

TIRUCHIRAPALLI BRANCH
No.209, Palakkarai Main Road,
Mailam Chandai,
Tiruchirapalli – 620 008
Ph: 0431 2710995
Mobile : 98424 10695
email: tiruchirapalli@tmbank.in
CIN: L65110TN1921PLC001908



(BY Speed Post/RPAD)

Date: 04.05.2026

To

1. M/s.N.N.Engineering Works

..... Borrower

Represented by its Managing Partner
Mr.G.Balaji S/o Mr.C.D.Govindarajulu
WCR 110,111, Sidco Industrial Estate
Thuvakudi, Tiruchirapalli-620 015

Also working at:

S.F.No.251/1, Seventhilingam Pillayar Road
Valavanthankottai, Thuvakudi
Tiruchirapalli-620 015

2. Mr.G.Balaji S/o Mr.C.D.Govindarajulu

**..... Managing Partner / Mortgagor / Guarantor
(Excluding GECL)**

Managing Partner, **M/s.N.N.Engineering Works**
No.A49, Jai Nagar, Thiruverembur
Tiruchirapalli-620 013

Also residing at

No.1/121, Plot No.10,11, SS Toll Town
AanandIndustries opposite
Asoor, Thuvakudi,
Tiruchirapalli-620 015

3.Mr.N.Babu S/o Mr.Narayanasamy Naidu

**..... Partner / Mortgagor / Guarantor
(Excluding GECL)**

Partner, **M/s.N.N.Engineering Works**
No.520/B, Chidambara Nagar, Mathur
Kulathur Taluk,Pudukottai-622 515

Also residing at

No F4, C Block, Rahini Gateway
Dheeran Nagar, Dindigul Road
Tiruchirapalli-620 009

4.Mr.N.Sakthinagalingam S/o Mr.R.Narayanasamy

**..... Guarantor / Mortgagor
(Excluding WCTL & GECL)**

No.A 28, Jai Nagar, Thiruverembur
Tiruchirapalli-620 013

Also residing at

No.10S/F, Allimal Street, Second Floor
Fathima Arcade, Singarathope
Tiruchirapalli-620 002

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 **M/s.N.N.Engineering Works** Represented by its Managing Partner Mr.G.Balaji S/o Mr.C.D.Govindarajulu, **Managing Partner / Mortgagor / Guarantor (Excluding GECL)** Mr.G.Balaji S/o Mr.C.D.Govindarajulu, **Partner / Mortgagor / Guarantor (Excluding GECL)** Mr.N.Babu S/o Mr.Narayanasamy Naidu, **Guarantor / Mortgagor (Excluding WCTL & GECL)** Mr.N.Sakthinagalingam S/o Mr.R.Narayanasamy, 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 Branch, will be sold on "As is where is", "As is what is" and "Whatever there is" on **25.05.2026** for recovery of **Rs.1,38,16,060.86 (Rupees One Crore Thirty Eight Lakh Sixteen Thousand Sixty and Paise Eighty Six only)** {Rs.1,06,30,029.14 in Cash Credit, **Rs.25,92,360.76** in Term Loan (GECL) Account and Expenses **Rs.5,93,670.96**} **as on 30.04.2026** due to Tamilnad Mercantile Bank Limited, Tiruchirapalli branch with subsequent interest and expenses, less recovery, if any. The **Reserve Price** will be **Rs.60,89,000/-** and the **Earnest Money Deposit** will be **Rs.6,08,900/-**

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Place of Submission of EMD and Auction	Tamilnad Mercantile Bank Ltd. No.209, Palakkarai Main Road, Mailam Chandai, Tiruchirapalli – 620 008
Date and Time of Auction Sale	25.05.2026 at 12.30 PM
Upset Price	Rs.60,89,000/- [Rupees Sixty Lakh and Eighty Nine Thousand Only]
<u>Description of the Properties</u> On equitable mortgage of land to the extent of 2400Sq.ft bearing Plot No.10,11 situated at Old S.No.18/1, New S.No.18/1A1, New Subdivided S.No.18/1A1A1 comprised in S.No.18/1, 4,5,6,7,10,12,13 and a residential house constructed thereat “S.S.Toll Town III” phase, Asoor Village, Thiruverumbur Sub Registrar Office, Tiruchirapalli Registration District standing in the name of Mr.G.Balaji S/o Mr.C.D.Govindarajulu Boundaries: North-S.S.Toll Town Phase II Plots South-23 Feet wide Layout Road East-Plot No 9 West- Plot No 12 Measurements: East to West on both sides-60 ft South to North on both sides-40 ft	
Note: The above said Property is also available as primary security for the Term Loan A/c No.019700950100103 (TMB Home) of Rs.30.00 Lakh (Balance outstanding is Rs.29,05,734.18 as on 30.04.2026) availed jointly by Mr.G. Balaji and Mrs.S S Nirmala, from our Tiruchirapalli Branch which is also turned into NPA on 02.04.2026.	

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” on or before **25.05.2026** within **12.30 PM**.
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.04362 - 239138 & Mobile: 98424 10695) or Authorised Officer, 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.
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. In respect of above scheduled property, subsequent to creation of equitable mortgage by Deposit of Title Deeds in favour of our bank on 02.11.2018, 15.03.2021, 11.11.2021, 08.12.2022, and 13.04.2023 vide Doc No.5283/2018, 1706/2021, 7614/2021, 9815/2022 and 2905/2023 respectively with Sub-Registrar Office Thiruverumbur, the above said property have been encumbered by way of attachment in SRO Thiruverumbur on 04.02.2025 vide Arbitration Tribunal in favour of M/s.Cholamandalam Investment and Finance Company Ltd.

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7. The Authorised Officer will not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the property/ies under sale.
8. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.
9. 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.
10. The property/properties will not be sold below the reserve price fixed above.
11. 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.
12. 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.
13. 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.
14. The sale notice is also uploaded/published on website(www.tmb.bank.in).

Place: Tiruchirapalli
Date : 04.05.2026

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

