



Weavers Colony Bus Stop, B.H.Road, Nelamangala-562123
(Phone No. 080-27722530 & Mobile No.9880483657)

NELAMANGALA BRANCH

APPENDIX IV-A

[See proviso to rule 8(6) and 9(1)]

Sale Notice for Sale of Immovable Properties 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.

Notice is hereby given to the public in general and in particular to the Borrower, **Mr.R.Prakash**, S/o Mr.Ramanna, **Proprietor, M/s.S.R.S.Pumps and Motors**, No.1050, Ragavendra Complex, Next to Jayaprakash Nursing Complex, B H Road, Nelamangala, Bangalore Rural District and the Guarantor, **Mrs.R.Kalavathi**, W/o Mr.R.Prakash, D.No.50/60, T B Stop, 4th Cross, Dwarakanath Layout, Subash Nagar, Nelamangala, Bangalore Rural District-562123 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, Nelamangala Branch**, will be sold on “As is where is”, “As is what is” and “Whatever there is” on **04.11.2026** for recovery of **Rs.50,52,244.30** (Rupees Fifty Lakh Fifty Two Thousand Two Hundred Forty Four and Paise Thirty only) **as on 30.09.2026** due to **Tamilnad Mercantile Bank Limited, Nelamangala Branch** with subsequent interest and expenses.

The Reserve Price will be Rs.5,86,13,000/- and the earnest money deposit will be Rs.58,61,300/-

SCHEDULE OF PROPERTY	
Land to the extent of 7401.25 sq.ft (As per Title Deed) 6238 sq.ft as per measurement and residential building constructed thereat to the total extent of 26875 sq.ft (Stilt Floor – 5183 sq.ft, Ground Floor- 5183 sq.ft , First Floor – 5183 sq.ft , Second Floor – 5183 sq.ft , Third Floor – 5183 sq.ft , and Terrace Floor–960 sq.ft) (plan approval is for Stilt, Ground and First floor with 2579.80 sq.ft each) bearing Khaneshumari No.1333, Municipal Assessment No.1996/1927, PID No.25-27-1B, Ward No.13, B H Road, Opp. Indira Canteen, IDBI Back Side, M.G.Road, Subash Nagar, Nelamangala Town & Taluk, Bengaluru Rural District including all amenities standing in the name of Mr.R.Prakash. <u>Boundaries:</u> North : Entaganahalli Gangahanumaiah & Virupakshaiah's Property South :Padmanabhaiah's Land East :Property of Padmanabaiah and Road West :Property of Basheer Saib and Vacant Site	
E – Auction Website	https://sarfaesi.auctiontiger.net
Upset Price	Rs.5,86,13,000/- (Rupees Five Crore Eighty Six Lakh and Thirteen Thousand only)
Date and Time of E-Auction Sale	04.11.2026 between 11.00 A.M and 12.00 P.M with auto time extension of 5 minutes each, till sale is concluded.
Earnest Money Deposit	Rs.58,61,300/- (Rupees Fifty Eight Lakh Sixty One Thousand and Three Hundred only)
Last date for submission of Bid Form with EMD	Bid Form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, should be submitted / remitted on or before 03.11.2026 within 6.00 P.M.
Place of submission of Bid Form and EMD	Authorized Officer, Tamilnad Mercantile Bank Ltd. Nelamangala Branch Weavers Colony Bus Stop, B.H.Road, Nelamangala - 562 123.
Bid Multiplier	Rs.50,000/- (Rupees Fifty Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website (www.tmb.bank.in).

Place: Bengaluru
Date : 16.10.2026

**Authorized Officer
Tamilnad Mercantile Bank Ltd.
Bengaluru Region.
(For Nelamangala Branch)**