

GUNTUR BRANCH
24-2-49, Chaparalavari Street,
Chunduru Mansions, Patnam Bazaar,
Guntur – 522003.
Phone: 0863 – 2322871 (M), 2222964 (CA)
2322865 (E), 2225370 (Sub.M)
[Mail:guntur@tmbank.in](mailto:guntur@tmbank.in)



L65110TN1921PLC001908

E- Auction Sale Notice

TAMILNAD MERCANTILE BANK LTD, GUNTUR BRANCH

To

Date : 22-04-2026

Borrower / Mortgagor / Guarantors (s)

- 1) **M/s.Idupulapadu Cotton Mills Pvt Ltd.,**
D.No.206, Cinema Theatre Road,Ganapavaram,
Nadendla Mandalam,Near Chilakaluripet,
Guntur Dist.- 522619 (borrower cum Mortgagor & Hypothecator)
- 2). Mr. Kamepalli Brahma Naidu,
Managing Director
D no 1-768, 10th Lane Pandaripuram
Chilakaluripet
Guntur-522616
Cell: 9849890909
- 3) Shri. Gorantla Ankamma Chowdary
Director
Pundaripuram,H.no:1-769
Near Municipal Guest House
Chilakaluripet,Guntur-522616
Cell: 9866557479
- 4). Smt.Gottipati Jhansi
W/o. Gottipati Ravi Kumar
5 -13B Yaddana Pudi
Prakasam - 523301
Cell:9948717171
Also have Address at :
Aparna Elixir 26
Ground Floor, Floor No 2nd
Puppalguda, Rajendra Nagar
Ranga Reddy, Hyderabad-500030
Telangana.
- 5) Shri.Ravi Kumar Gottipati
S/o.Mr Gottipati Seshagiri Rao
D no 1-768,10th line
Near Water tank line, Pandaripuram
Chilakaluripet 522616
Cell:- 8647253901
Also have Address at:
Aparna Elixir 26
Ground Floor, Floor No 2nd
Puppalguda, Rajendra Nagar
Ranga Reddy, Hyderabad-500030
Telangana.

6. Smt.Kamepalli Padmavathi
W/o. Late Mr Kamepalli Subba Rao
D no 1-768, 10th line
Near water tank line
Pandaripuram 522616
Cell: 9866533233
7. Shri.Kamepalli Veera Narayana
S/o.Mr.Brahmaiah Kamepalli
13-21, Gopalaswami gudi Bazar
Karamchedu, Prakasam 523168
Cell:9704170909
8. Smt.Jyothi Kamepalli
W/o.Mr.Bandarupalli Ramakrishna
58 789 Rishi enclave
F no.203,Behind HDFC Bank
Lakshmipuram Guntur 522007
Cell:9963133232
9. Sri Balaji Trading Company 1990
(Prop.late Mr.Kamepalli Subba Rao represented by his legal heirs 1.Mrs.Kamepalli Padmavathi, 2) Mr.Kamepalli Brahma Naidu, 3) Mrs Gottipati Jhansi and 4) Mrs. Kamepalli J yothi)
C/o Idupulapadu Cotton Mills Pvt Ltd.,
D.No.206, Cinema Theatre Road, Ganapavaram,
Nadendla Mandalam, Near Chilakaluripet,
Guntur Dist- 522619.

Sale Notice for Sale of Immovable Property through E- Auction

E- Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 (s) **M/s.Idupulapadu Cotton Mills Pvt Ltd., and Guarantor(s), Mr. Kamepalli Brahma Naidu, Shri. Gorantla Ankamma Chowdary, Smt.Gottipati Jhansi, Shri.Ravi Kumar Gottipati, Smt.Kamepalli Padmavathi, Shri.Kamepalli Veera Narayana, Smt.Jyothi Kamepalli and M/s Sri Balaji Trading Company 1990**, that the below described immovable property mortgaged/charged to the Secured Creditor, the **constructive possession** of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited, Narasaraopet Branch, will be sold on "As is where is", "As is what is", and "Whatever there is" on **21.04.2026** for recovery of **Rs. 256,36,11,370.31 (Rupees Two hundred and fifty six crores thirty six lakhs eleven thousand three Hundred seventy and paise thirty one only)** as on **31.03.2026** due to the **Tamilnad Mercantile Bank Limited, Guntur Branch** with subsequent interest and expenses.

The Reserve Price will be Rs.6,31,00,000/- (Rupees Six Crores Thirty Lakhs Only) and the earnest money deposit will be Rs.63,10,000/- (Rupees Sixty three lakhs ten thousand Only) for Property No. 1

The reserve price will be Rs.1,61,00,000/- (Rupees One Crores Sixty one Lakhs Only) and the earnest money deposit will be Rs.16,10,000/- (Rupees Sixteen Lakhs ten Thousand Only) for Property No. 2

The reserve price will be Rs.3,60,00,000/- (Rupees Three Crores Sixty Lakhs Only) and the earnest money deposit will be Rs.36,00,000/- (Rupees Thirty Six Lakhs Only) for Property No. 3

The reserve price will be Rs.1,28,00,000/- (Rupees One Crores Twenty Eight Lakhs Only) and the earnest money deposit will be Rs.12,80,000/- (Rupees Twelve Lakhs Eighty Thousand Only) for Property No. 4

Description of the immovable properties to be sold.

