiruchirapalli District.
4. **Mr.Shadik Ali** , S/o Mr.Sowkath Ali - Legal Heir of Deceased Guarantor /  
8/41, Muslim Street, Mortgagor Late.Mrs.S.Jubaithabi W/o  
Kolakkudi, Mr.Sowkath Ali  
Thottiyam – 621208  
Tiruchirapalli District.
5. **Mr.Sowkath Ali** S/o Mr.Yousuf Sahib - Guarantor  
8/41, Muslim Street,  
Kolakkudi,  
Thottiyam – 621208  
Tiruchirapalli District.

**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 proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the **Borrower, Mr.A.Jahir Ushen** S/o.Mr.Abdul Majeet and the **Guarantors/Mortgagor, Mrs.J.Sabiya Begam** W/o.Mr.Jahir Ushen **and the Legal Heirs of Deceased Guarantor /Mortgagor Late.Mrs.S.Jubaithabi** W/o.Mr.Sowkath Ali, **i.e., Mr.Basheer Ahmed S/o Mr.Sowkath Ali and Mr.Shadik Ali S/o Mr.Sowkath Ali** and the **Guarantor, Mr.Sowkath Ali** S/o.Mr.Yousuf Sahib that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Tiruchirapalli Region, will be sold on “As is where is”, “As is what is” and “Whatever there is” on **31.08.2023** for recovery of **Rs.7,97,688.47 (Rupees Seven Lakh Ninety Seven Thousand Six Hundred Eighty Eight and Paise Forty Seven only) {Rs.6,31,249/- in the Overdraft account and expenses of Rs.1,66,439.47}** as on **31.07.2023** due to Tamilnad Mercantile Bank Limited, Ayyampalayam Branch with subsequent interest and expenses. The Reserve Price will be **Rs.1,62,000/- for Property No.1 & Rs.2,43,000/- for Property No.2** and the earnest money deposit will be **Rs.16,200/- for Property No.1 & Rs.24,300/- for Property No.2.**

**AYYAMPALAYAM BRANCH**  
**D.No.5/168, Ground Floor**  
**Trichy Salem Main Road**  
**Ayyampalayam – 621202**  
**Ph: 04326 272221**  
**Mob:75023 10888**  
**E-Mail – [ayyampalayam@tmbank.in](mailto:ayyampalayam@tmbank.in)**  
**CIN: L65110TN1921PLC001908**

Place of Submission of EMD and Auction	<b>Tamilnad Mercantile Bank Ltd.</b> <b>Ayyampalayam Branch</b> Door No.5/168, Ground Floor Trichy Salem Main Road Ayyampalayam - 621202.
Date and Time of Auction Sale	<b>31.08.2023 at 11.30 A.M</b>
Upset Price	<b>Property No.1 – Rs.1,62,000/-</b> <b>Property No.2 – Rs.2,43,000/-</b>

**Description of the Properties**

**Property :1**

Land to the extent of 2400 Sq.ft. in S.No.419/5B, Plot No : 59 and 60 in Cethar Nagar, Pulivalam Village, Musiri Taluk, Tiruchirapalli District standing in the name of Mrs.J.Sabiya Begam W/o Mr.Jahir Ushen

**Boundaries :**

North : 20 Feet wide East West Common Pathway  
South : Land of Harihar Alloys Company  
East : Plot No.61 and 62  
West : 20 Feet wide South North Common Pathway

Measuring East to West on both sides 40 feet and North to South on both sides 60 feet.

**Property :2**

Land to the extent of 3600 Sq.ft. in S.No.419/5B, Plot No : 61 and 62 in Cethar Nagar, Pulivalam Village, Musiri Taluk, Tiruchirapalli District standing in the name of Mrs.S.Jubaithabi, W/o Mr.Sowkath Ali

**Boundaries :**

North : 20 Feet wide East West Common Pathway  
South : Land of Harihar Alloys Company  
East : Land of Harihar Alloys Company  
West : Plot No.59 and 60

Measuring East to West on both sides 60 feet and North to South on both sides 60 feet.

**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 Ltd" or NEFT/RTGS in favour of "Tamilnad Mercantile Bank Ltd, Ayyampalayam Branch", A/c No.398430250803140, IFSC Code – TMBL0000398 on or before **31.08.2023** within **11.30 A.M.**
2. The intending bidders may inspect and satisfy themselves about the property 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.04326 272221 & Mobile: 7502310888) or Chief Manager, Tiruchirapalli Region @ Mobile No.9095244477.
3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) immediately 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.

**AYYAMPALAYAM BRANCH**  
**D.No.5/168, Ground Floor**  
**Trichy Salem Main Road**  
**Ayyampalayam – 621202**  
**Ph: 04326 272221**  
**Mob:75023 10888**  
**E-Mail – [ayyampalayam@tmbank.in](mailto:ayyampalayam@tmbank.in)**  
**CIN: L65110TN1921PLC001908**

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.
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 its 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, i.e., Aadhaar 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 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: Tiruchirapalli  
Date : 05.08.2023

**Authorised Officer**  
**Tamilnad Mercantile Bank Ltd.**  
**Tiruchirapalli Region.**  
(For Ayyampalayam Branch)