GUNTUR BRANCH
24-2-49, Chaparalavari Street,
Chunduru Mansions, Patnam Bazaar,
Guntur – 522003.
Phone: 0863 – 2322871 (M), 2222964 (CA)
2322865 (E), 2225370 (Sub.M)
Mail:guntur@tmb.bank.in

Tamilnad Mercantile Bank Ltd
Be a step ahead in life

L65110TN1921PLC001908

E- Auction Sale Notice

TAMILNAD MERCANTILE BANK LTD, GUNTUR BRANCH

To **Date : 17.11.2026**

Borrower / Mortgagor / Guarantors (s)

1) M/s.Venkata Siva Sai Vanijya
Proprietor : Shri.Maddali Giridhara Rao
Door No.19-8-97,
S.D.Estate Last,Etukuru Road
Guntur – 522 003.

Also have Address at :
No.9-2-125/126,
Syamala Nagar 2nd Line,
Guntur – 522 003.

2). Shri.Maddali Giridhara Rao
No.9-2-125/126,
Syamala Nagar 2nd Line,
Guntur – 522006

3).Smt.Maddali Naga Venkata Poornima,
No.9-2-125/126,
Syamala Nagar 2nd Line,
Guntur – 522006

Sale Notice for Sale of Immovable Property 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) & 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) **M/s.Venkata Siva Sai Vanijya** Door No.19-8-97, S.D.Estate Last,Etukuru Road,Guntur – 522 003, Also have Address at :No.9-2-125/126,Syamala Nagar 2nd Line,Guntur – 522 003. **Proprietor., Shri.Maddali Giridhara Rao** No.9-2-125/126,Syamala Nagar 2nd Line,Guntur – 522 003 **and Guarantor(s), .Smt.Maddali Naga Venkata Poornima** No.9-2-125/126,Syamala Nagar 2nd Line,Guntur – 522 003., 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, Guntur Branch, will be sold on "As is where is", "As is what is", and "Whatever there is" and "without recourse" on **12.11.2026** for recovery of **Rs. 3,89,21,502.37 (Rupees Three Crores Eighty Nine Lakhs Twenty One Thousand Five Hundred and Two and Thirty Seven Paise Only) as on 31.10.2026** due to the **Tamilnad Mercantile Bank Limited, Guntur Branch** with subsequent interest and expenses.

The Reserve Price will be Rs.4,71,00,000/- (Rupees Four Crores Seventy One Lakhs Only) and the earnest money deposit will be Rs.47,10,000/- (Rupees Forty Seven Lakhs Ten Thousand Only)

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Item No.1:-

On equitable mortgage of land to an extent of 435.00 sq.yards and thereat ***commercial building*** *constructed to an extent 8127.00 sq.ft(GF-3177 sq.ft+FF&SF-4950.00 sq.ft) situated at Resurvey No.493, Block No.C-13, Plot Nos.46,47,72 & 73, Municipal Ward No.33A, Door No.54-9-5, Jawahar Auto Nagar,Beside SVLD Industries, Vijayawada Municipal Corporation standing in the name of* ***Mr.Maddali Giridhara Rao***

a. Document No.2403/2002 dated 24.09.2002

Boundaries	
East	Remaining Property belongs to M/s Kothapalli Auto Complex,
SOUTH	Property belongs to Surya Motors & Welding Works,plot No.45,
WEST	60 ft wide Road ,
NORTH	Remaining Property belongs to M/s Kothapalli Auto Complex,

b. Document No.2404/2002 dated 24.09.2002

Boundaries	
EAST	Remaining Property belongs to M/s Kothapalli Auto Complex,
SOUTH	Property belongs to Surya Motors & Welding Works,plot No.45,
WEST	60 ft wide Road ,
NORTH	Remaining Property belongs to M/s Kothapalli Auto Complex,

Place: Guntur
Date : 17-11-2026

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

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Terms & Conditions

E - Auction website	**https://sarfaesi.auctiontiger.net**
Upset Price	**Rs.4,71,00,000/- (Rupees Four Crores Seventy one Lakhs Only)**
Date and time of e-auction	**16.12.2026 between 10.00 AM to 12.00 PM with auto time extension of 5 minutes each, till sale is concluded**
Earnest Money Deposit	**Rs.47,10,000/- (Rupees Forty Seven lakhs ten thousand Only**
Last date for submission of bid form with EMD	**Bid form along with Demand Draft in favour of Tamilnad Mercantile Bank Ltd, Guntur should be submitted on or before 15.12.2026 within 04.30 PM.**
Place of Submission of BID form and EMD	Authorized Officer, TAMILNAD MERCANTILE BANK LTD., Patnam Bazar **Guntur Branch.** **Email id:- guntur@tmb.bank.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 **16.12.2026** (**Mob : +919866536667**)

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 SARFAESI Act.

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: Guntur
Date :17.11.2026

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