Tamilnad Mercantile Bank Limited
Vinukonda Branch
D.No. 23-194, 1st Floor, Palnadu Road
Vinukonda, Palnadu District
Andhra Pradesh – 522 647
Mob No. 9177285567,
08646-273063,
Email :- vinukonda@tmbank.in

Tamilnad Mercantile Bank Ltd
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L65110TN1921PLC001908

E – Auction Sale Notice

TAMILNAD MERCANTILE BANK LTD, VINUKONDA BRANCH

To **Date :- 30-10-2026**

Borrower(s)/ Mortgagor(s) /Guarantor(s):

1. **M/s Kerthi Granites**
   Rep., by it's proprietor Mr. Bathula Srinivasa Reddy
   S/o Sambi Reddy,
   Ground Floor, D. No. 278/8, 347 and 414, Kotappakonda,
   Guravayapalem Village, Narasaraopet Mandal – 522601
   Palnadu District (Formerly Guntur District).

2. **Mr. Bathula Srinivasa Reddy**
   S/o Sambi Reddy
   D. No. 12-3-36/2A, DSP Bungalow,
   Revenue Ward No. 10, Narasaraopet Town,
   Narasaraopet Mandal
   Palnadu District, Andhra Pradesh - 522601

3. **Mrs. Bathula Swapna**
   W/o Srinivasa Reddy
   D. No. 12-3-36/2A, DSP Bungalow,
   Revenue Ward No. 10, Narasaraopet Town,
   Narasaraopet Mandal
   Palnadu District, Andhra Pradesh - 522601

Sale Notice for Sale of Immovable Properties through E – Auction

E - 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) M/s Kerthi Granites rep.., by it's proprietor Mr. Bathula Srinivasa Reddy S/o Sambi Reddy, 2) Mr. Bathula Srinivasa Reddy S/o Sambi Reddy and 3) Mrs. Bathula Swapna W/o Srinivasa Reddy** 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, Vinukonda Branch** will be sold on **"As is where is", "As is what is", "Whatever there is" and "Without recourse"** on **04-12-2026** for recovery of **Rs. 1,61,43,455.33 (Rupees One Crore Sixty One Lakhs Forty Three Thousand Four Hundred Fifty Five and Thirty Three Paise Only) (Rs. 59,29,006.77 due towards Overdraft and Rs. 99,47,038.06 due towards the Term Loan and incidental expenses) as on 29-10-2026** due to the **Tamilnad Mercantile Bank Limited, Vinukonda Branch** with subsequent interest and expenses.

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The Reserve Price will be Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only) and the earnest money deposit will be Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) for Property No. 1

The Reserve Price will be Rs. 90,00,000/- (Rupees Ninety Lakhs Only) and the earnest money deposit will be Rs. 9,00,000/- (Rupees Nine Lakhs Only) for Property No. 2

Description of the immovable properties to be sold.

Property No. 1

All parts and parcels of the Industrial site admeasuring Ac.1.48 cents situated at S.No.278/8, 347,414 of Elllamanda Sivaru, Guravayapalem grama panchayat, Narsaraopet Manadalam, Palnadu District (Formerly Guntur District) and RCC building and Granite factory building along with Cutting and Polishing unit constructed there at to an extent of 8939.49 sq.ft (As per plan and measurement) standing in the name of Mr. Bathula Srinivasa Reddy S/o. Mr. Bathula Sambi Reddy.

Item No. 1
Boundaries for an extent of Ac. 0.38 cents or 1839.2 Sq. Yards or 1537.57 Sq. Meters in Guravayapalem Village H/o Ellamanda Village in D. No. 278/8, 347 and 414

East :- Item No.2 site
South :- Site belongs Abraham Lincoln.
West :- Gonepudi Road
North :- There was no boundary (Sunyam)

Item No. 2
Boundaries for an extent of Ac. 1.10 Cents or 5324. Sq. Yards or 4450.86 Sq. Meters in Guruvayapalem Village H/o Ellamanda Village in D. No. 278/8

East :- Forest Land
South :- Land belongs to Abraham Lincoln.
West :- Item No. 1 Site.
North :- Land belongs to Purushotham.

Item No.1 and Item No. 2 consists of the RCC building and Granite factory building along with Cutting and Polishing unit constructed there at to an extent of 8939.49 sq.ft (As per plan and measurement).

Property No. 2

All parts and parcels of residential vacant land to the extent of Ac 1.67 cents (D.no. 32-B1an extent of Ac. 0.48 Cents & 32-B3-B an extent of Ac.1.19 Cents) at D. No.32-B1,32-B3-B situated Gorijavolu Village, Nadendla Mandal, Palnadu District standing in the name of Mr. Bathula Srinivasa Reddy S/o. Mr. Bathula Sambi Reddy.

East :- Land
South :- Road
West :- Ramatulasamma Land
North :- Road

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Terms & Conditions

1.

E - Auction website	**https://sarfaesi.auctiontiger.net**
Upset Price	**Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only) for Property No. 1** **Rs. 90,00,000/- (Rupees Ninety Lakhs Only) for Property No. 2**
Date and time of e-auction	**04.12.2026 and 10:00 AM to 01:00 PM, with auto time extension of 5 minutes each, till sale is concluded for Property No. 1** **04.12.2026 and 02:00 PM to 05:00 PM, with auto time extension of 5 minutes each, till sale is concluded for Property No. 2**
Earnest Money Deposit	**Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) for Property No. 1** **Rs. 9,00,000/- (Rupees Nine Lakhs Only) for Property No.2**
Last date for submission of bid form with EMD	**Bid form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, Vinukonda Branch should be submitted on or before 03.12.2026 within 06:00 PM.**
Place of Submission of BID form and EMD	**Tamilnad Mercantile Bank Ltd.** **Vinukonda Branch** **23-194, First Floor, Palnadu Road,** **Vinukonda Town, Palnadu District** **Andhra Pradesh – 522647** **Email :- vinukonda@tmb.bank.in** **(M):+91 91772 85567.**
Bid Multiplier	**Rs. 10,000/- (Rupees Ten Thousand Only)**

Other Terms & Conditions

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 04:00P.M., on all working days before the auction date (Phone No. 9177285567, Land Line No. 08646 273063)**

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.

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 SARFEASI Act.

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6. To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance.

7. 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.

8. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.

9. 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.

10. The property/properties will not be sold below the reserve price fixed above.

11. The intending bidders should submit photo copy of any one of the proofs of identity, ie., adhaar card, passport, driving license, ration card, Voter ID, PAN Card etc., along with the bid form.

12. 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.

13. 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.

14. 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 :- Vinukonda
Date :- 30.10.2026

Authorised Officer
Tamilnad Mercantile Bank Ltd
For Vinukonda Branch