

APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE CUM E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Central Bank of India, (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis through online web portal <https://baanknet.com> for recovery of below mentioned amount due to the Central Bank of India, Secured Creditor from the below mentioned Borrowers and Guarantors/Mortgagors. The Reserve Price & EMD and other details as below table. For Detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's web site www.centralbankofindia.co.in

<u>Borrower</u>	<u>Guarantor:</u>
Mr. MEKA NAGESWARA RAO S/o Krishna Rao Gundugolanu village, Bhimadolu Mandal, Eluru Dist - 534427 Present Address: Mr. MEKA NAGESWARA RAO S/o Krishnna Rao Flat No. 115, First floor, Vibhav fort, 1 Town, Agraharam, Eluru Dist - 534001	Mrs. Veeranki Revathi (Guarantor Legal Heirs) W/o Late Mr. Veeranki Mrutyunjaya Rao (Guarantor) Vegavaram village, Denduluru Mandal, Eluru Dist - 534450



DETAILS OF MORTGAGED PROPERTY/IES

Item No:1

All that part and parcel of property located Previously West Godavari district now Eluru district, Bhimadolu Sub district and Mandal, Gundugolanu Village to an extent of 566 11/50 Sq yards(or) 566.22 Sq yards of site in R.S No. 228/1 in the name of Sri. Meka Nageswara Rao and property is bounded by

East	Items No. 2 and 3 site
West	Road
North	Site of Mutala Ghanalu
South	Main Road

Item No:2

All that part and parcel of property located Previously West Godavari district now Eluru district, Bhimadolu Sub district and Mandal, Gundugolanu Village to an extent of 360 52/125 Sq yards (or) 360.416 Sq yards of site in R.S No. 228/1 in the name of Sri. Meka Nageswara Rao and property is bounded by

East	Compound wall of Thonta Satyanarayana
West	Item No. 1 site
North	Item No. 3 site
South	Main Road

Item No:3

All that part and parcel of property located Previously West Godavari district now Eluru district, Bhimadolu Sub district and Mandal, Gundugolanu Village to an extent of 199 1/3 Sq yards(or) 199.333 Sq yards of site in R.S No. 228/1 in the name of Sri. Meka Nageswara Rao and property is bounded by

East	Site of Maragani Ramayya
West	Item No. 1 site to some extent and site of Mutala Ghantalu to some extent



North	Joint lane
South	Item No. 2 site to some extent and site of Thonta Satyanarayana to some extent

SARFAESI Notices Details	E-AUCTION DETAILS
Demand Notice 13(2) issued on 18.05.2024 for Rs. 1,66,74,848/- (Rupees One Crore sixty six lakhs seventy four thousand eight hundred and forty eight Only) and interest thereon Possession Notice 13(4) issued on 01.08.2024 Notice of intended to sale under rule 8(6) of the SARFAESI ACT 2002 Dated 19.08.2025	Reserve Price: ₹.1, 35, 65,500.00 (Rupees One Crore Thirty Five Lakhs Sixty Five Thousand Five Hundred Only) EMD: ₹. 13,56,550/- (Rupees Thirteen lakhs fifty six thousand five hundred and fifty only) Bid Increment: ₹. 50,000/- Auction Date & Time: 29.06.2026 & 11:00 AM to 04:00 PM

This may also be treated as notice under Rule 8(6) / Rule 9(1) of security (Enforcement) Rules, 2002 to the Borrower/s and Guarantor/s of the said loan about the holding of e-Auction sale on the above date. For participating in the E-auction sale, the intending bidders should register their details with the service provider <https://baanknet.com> well in advance and shall get user ID & password. Intending bidders advised to change only the password. Bidder may visit <https://baanknet.com> for educational videos. For detailed terms & conditions of sale, please refer to the link provided Bank's website: www.centralbankofindia.co.in . Bidder will register on website <https://baanknet.com> and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in Global EMD wallet through NEFT/transfer.

