

**IN THE COURT OF THE SESSIONS JUDGE, MAHILA COURT,
CHENGALPATTU**

**IA.NO. 136/2014 in
O.S.288/2005**

In the matter of

1.Jayalakshmi Pattabiraman, W/o. Pattabiraman residing at No.4-B, Gurikrupa Apartments, No.117-2B, Sreenivasamurthy Avenue, Adayar, Chennai-600 020.

2.Anuradha Thanigainayagam, W/o. Thanigainayagam residing at No. 17/10, Venkataraman Street, Ariyapuram (R.A.Puram), Chennai-600 028.

...Petitioner/Defendants 2 & 3

and -Vs-

1. Bhuvaneshwari Ramalingam,(died)W/o. Ramalingam,

2. M. Ramalingam, s/o. Late D. Murugesan, residing at old No. A-43, New No. AC-136, Block 105, Ground Floor, Shanthi Colony, Anna Nagar, Chennai – 600 040.

3. R. Vijayan, s/o. Ramalingam, aged above 61 years, residing at No. 10, Sindhu Nagar,Sriram Nagar Extn., Udumalaipettai, 642 126

...Respondents/1st Defendant/3rd Respondent

NOTICE OF SETTLING A SALE PROCLAMATION AND SALE NOTICE

WHEREAS **T. Ilangovan** advocate has been appointed as **Advocate Commissioner** in the above case by THE COURT OF THE SESSIONS JUDGE, MAHILA COURT, CHENGALPATTU to sell the undermentioned immovable property standing in the name of Late Shri Duraisamy Murugesan in public auction by adopting the relevant rules and regulations and distribute the sale proceeds (after deduction of expenses) to the sharers as mentioned in the court order dated 22.10.2024 passed in IA.NO.136/2014 in O.S.288/2005. The Advocate Commissioner has proposed to sell the undermentioned immovable property by public auction and hereby settling the sale proclamation.

DESCRIPTION OF PROPERTIES
SCHEDULE OF PROPERTY

All that piece and parcel of vacant land situate in Nandambakkam within the registration Sub-District of Alandur and Registration District of Madras bearing the Plot No.30 in the Tamil Nadu Area Defence Service Co-operative House Construction Society Limited Scheme, comprised in Survey No.166 and bounded.

On the North by site Plot No.31,
On the South by 80 Feet Road and

On the East by site Plot No.67,
On the West by 45 feet road,

facing Golf Court Area measuring East to West 100 feet, North to South 60 feet and containing by admeasurements with 6000 Sq. Ft with RCC Building consisting of 2000 Sq. Ft on the Ground Floor and 2000 Sq. Ft on the First Floor with all rights and amenities available including water and electricity connections.

Account Details for deposit of EMD of Rs.65,00,000/- and further balance amount.	Beneficiary Name: M/s. Charitharth Financial Services Private Limited Bank Name: Equitas Small Finance Bank Limited. Branch: Gopalapuram, Chennai Account No: 200003256848 IFSC Code: ESFB0001388 Account Type: Current
Reserve Price of auction property fixed by the Court and confirmed by the apex Court	Rs.6,50,00,000/-
EMD amount fixed by the Court	Rs.65,00,000/- (10% of Reserve Price)
Last Date of Deposit of EMD & Submission of Tender document with KYC.	06.07.2026 before 4 P.M.
Date & time of Inspection of property.	20.06.2026 SATURDAY 11.00 am to 03.00 pm
Date & time of obtaining tender forms & Terms and Conditions.	20.06.2026 SATURDAY 03.00 pm to 05.00 pm
Address where property documents can be inspected	To inspect the documents relating to the property and Court orders, the advocate of the prospective buyers together with buyers may inspect the same in the office room of the Court between 2.30 p.m. and 4.30 p.m. on 22.06.2026 and 23.06.2026.
Contact person	CHARITARTH FINANCIAL SERVICES PRIVATE LIMITED Skyline Castle, No.27, Abdul Razack Street, 2nd Floor, Saidapet, Chennai 600 015. Mob: 78239 90441, E-mail: charitharthrabeek@gmail.com ADVOCATE COMMISSIONER- Mr. T.ILANGO VAN (9043777878)
Auction Date & Time	09TH July 2026 Time 11.00 am to 12.00 pm with unlimited extension of 3 minutes for every fresh bid, after expiry of first 50 minutes
Name of Service Provider and web site	Sabre Edge IT Solutions http://eauction.ipsupport.in

Terms & Conditions

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Asset / property **Advocate Commissioner** invites OFFERS through Sealed tenders only to purchase the said property as per the following Terms and Conditions as mentioned below:

1. The E-Auction Sale is being held on '**As is where is Basis**' and '**As is what is Basis**', '**whatever there is Basis**' And '**Without Any Recourse Basis**' and will be conducted at the address mentioned in the sale notice.

