

Tamilnad Mercantile Bank Limited

6-10-1/S/21, Ground Floor,
SKAM Complex, Malakpet,
Hyderabad-500036.
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Email:hyderabad_malakpet@tmbank.in

CIN:L65110TN1921PLC001908



TAMILNAD MERCANTILE BANK LIMITED, MALAKPET BRANCH

To

Date :- 24-06-2026

Borrower(s)/ Mortgagor(s) /Guarantor(s)/Proprietor(s):

1. **Mr. E. Venkatesh**
S/o Sidhuraju,
H. No. 13-6-839/1/C/15/A, Banjawadi,
Karwan Sahu, Asif Nagar,
Hyderabad, Telangana – 500006
2. **Mrs. Ergandinla Swapna**
W/o Ergandinla Venkatesh
H. No. 13-6-839/1/C/15/A, Banjawadi,
Karwan Sahu, Asif Nagar,
Hyderabad, Telangana – 500006

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. E. Venkatesh, S/o Sidhuraju, H. No. 13-6-839/1/C/15/A, Banjawadi, Karwan Sahu, Asif Nagar, Hyderabad, Telangana – 500006** and **Mrs. Ergandinla Swapna, W/o Ergandinla Venkatesh, H. No. 13-6-839/1/C/15/A, Banjawadi, Karwan Sahu, Asif Nagar, Hyderabad, Telangana – 500006** , 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, Malakpet Branch** will be sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” on **12-08-2026** for recovery of **Rs. 12,58,930.23/- (Rupees Twelve Lakhs Fifty Eight Thousand Nine Hundred Thirty and Twenty Three Paise Only)** as on **23.06.2026** due to the **Tamilnad Mercantile Bank Limited, Malakpet Branch** with subsequent interest and expenses.

The Reserve Price will be Rs. 35,75,000/- (Rupees Thirty Five Lakhs and Seventy Five Thousand Only) and the earnest money deposit will be Rs. 3,57,500/- (Rupees Three Lakhs Fifty Seven Thousand and Five Hundred Only)

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Limited Malakpet Branch. 6-10-1/S/21,Ground Floor, SKAM Complex, Malakpet Hyderabad – 500 036, E- mail :- hyderabad_malakpet@tmbank.in Phone No:- 040 – 24553545 Mobile No: 77022 77143
Date and Time of Auction Sale	12-08-2026 and 03:00 PM
Upset Price	Rs. 35,75,000/- (Rupees Thirty Five Lakhs Seventy Five Thousand Only)

Description of the immovable properties to be sold.

All that parts and parcel of the residential House Property bearing Municipal No. 13-6-830/A/25/1/A admeasuring 55 Sq. Yards or 45.98 Sq. Meters situated at Ramsinghpura, Karwan, Hyderabad, Telangana standing in the name of the Smt. Ergandinla Swapna W/o Venkatesh. is being bounded by

East	:	Neighbour's House
West	:	Road
North	:	Neighbour's H.No.13-6-830/A/23
South	:	House of Narasimha

**Place :- Malakpet
Date :- 24-06-2026**

**Authorised Officer
Tamilnad Mercantile Bank Ltd
For Malakpet 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 **12-08-2026 within 03:00 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 4.00 P.M., before the auction date (**Phone No. 77022 77143**)
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.
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 SARFEASI Act.
6. To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance. The Authorized 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.
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 submit photo copy of any one of the proofs of identity, ie., adhaar card, passport, driving license, ration card, Voter ID, PAN Card etc., along with the bid form.
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. 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.
13. The sale notice is also uploaded/published on website (www.tmb.bank.in)

**Place :- Malakpet
Date :- 24-06-2026**

**Authorised Officer
Tamilnad Mercantile Bank Ltd
For Malakpet Branch**