

TAMILNAD MERCANTILE BANK LTD
Narasaraopet Branch
D.No:-9-7-40, 9-7-40A & 9-7-41,
Arundalpeta.,
Narasaraopet Branch
Pin-522601
Phone: 08647-220507
Email.id.: narasaraopet@tmbank.in



TAMILNAD MERCANTILE BANK LIMITED, NARASARAOPET BRANCH

Date: 19.05.2026

To
Borrower/ Partners/ Mortgagor/Guarantor:

- 1) M/s.Charishma Supermarket,
D.No. 2-15-56/48/A, Rajagari Kota,
Narasaraopet - 522601, Andhra Pradesh.
- 2) Mr.Nageswararao Eluri,
S/o. Eluri Satyanarayana,
Flat No. 301, Srinivasa Nagar,
Prudvi Exotica, Narasaraopet - 522601,
Andhra Pradesh

Also have address at

Mr.Nageswararao Eluri,
S/o. Eluri Satyanarayana,
No.19-3-19, Venugopala Swamy Temple Street,
Rangavari Street, Mahalakshmi Tree,
Narasaraopet – 522601.

- 3) Mrs.Eluri Sravanthi,
W/o.Eluri Nageswararao,
19-3-19, Venugopala Swamy Temple Street,
Rangavari Street, Mahalakshmi Tree,
Narasaraopet – 522601

Also have address at

Mrs.Eluri Sravanthi,
W/o.Eluri Nageswararao
Flat No. 301, Srinivasa Nagar,
Prudvi Exotica, Narasaraopet - 522601,
Andhra Pradesh

- 4) Mr. Eluri Srinivasa Gupta,
S/o.Krishna Rao,
11-6-1/37,
Navodaya Nagar, Narasaraopet – 522601,
Andhra Pradesh.

Sale Notice for the Sale of Immovable Properties

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

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Notice is hereby given to the public in general and in particular to the Borrower (s)/ Guarantors/ Mortgagors **1) M/s Charishma Super Market rep., by it's Managing Partner i.e., Mr.Eluri Nageswara Rao S/o.Sathyanarayana, 2) Mrs. Eluri Sravanthi, W/o.Mr.Eluri Nageswara Rao and 3) Mr. Eluri Srinivasa Gupta S/o.Krishna Rao**, 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 **11.06.2026** for recovery of **Rs. 2,08,49,827.35 (Rupees Two Crores Eight Lakhs Forty Nine Thousand Eight Hundred Twenty Seven and Paise Thirty Five Only)** as on **19.05.2026** due to the Tamilnad Mercantile Bank Limited, Narasaraopet Branch with subsequent interest and expenses.

The Reserve Price will be Rs. 21,15,000/- (Rupees Twenty One Lakhs Fifteen Thousand Only) and the Earnest Money Deposit will be Rs. 2,11,500/- (Rupees Two Lakhs Eleven Thousand Five Hundred Only) for Item No.1

The Reserve Price will be Rs. 23 ,41,000/- (Rupees Twenty Three Lakhs Forty One Thousand Only) and the Earnest Money Deposit will be Rs. 2,34,100/- (Rupees Two Lakhs Thirty Four Thousand One Hundred Only) for Item No. 2

Place of Submission of EMD and Auction :	TAMILNAD MERCANTILE BANK LTD Narasaraopet Branch D.No:-9-7-40, 9-7-40A & 9-7-41, Arundalpeta., Narasaraopet Branch Pin-522601 Phone: 08647-220507
Date and Time of Auction Sale	11-06-2026 and 01: 00 PM to 02:00 PM for Item No.1 11-06-2026 and 03:00 PM to 04:00 PM for Item No. 2
Upset Price	Rs. 21,15,000/- (Rupees Twenty One Lakhs Fifteen Thousand Only) for Item No. 1 Rs. 23,41,000/- (Rupees Twenty Three Lakhs Forty One Thousand Only) for Item No. 2

Description of the immovable properties to be sold.

Item No.1

All that the part and parcel of the residential land admeasuring 65.42 Sq. Yards or 54.70 Sq. Meters in Old Survey No. 355, T. S. No. 847, Old Ward No. 4, New Ward No. 7, Near Anjaneya Swamy Temple, Arundelpet, situated at Narasaraopet Town and Municipality, Palnadu District (Formerly Guntur District) in that RCC building constructed there at an extent of 500 Sq. Feet of RCC House (Only Ground Floor) vide New Door No. 10-6-43, old Door No. 10-6-42, Old Assessment No. 2218, New Assessment No. 1024016954 standing in the name of the Mrs. Eluri Sravanthi W/o Nageswara Rao being bounded by

East :- House belongs to Agnigundala Ramesh and others 16.3 Feet.

South :- House & Own Wall belongs to Kesanupalli Raghava Rao and others 37 Feet

West :- Galli Road 15.7 Feet

North :- House and Wall belongs to Doredla China Anjaneyulu 37 Feet

Item No. 2

All that the part and parcel of the residential land admeasuring an extent of 41.92 Sq. Yards or 35.50 Sq. Meters (As per the Document 48.17 Sq. Yards or 40.46 Sq. Meters, After Road widening an extent of 6.25 Sq. yards as per the Approved Plan) in Old Survey No. 355/A, T.S. No. 336, Old Ward No. 2, New Ward No. 19, Present Ward No. 32, situated at Narasaraopet Town and Municipality, Palnadu District (Formerly Guntur District) in that RCC building constructed there at an extent of 760.04 Sq. Feet (305.02 Sft in each Ground Floor and First Floor and 150 Sq. Feet in Second Floor) Duplex House vide Door No. 19-3-19 and 19-3-19/1, Old Assessment No. 139673, New Assessment No. 184052, Present Assessment No. 1024015248 standing in the name of the Mrs. Eluri Sravanthi W/o Nageswara Rao being bounded by

East :- Own Wall belongs to this house and Path Way belongs to Vallamsetty Subba Rao
26 ¼ Feet
South :- Municipal Bazaar 15 ¼ Feet
West :- Property belongs to Muttukuri Anjaneyulu 34 Feet
North :- Own wall belongs to this House and Property belongs to Vallamsetty Subba Rao
:- 13 1/2 Feet

**Place: Narasaraopet
Date : 19.05.2026**

**Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
For Narasaraopet Branch**

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 11.06.2026 within 01:00 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.7032720506)
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 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 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 SARFAESI 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 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 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 bring any one of the proofs of identity, ie., Aadhar 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 the 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. (Rs.50.00 Lacs and above property).
13. The sale notice is also uploaded/published on website(www.tmb.bank.in)

Place: Narasaraopet
Date : 19.05.2026

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