2. To the best of the knowledge and information of the Advocate Commissioner, there are no other encumbrances on the property till the date of auction sale. However, the interested Bidders to conduct their own independent due diligence verifications regarding the Location and Identity of the property, Inspection of Public records in the Sub Registrars' Offices / Civil Courts, to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labor Dues, electricity, and maintenance dues, etc., of the Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties from the date of auction sale. The Advocate Commissioner will not be held responsible for any charge, lien, liabilities, etc., of whatsoever nature pending upon the property as mentioned above. The interested bidders shall also conduct their due diligence regarding the Patta/Revenue records of the property.

3. The intending bidders should register their names with the Advocate Commissioner on the date specified above along with the KYC documents which shall be self-attested.

4. The parties to the suit shall be entitled to participate in auction.

5. The auction Sale is subject to the terms and conditions mentioned hereunder/ also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.

6. Every bidder is required to have his/her own email address in order to participate in the auction and for further correspondence. Once Intending Bidder formally registers as a qualified tenderer before Advocate Commissioner on or before 06.07.2026 before 4 P.M, the Advocate Commissioner shall verify the KYC documents of the intending bidders and shall allow them to participate in the auction sale on merits.

7. The aforesaid properties shall not be sold below the Reserve Price mentioned above.

8. If the successful bidder defaults in effecting payments or fails to adhere to the terms and condition of Auction in any manner, the amount already deposited will be forfeited and he/she shall not have any claim as such for forfeited amount.

9. The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted along with the copy of KYC documents (as applicable) including

PAN Card & (Aadhar Card) address proof, together with Cancelled Cheque, to the address on or before 06.07.2026 before 4 P.M, The Advocate Commissioner reserves his right to accept or reject the tender document.

10. Every Bidder shall deposit EMD as specified above. The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded to the account mentioned in the Tender Document (cancelled Cheque) by the bidder. The said earnest money deposit/s will not carry any interest.

11. Bidding increment is **Rs.5,00,000/-**. The same applies even if there is only single bidder.

12. The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already through online transfer/Bank Transfer only from the successful bidder bank account within 24 hours (next working day) of bid acceptance by the Advocate Commissioner, failing which, the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable through online transfer/Bank Transfer only from the successful bidder bank account within 7 days from the date of E-Auction (i.e. on or before 17.07.2026). Payment of Cash is not acceptable. In case of failure to deposit the balance sale consideration within the prescribed period mentioned above, the entire amount deposited by the successful bidder will be forfeited. The Advocate Commissioner shall not be required to give any further notice of forfeiture to the successful bidder.

13. The successful bidder should bear the charges/fees payable on execution of sale deed, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in Successful bidder name only, after receipt of the entire sale consideration. No request for change of name in the sale deed other than the person who have submitted the bid/participated and declared successful bidder in the auction will be entertained.

14. E-Auction will be held by above mentioned website. The user id and password to participate in the E-Auction to the bidders will be shared who have complied with all terms and conditions.

15. The Advocate Commissioner /service provider/auctioneer shall not have any liability towards the bidders or any other persons, for any interruption or delay in access to the site irrespective of the causes.

16. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price quoted by the bidder. The failure on the part of the bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

17. All conveyance and other expenses related to Inspection of the property/document copies shall be borne by the interested bidders.

18. The Advocate Commissioner reserves the right to CANCEL / ACCEPT / REJECT / ALTER / MODIFY / POSTPONE the AUCTION without giving any reason whatsoever or prior Notice. No interest amount or any amount such as damages, charges cost etc will be payable to the purchaser/bidder. The

decision of the Advocate Commissioner regarding declaration of the successful bidder shall be final and binding on all bidders.

19. Upon full payment by the successful bidder/highest bidder, vacant physical Possession of the auction property shall be handed over to the successful bidder/highest bidder/purchaser on the date of Registration of Sale Deed. The parties shall execute and register the title documents in favour of the successful bidder/highest bidder/purchaser within six weeks from the date of full payment and all the costs and expenses incurred in getting the title documents executed and registered shall be borne by the purchaser. Other miscellaneous expenses and cost shall also be borne by the purchaser.

20. The sale is subject to confirmation by the COURT OF THE SESSIONS JUDGE, MAHILA COURT, CHENGALPATTU.

Date:-05.06.2026

Place:- Chengalpattu

ADVOCATE COMMISSIONER

T.ILANGOVAN