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@tmb.bank.in

Tamilnad Mercantile Bank Ltd
Be a step ahead in life

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TAMILNAD MERCANTILE BANK LIMITED, NARASARAOPET BRANCH

Date: 28.10.2026

To
Borrower/ Partners/ Mortgagor/Guarantor:

1) Mr.Nageswararao Eluri,
S/o. Eluri Satyanarayana,
R/o. Door No. 19-3-19,
Venugopala Swami Temple Street,
Rangavari Street, Mahalakshmi Street,
Narasaraopet Town And Mandal, Palnadu District- 522601

2) Mrs.Eluri Sravanthi,
W/o. Nageswararao Eluri
Venugopala Swami Temple Street,
Rangavari Street, Mahalakshmi Street,
Narasaraopet Town And Mandal, Palnadu District- 522601

Sale Notice for the Sale of Immovable Properties

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 provision 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 (s)/ Guarantors/ Mortgagors: **1) Mr. Eluri Nageswara Rao S/o. Satyanarayana and 2) Mrs. Eluri Sravanthi W/o. Nageswara 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 **18.11.2026** for recovery of **Rs. 88,86,124.99 (Rupees Eighty Eight Lakhs Eighty Six Thousnad One Hundred and Twenty Four and Ninety Nine Paise only) as on 30.09.2026** due to the Tamilnad Mercantile Bank Limited, Narasaraopet Branch with subsequent interest and expenses.

The Reserve Price will be Rs. 80,24,000/- (Rupees Eighty Lakhs Twenty Four Thousand Only) and the Earnest Money Deposit will be Rs. 8,02,400/- (Rupees Eight Lakhs Two Thousand Four Hundred Only) for Property

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Place of Submission of EMD and Auction :	**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**
Date and Time of Auction Sale	**18.11.2026 and 03.00 PM**
Upset Price	**Rs. 80,24,000/- (Rupees Eighty Lakhs Twenty Four Thousand Only)**

Description of the immovable properties to be sold.

All that the piece and parcel of the undivided share of the residential land to an extent of 70. 69 Sq. Yards or 59.09 Sq. Meters out of 721.93 Sq. Yards or 603.53 Sq. Meters situated at D. No. 300/C-1, Near Door No. 13-4-69/5, situated at D. NO. 300/C-1 of Narasaraopet Revenue Village, Srinivasa Nagar, Vinukonda Road, Narasaraopet Town and Mandal, Palnadu District - 522601 and residential flat constructed there at bearing Flat No. 301 in Second Floor in the Apartment name and style as PRUDHVI EXOTICA to an extent of 2360 Sq. Feet (including mid size car parking in the stilt floor and common areas) with all easement rights standing in the name of Mr. Eluri Nageswara Rao S/o Satyanarayana.

Boundaries For The Entire Apartment

East: Site belongs to Kothuru Nageswara Rao
South: 40 Feet Wide Road
West: Site Belongs To Kolli Brahmaiah
North: Property Belongs To Savani Subba Rao And M. Lakshmaiah

Boundaries For The Flat No.301 In Second Floor

East: Open Area Belongs To Prudhvi Exotica
South: Open Area Belongs To Prudhvi Exotica
West: Open Area Belongs To Prudhvi Exotica
North: Open Area and Common Corridor for the Flat No's 301 and 302

Place: Narasaraopet
Date : 28.10.2026

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

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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 favour of “Tamilnad Mercantile Bank Ltd” on or before **18.11.2026** 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.7032720506)

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, 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: Narasaraopet
Date: 28.10.2026

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