

Tamilnad Mercantile Bank Limited
Bapatla Branch
No.12-4-11(1), Gupta Avenue
Sri Anjaneya Swamy Temple Street
Bapatla – 522101, Andhra Pradesh
Ph No : 9177766044
Email ID : bapatla@tmbank.in
CIN : L65110TN1921PLC001908



TAMILNAD MERCANTILE BANK LIMITED, BAPATLA BRANCH

To

Date: 20-07-2026

Borrower/ Partners/ Mortgagor/Guarantor:

1. M/s JCK See Foods and Aqua Needs and others rep., by it's proprietor Mr. Kokkiligadda Chandra Babu S/o Nancharaiah, R/o Door NO. 24-129, Gokarnamatam, Nizampatnam, Bapatla District Andhra Pradesh – 522314
2. Mr. Kokkiligadda Chandra Babu S/o Nancharaiah, R/o Door No. 24-129, Gokarnamatam, Nizampatnam, Bapatla District, Andhra Pradesh – 522314
3. Mrs. Kokkiligadda Nancharamma W/o Nancharaiah, R/o Door No. 24-129, Gokarnamatam, Nizampatnam, Bapatla District, Andhra Pradesh – 522314
4. Mrs. Kokkiligadda Jyothi W/o Chandra Babu R/o Door No. 24-129, Gokarnamatam, Nizampatnam, Bapatla District, Andhra Pradesh - 522314

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 provision 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) M/s JCK See Foods and Aqua Needs and others rep., by it's proprietor Mr. Kokkiligadda Chandra Babu, 2) Mr. Kokkiligadda Chandra Babu S/o Nancharaiah, 3) Mrs. Kokkiligadda Nancharamma W/o Nancharaiah and 4) Mrs. Kokkiligadda Jyothi W/o Nancharaiah**, 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, Bapatla Branch will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **19-08-2026** for recovery of **Rs. 44,43,919.80/- (Rupees Forty Four Lakhs Forty Three Thousand Nine Hundred and Nineteen and Eighty Paise Only)** as on **30-06-2026** due to the Tamilnad Mercantile Bank Limited, Bapatla Branch with subsequent interest and expenses.

.....2

:: 2 ::

The Reserve Price will be Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only) and earnest money deposit will be Rs.2,70,000/- (Rupees Two Lakhs Seventy Thousand Only) for Item No.1

The Reserve Price will be Rs. 29,50,000/- (Rupees Twenty Nine Lakhs Fifty Thousand Only) and earnest money deposit will be Rs. 2,95,000/- (Rupees Two Lakhs Ninety Five Thousand Only) for Item No.2.

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd., Bapatla Branch No.12-4-11(1), Gupta Avenue Sri Anjaneya Swamy Temple Street Bapatla Town Bapatla District – 522101, (Andhra Pradesh) Mob No. 9177766044 Email :- bapatla@tmbank.in
Date and Time of Auction Sale	19-08-2026 and 01:00 to 02:00 PM for Item No.1 19-08-2026 and 03:00 to 04:00 PM for Item No.2
Upset Price	Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only) for Item No.1 Rs. 29,50,000/- (Rupees Twenty Nine Lakhs Fifty 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 to an extent of 387.22 Sq. Yards (As per the measurements an extent of 376.22 Sq yards) in Sy. No. 379/5 and there was a Zinc sheet roof with brick wall house constructed there at bearing Door No. 24-129, Beside Tenali to Nizampatnam Road, Gokharnamatham, Nizampatnam Municipality, Bapatla District – 522314 (Formerly Guntur District) standing in the name of Mrs. Kokkiligadda Nancharamma W/o Nancharaiah.

East :- Site belongs to Kokkiligadda Babu Rao
South :- Path Way
West :- Remaining site belongs to Kokkiligadda Nancharaiah
North :- R and B Road.

Item No.2

All that the part of the pacel of the residential land to an extent of 387.22 Sq. Yards (As per the measurement an extent of 344.64 Sq. yards) x standing in the name of Mrs. Kokkiligadda Nancharamma W/o Nancharaiah.

East :- Site belongs to Kokkiligadda Nancharaiah
South :- Path Way
West :- Path Way
North :- R and B Road

Place: Bapatla
Date : 20-07-2026

Authorised Officer,
Tamiland Mercantile Bank Ltd.,
For Bapatla Branch

....3

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 **19-08-2026 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.9177766044)**
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 : Bapatla
Date : 20-07-2026

Authorised Officer
Tamilnad Mercantile Bank Ltd
For Bapatla Branch