

Tamilnad Mercantile Bank Limited
Vinukonda Branch
D.No. 23-194, 1st Floor, Palnadu Road
Vinukonda, Palnadu District
Andhra Pradesh – 522 647
9177285567,
08646-273063,
Email :- vinukonda@tmbank.in



L65110TN1921PLC001908

E – Auction Sale Notice

TAMILNAD MERCANTILE BANK LTD, VINUKONDA BRANCH

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

Date :- 03-08-2026

1. **Mrs. Bathula Swapna**
W/o Srinivasa Reddy
D. No. 12-3-36/2A, DSP Bungalow,
Revenue Ward No. 10, Narasaraopet Town,
Narasaraopet Mandal
Palnadu District, Andhra Pradesh - 522601
2. **Mr. Bathula Srinivasa Reddy**
S/o Sambhi Reddy
D. No. 12-3-36/2A, DSP Bungalow,
Revenue Ward No. 10, Narasaraopet Town,
Narasaraopet Mandal
Palnadu District, Andhra Pradesh - 522601

Sale Notice for Sale of Immovable Properties through E – Auction

E - 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) Mrs. Bathula Swapna W/o Srinivasa Reddy and 2) Mr. Bathula Srinivasa Reddy S/o Sambhi Reddy** 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, Vinukonda Branch** will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **16-09-2026** for recovery of **Rs. 18,41,721.43/- (Rupees Eighteen Lakhs Forty One Thousand Seven Hundred Twenty One and Forty Three Paise Only)** as on **31-07-2026** due to the **Tamilnad Mercantile Bank Limited, Vinukonda Branch** with subsequent interest and expenses.

The Reserve Price will be Rs. 1,15,94,000/- (Rupees One Crore Fifteen Lakhs Ninety Four Thousand Only) and the earnest money deposit will be Rs. 11,59,400/- (Rupees Eleven Lakhs Fifty Nine Thousand Four Hundred Only)

Description of the immovable properties to be sold

All parts and parcels of residential vacant land to the extent of **Ac 1.87 cents i.e., in D. No. 31-A an extent of Ac. 0.80 Cents, D. No. 31-B an extent of Ac. 0.56 Cents , D. No. 32-B1 an extent of Ac. 0.48 Cents & 32-B3B an extent of Ac. 0.03 Cents** situated Gorijavolu Village and Panchayath, Nadendla Mandal, Palnadu District standing in the name of Mr. Bathula Srinivasa Reddy S/o. Mr. Bathula Sambhi Reddy.

East	:-	Mrs. Ravi Padmavathi's Land
South	:-	Road
West	:-	Mr. Bathula Srinivasa Reddy remaining Land (Mortgagor's Land)
North	:-	Road

Terms & Conditions

1.

E - Auction website	https://sarfaesi.auctiontiger.net
Upset Price	Rs. 1,15,94,000/- (Rupees One Crore Fifteen Lakhs Ninety Four Thousand Only)
Date and time of e-auction	16-09-2026 between 10.00 AM to 4:00 PM with auto time extension of 5 minutes each, till sale is concluded
Earnest Money Deposit	Rs. 11,59,400/- (Rupees Eleven Lakhs Fifty Nine Thousand Four Hundred Only)
Last date for submission of bid form with EMD	Bid form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, Vinukonda Branch should be submitted on or before 15-09-2026 within 06:00 pm.
Place of Submission of BID form and EMD	Tamilnad Mercantile Bank Ltd. Vinukonda Branch 23-194, First Floor, Palnadu Road, Vinukonda Town, Palnadu District Andhra Pradesh – 522647 Email :- vinukonda@tmbank.in (M):+91 91772 85567.
Bid Multiplier	Rs. 10,000/- (Rupees Ten Thousand Only)

Other Terms & Conditions

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 04:00P.M., on all working days before the auction date: 15-09-2026 (Phone No. 9177285567, Land Line No. 08646 273063)**

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.

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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.
7. 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.
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 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.
10. The property/properties will not be sold below the reserve price fixed above.
11. 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.
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)

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 :- Vinukonda
Date :- 03-08-2026

Authorised Officer
Tamilnad Mercantile Bank Ltd
For Vinukonda Branch