Property No.1 :

On extension of equitable mortgage of residential vacant site to an extent of Ac 0.84 Cents (or) 4065.60 s.yds in D.Nos 166/1C & 166/3 situated at Purushothapatnam Block no:2, Chevuru Road, Sambasiva Nagar Extension, Chilakaluripet Municipality, Guntur District in which 0.42 cents standing in the name of Smt.K.Padmavathi and Ac 0.42 cents standing in the name Shri.K.Bramha Naidu, Smt.K.Padmavathi, Smt.K.Jhansi and Smt.K.Jyothi(legal heirs of Late.Shri.K.Subba Rao),

Boundaries	
EAST	Land of Kethineni Prasad and others
SOUTH	Land of Gadagottu Rajani,
WEST	Property of Mrs,Komaladevi Land
NORTH	Municipal Road,

Boundaries	
EAST	Property of K Kamala Devi
SOUTH	Property of Gadagottu Venkata subbaiah
WEST	Property of Anjaneya swamy inam
NORTH	Municipal Road,

Property No. 2:

On extension of equitable mortgage of vacant site property in D.No.128 to an extent of 484 Sq. Yards at Pandaripuram, Chilakaluripet, Guntur District in the name Shri.K.Bramha Naidu, Smt.K.Padmavathi, Smt.K.Jhansi and Smt.K.Jyothi (legal heirs of Late Smt.K. Veeramma),

<u>Boundaries</u>	
EAST	Property of I.T.C.Ltd., (I.L.T.D.Division)
WEST	Municipal Road
NORTH	Property of Site sold by Are Anjamma
SOUTH	Property of Ala DasuNayana

Property No. 3:

On extension of equitable mortgage of industrial land to an extent of 1160.00 Sq.yds(1452.00 Sq.yds as per document, 290.00 for road widening) situated at D.No.93/A1 of Purushothapatnam, Door No.5-219, Block No.5, Chilakaluripet Municipality, Guntur District, and AC sheet shed constructed thereat to extent of 8015 Sq.ft standing in the name of Smt.K.Padmavathi , Mr.K.Brahma Naidu , Mrs.Gottipatti Jhansi and Mrs.Kamepalli Jyothi (legal heirs of late Mr.Kamepalli Subba Rao),

Boundaries	
NORTH-	Property belongs to Polisetty Somasundaram,
SOUTH-	Remaining Property belongs to Vendor
EAST-	Vacant site belongs to Dasari Subbayamma,
WEST-	Remaining Property belongs to Vendors,

Property No. 4:

On extension of equitable mortgage of Residential vacant site to an extent of 484.00 Sq.yds situated at D.No.93/A1 of Purushothapatnam, Door No.5/342, Block No.5, Chilakaluripet Municipality, Guntur District, standing in the name Smt.K.Padmavathi , Mr.K.Brahma Naidu Mrs.Gottipatti Jhansi and Mrs.Kamepalli Jyothi (legal heirs of late Mrs.Kamepalli Veeramma),

Boundaries	
NORTH-	Site belongs to Vemulakonda Venkateswarlu and others,
SOUTH-	Site belongs to Gudibandla Brahmaiah, and others,
EAST-	Bazaar Road,
WEST-	Site belongs to Khambahampati Nageswara Rao, and others,

Place: Guntur
Date : 22-04-2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
For Guntur Branch

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Terms & Conditions

E - Auction website	https://sarfaesi.auctiontiger.net
Upset Price	Rs.6,31,00,000/- (Rupees Six Crores Thirty Lakhs Only) for Property No.1 Rs.1,61,00,000/- (Rupees One Crores Sixty one Lakhs Only) for Property No. 2 Rs.3,60,00,000/- (Rupees Three Crores Sixty Lakhs Only) for Property No. 3 Rs.1,28,00,000/- (Rupees One Crores Twenty Eight Lakhs Only) for Property No. 4
Date and time of e-auction	22-05-2026 between 10.00 AM to 12.00 PM with auto time extension of 5 minutes each, till sale is concluded for Property No.1 22-05-2026 between 12.00 PM to 2.00 PM with auto time extension of 5 minutes each, till sale is concluded for Property No.2 22-05-2026 between 2.00 PM to 4.00 PM with auto time extension of 5 minutes each, till sale is concluded for Property No.3 22-05-2026 between 4.00 PM to 6.00 PM with auto time extension of 5 minutes each, till sale is concluded for Property No.4
Earnest Money Deposit	Rs.63,10,000/- (Rupees Sixty three lakhs ten thousand Only) for Property No.1 Rs.16,10,000/- (Rupees Sixteen Lakhs ten Thousand Only) for Property No.2 Rs.36,00,000/- (Rupees Thirty Six Lakhs Only) for Property No.3 Rs.12,80,000/- (Rupees Twelve Lakhs Eighty Thousand Only) for Property No.4
Last date for submission of bid form with EMD	Bid form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, Guntur should be submitted on or before 21-05-2026 within 04.30 PM.
Place of Submission of BID form and EMD	Authorized Officer, TAMILNAD MERCANTILE BANK LTD., Patnam Bazar Guntur Branch. Email id:- guntur@tmbank.in
Bid Multiplier	Rs.10,000/- (Rupees Ten Thousand Only)

Other Terms & Conditions

1.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., on all working days before the auction date (**Mob : +919866536667**)

2.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.

3.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.

4.No interest shall be payable on any amount deposited for participation in the bid under the SARFEASI Act.

5.To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance.

6.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 proof 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)

Note:-

1. Bid form for participating in the e-auction is available in the website <https://sarfaesi.auctiontiger.net>

2. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder) with regard to other relevant information and allotment of ID & password. For participating in the e-auction Contact: 9722778828, 079 35022145/149/182.

Place: Guntur
Date : 22-04-2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
For Guntur Branch