

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



L65110TN1921PLC001908

E- Auction Sale Notice

TAMILNAD MERCANTILE BANK LIMITED, NARASARAOPET BRANCH

Date: 14-08-2026

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 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.

.....2

Notice is hereby given to the public in general and in particular to the Borrower (s) **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", "Whatever there is" and "Without recourse" on **30-09-2026** for recovery of **Rs. 1,95,58,651.97 (Rupees One Crore Ninety Five Lakhs Fifty Eight Thousand Six Hundred Fifty One and Ninety Seven Paise Only) (Rs.50,28,252.16 due towards Cash Credit and Rs.7,49,786.95 due towards Term Loan – 1 and Rs.28,08,674.28 due towards Term Loan – 2 and Rs.1,02,32,943.34 due towards Term Loan – 3 and incidental expenses) as on 13-08-2026** due to the Tamilnad Mercantile Bank Limited, Narasaraopet Branch with subsequent interest and expenses.

The Reserve Price will be Rs. 1,20,61,000/- (Rupees One Crore Twenty Lakhs Sixty One Thousand Only) and the earnest money deposit will be Rs. 12,06,100/- (Rupees Twelve Lakhs Six Thousand One Hundred Only) for Property No.1.

The Reserve Price will be Rs. 3,20,00,000/- (Rupees Three Crore Twenty Lakhs Only) and the earnest money deposit will be Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) for Property No.2.

Description of the immovable properties to be sold.

Property No.1 :

All that the Part of parcel of the Residential vacant land to an extent of 544.44 sq.yds or 455.20 Sq. Meters situated at D.No.301/C, East side of Vinukonda Road, Narasaraopet Revenue Village and Mandal Guntur District standing in the name of Mr. E.Nageswararao.

Boundaries of the Property:

East : Site belongs to Talluri Subramanyam

South : Site belongs to Telugoti Srinivasa Rao purchased from Katikala Guravaiah

West : Site belongs to Gujja Srinivasa Rao purchased from Katikala Guravaiah.

North : Road

Property No. 2:

All that the part and parcel of the Residential vacant land to an extent of 1444.44 sq.yds or 1207.69 Sq.mts situated at D.No.301/C of Narasaraopet, Near Door No:12-13-1, Near Krishnaveni Towers, Talluri Nagar, Vinukonda Road, Narasaraopet Revenue Village and Mandal, Guntur District(old), Palnadu District(New) standing in the name of Mr. E.Nageswararao S/o Satyanarayana.

Boundaries of the Property: (An extent of 722.22 Sq. Yards)

East : Repudi Varalakshmi Remaining Site -100'

South : 24 Ft Width Road - 65'

West : Eluri Nageswara Rao (Applicant) western Side Site in this Survey Numbers - 100'

North : Seethamsetty Venkata Satyanarayana and Others Site - 65'

Boundaries of the Property: (An extent of 722.22 Sq. Yards)

East : Eluri Nageswara Rao Middle Part Site in this Survey Number – 100 Feet

South : 24 Feet width Road - 65 Feet

West :Challa Subbarao Site - 100"

North :Seethamsetty Venkata Satyanarayana and Others Site - 65'

Place: Narasaraopet

Date : 14-08-2026

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

//3//
Terms & Conditions

E - Auction website	https://sarfaesi.auctiontiger.net
Upset Price	Rs. 1,20,61,000/- (Rupees One Crore Twenty Lakhs Sixty One Thousand Only) for Property No.1 Rs. 3,20,00,000/- (Rupees Three Crore Twenty Lakhs Only) for Property No. 2
Date and time of e-auction	30-09-2026 between 10.00 AM to 12.00 PM with auto time extension of 5 minutes each, till sale is concluded for Item No.1 30-09-2026 between 02.00 PM to 04.00 PM with auto time extension of 5 minutes each, till sale is concluded for Item No.2
Earnest Money Deposit	Rs.12,06,100/- (Rupees Twelve Lakhs Six Thousand One Hundred Only) for Property No.1 Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) for Item No.2
Last date for submission of bid form with EMD	Bid form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, Narasaraopet should be submitted on or before 29-09-2026 within 04:00 PM.
Place of Submission of BID form and EMD	Authorized Officer, Tamilnad Mercantile Bank Ltd. , D.No:-9-7-40, 9-7-40A & 9-7-41, Arundalpeta, Narasaraopet Branch. Email id:- narasaraopet@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 **29.09.2026** (**Mob : +917032720506**)

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.

//4//

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, charges etc., related to the subject property.

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: Narasaraopet
Date : 14-08-2026

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