For further details contact Central Bank of India, Authorized Officer, and Mobile: 6304906676



The Terms & conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002

STATUTORY 15 DAYS SALE NOTICES UNDER SARFAESI ACT, 2002

DATE: 12.06.2026

PLACE: ARDHAVARAM


AUTHORISED OFFICER

CENTRAL BANK OF INDIA

Terms & Conditions

1. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.baanknet.com/eauction-psb/> on 29.06.2026 (11.00 AM to 04.00 PM) with auto extension of 10 Minutes. The inspection of property put on auction will be permitted to interested bidders at site between 10:00 AM to 04.00 pm on working days, with prior appointment with Branch Manager/Authorized Officer. The intending Bidders/Purchasers are requested to register on portal (<https://www.baanknet.com/eauction-psb/>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Further, they are requested to upload requisite KYC documents and follow other required procedures well before the auction date.
2. The registration-eKYC, verification of eKYC documents and other required procedures like Bank Details must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's wallet should have sufficient balance ($\geq$ EMD Amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
3. Bidders, not depositing the required EMD in wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
4. For downloading further details, Process Compliance and Terms & Conditions, Please visit: a) <https://www.centralbankofindia.co.in>. b) website address of our

E-Auction Service Provider <https://www.baanknet.com>. Bidders may visit <https://www.baanknet.com> where guidelines for bidders are available. The interested bidder who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc, may contact to <https://www.baanknet.com> on their Contact Number or email to psba@psballiance.com.

5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. IN NO CIRCUMSTANCES (INCLUDING THE CASE OF SOLE BIDDER FOR ANY SECURED ASSET/S), THE SECURED ASSET/S SHALL BE SOLD at THE RESERVE PRICE or below thereof.
6. Intending Bidders are advised to properly read the Sale notice, Terms & conditions of e-auction, Operational part of e-auction available on the Web Portal <https://www.baanknet.com/eauction-psb/> and www.centralbankofindia.co.in before submitting their bids and taking part in e auction and follow them strictly..
7. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of e-Auction Service provider (<https://www.baanknet.com/eauction-psb/>).
8. **The successful bidder shall have to deposit 25% of the bid amount, less EMD amount deposited through NEFT/RTGS in A/c Name: CENTRAL BANK OF INDIA E AUCTION ACCOUNT, Benz Circle, A/C No- 3648584250, IFSC- CBIN02801567, the same day or not later than next working day and the remaining amount shall be paid within 15 days of sale or within such extended time as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction /sale of the property & the defaulting bidder shall not have any claim /right in respect of property/amount deposited.**
9. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Income tax Act 1961.
10. On receipt of the entire sale consideration, the Authorized Officer shall issue the sale certificate as per rules. The purchaser shall bear the Stamp duties, including those of the sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST, and rates and outgoing both existing and



future relating to properties. Further, in no circumstances, interest/damages if any will not be paid on the amount deposited during this period.

11. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms & conditions of the sale without any prior notice and without assigning any reason including calling upon the next higher bidder to perform in case the earlier bidder fails to perform.
12. The property is being sold on "As is where is", "As is what is" and "whatever there is" basis and the intending bidders should make their own discreet independent inquiries and verify the concerned Registrar/SRO/Revenue Records/Other Statutory authorities regarding the encumbrances and claims/rights/dues/charges of any authority such as Sales Tax, Excise/GST/Income Tax/besides the Bank's charge and shall satisfy themselves regarding the title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues etc over the property before submitting their bids. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues other than mentioned above (if any).
13. The Bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the municipal corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property and to pay the tax to the authorities as per applicable rates.
14. Bidding in the last moment should be avoided in the bidders own interest as neither the Central bank of India nor Service provider will be responsible for any lapse/failure (Internet / Power failure etc).
15. The sale is subject to confirmation by the Bank/Authorized Officer.
16. The intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document and other documents available with the Bank, the intending bidder may contact Central Bank of India, Concerned Branch during office hours.
17. For further details contact –**Central Bank of India, Ardhavaram Branch, and Contact No. 6304906676.**

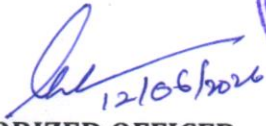


18. The sale subject to conditions/Rules/Provisions prescribed in the SARFAESI Act 2002 and rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the Authorized Officer.

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