

Tamilnad Mercantile Bank Limited
Tirupathi Branch,
D. No. 19-4-121-14D, STV Nagar,
Air Bye Pass Road,
Tirupathi – 517501
Ph : 0877 – 2242383, Cell - 9177701978
email : tirupathi@tmbank.in
CIN: L65110TN1921PLC001908



L65110TN1921PLC001908

Date : 21-08-2026

TAMILNAD MERCANTILE BANK LTD, TIRUPATHI BRANCH

To

Borrower / Mortgagor / Guarantors :

1) M/s. Vinayaka Electronic Weigh Bridge,
Proprietor : Mr.M.Venkateswara Rao,
No.140/1, Challapalem village,
Yerpedu, Srikalahasthi Mandal,
Tirupathi – 517644.

Also have address at:

M/s.Vinayaka Electronic Weigh Bridge,
Proprietor:- Mr.M.Venkateswara Rao,
D.No.19-9-61/B, Jayalakshmi Colony,
Old TNCR Road, Tirupati, Tirupati District.
Andhra Pradesh – 517501.

2) Mr.M.Venkateswara Rao,S/o.M.Veeraiah,
Flat No.104, 1st Floor, Green Park Apartments,
Block No.VI, No.14-306/305,
D.R.Mahal Road, Tirupati – 517501.

3) Mr. Tirumerala Surendra Kumar Reddy,S/o. T Jayachandra,
D.No.19-9-61/B, Jayalakshmi Colony,
Kannaddy Nagar, ERO office,
Tirupati (Urban) Tirupati - 517501

4) Mrs. T Rajani W/o Tirumerala Surendra Kumar Reddy,
Flat No.104, 1st Floor, Green Park Apartments,
Block No.VI, No.14-306/305,
D.R.Mahal Road, Tirupati – 517501.

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 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) Mr.M.Venkateswara Rao, Prop:- M/s.Vinayaka Electronic Weigh Bridge, 2) Mr.M.Venkateswara Rao, S/o.M.Veeraiah, 3) Mr. Tirumerala Surendra Kumar Reddy,S/o. T Jayachandra, 4) Mrs. T Rajani W/o Tirumerala Surendra Kumar Reddy**, that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited, Tirupathi Branch will be sold on “As is where is”, “As is what is”, “Whatever there is” and “Without recourse” on **28.09.2026** for recovery of **Rs.40,31,400.38** (Rupees Forty Lakhs Thirty One Thousand Four Hundred and Thirty Eight Paise Only) as on **20.08.2026** due to the Tamilnad Mercantile Bank Limited, Tirupathi Branch with subsequent interest and expenses.

:2:

The Reserve Price will be **Rs.39,00,000/-** (Rupees Thirty Nine Lakhs Only) and the earnest money deposit will be Rs.3,90,000/- (Rupees Three Lakhs Ninety Thousand Only).

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Limited Tirupathi Branch D. No. 19-4-121-14D, STV Nagar, Air Bye Pass Road, Tirupathi – 517501
Date and Time of Auction Sale	28-09-2026 and 3.00PM
Upset Price	Rs.39,00,000/- (Rupees Thirty Nine Lakhs Only)

Description of the Property :

All that the industrial land to the extent of 14645 sq.ft or 1627.22 sq.yd situated at Survey No.296/1, Plot No.S-8 (part), APIIC, Near Lanco Factory, Near P.N. (Puthalapattu to Naidupeta) Road, Rachagunneri Village accounts, Srikalahasthi Gram Panchayat, Sri Kalahasti Mandal, Tirupati District (Old Chittoor District) standing in the name of M/s.Jaya Thirumala Biofuels Industries represented by its proprietrix Mrs.T.Rajani

Boundaries of the Property:

East : Road and Private Land
South : Road and Private Land
West : Plot No. S-8 (Part) belongs to T.Rajani
North : 60 feet wide road

Place: Tirupathi
Date : 21-08-2026

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

Note : The Secured creditor has already issued sale notice under Rule 8(6) of Security interest (Enforcement) Rules under SARFAESI Act to the borrowers and guarantors for redemption of property by granting 30 days' time as per the Act and failed to remit the entire due amount.

: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 28.09.2026 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 3.00 P.M., before the auction date (Mob : 9177701978)

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 except 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 proof 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, 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. (Rs.50.00 Lacs and above property)

13.The sale notice is also uploaded/published on website(www.tmb.bank.in)

Place: Tirupathi
Date : 21.08.2026

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