

Branch-QIS COLLEGE OF ENGINEERING-03970, ONGOLE

E AUCTION SALE NOTICE APPENDIX-IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of immovable property

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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) that below described immovable property mortgaged/charged to the **Central Bank of India**, Secured Creditor, the **Constructive/physical possession** of which has been taken by the Authorized Officer of **Central Bank of India**, **QIS COLLEGE OF ENGINEERING BRANCH-03970** Secured Creditor, will be sold "As is where is", "As is what is", and "Whatever there is" basis on **29th June 2026** through online web portal **PSB Alliance PVT LTD portal <https://baanknet.com>** for the recovery of the amount due to the **Central Bank of India**, Secured Creditor from the below mentioned Borrower. The Reserve Price & EMD of the property is mentioned herein below, for detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website **<https://www.centralbankofindia.bank.in>** or PSB Alliance pvt ltd portal **<https://baanknet.com>**

NAME OF THE BRANCH: QIS COLLEGE OF ENGINEERING BRANCH -03970

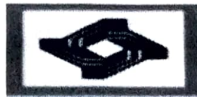
<u>BORROWERS</u> M/S SRI SRINIVASA SAI AGENCIES Represented by Mr. BHUMA SRINIAVAS RAO (PROPRIETOR) S/O CHENCHU SUBBA RAO. SHOP No 1 & 2 Sy No. 173/1 C BALAKRISHNAPURAM GUNTUR ROAD PRAKASAM DIST ONGOLE - 523001	Mr. BHUMA SRINIAVAS RAO S/O CHENCHU SUBBA RAO. D NO-7-15-5/2 FLAT No S/3 GUPTA'S RESIDENCY LAWYERPET ONGOLE-523001
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SUB: NPA Loan Accounts of CENT BUSINESS OVER DRAFT FACILITY LOAN - with a limit of Rs.6,50,00,000.00 (Rupees Six crore Fifty Lakh only) sanctioned on 30.03.2024 and ADHOC facility Rs. 50,00,000.00 (Rupees Fifty lakh only) sanctioned on 07.08.2024 favouring Mr. Bhuma Srinivasa Rao (Prop. Sri Srinivasa Sai Agencies) loan - Account No – 5576453517 (CENT OD BUSINESS) and 5653740106 (ADHOC) Central Bank of India, QIS COLLEGE OF ENGINEERING BRANCH (03970).

Amount due as on date of Demand notice 13(2) dated 05-02-2025. In the loan accounts 5576453517 & 5653740106 is Rs.7,15,88,160/- (Rupees Seven Crore Fifteen Lakhs Eighty Eight Thousand One Hundred Sixty only)) plus interest & charges thereon minus subsequent recoveries if any.

Property-01 Reserve Price : (1) Rs. 5,66,60,000.00	EMD : (1) Rs.56,66,000.00	(1)BID Increase Amount: Rs. 10,000.00
Property-02 Reserve Price : (1) Rs. 43,20,000.00	EMD : (1) Rs.4,32,000.00	(1)BID Increase Amount: Rs. 10,000.00
Auto Extension Time : 05 Mins		





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SCHEDULE OF PROPERTY

The specific details of the assets which are intended to be brought to sale are enumerated hereunder.

Description of the immovable property

Property -1: Residential Building

Item No.	Survey No. House No., Site No.	Extent/Areas of Land/Building	Location Sub-District/District/ Village/ Municipality etc.	Boundaries of property
1	Survey No.173/1C Nearby House No.3-125, Assessment No.10350 42631	3888 Square Feet or 54 Gadies or 432 Square Yards or 362.88 Square Meters.	Balakrishnapuram, Guntur road, Prakasam District, Ongole Rural Village, Ongole Municipal Corporation,	East : 30 feet wide Road – to this side 43 feet South : Compound Wall of Chunduri Srinivasa Rao – to this side 82 feet West : Site of Sayyad Jani and others - to this side 52 feet North: House, vacant site of Pera Brahmanandam –to this side 82 feet

In these boundaries an extent of 3888 Sq.Ft. or 54 Gadies or 432 Sq.Yds or 362.88 Sq.Mts of vacant site along with RCC structured Ground + 3 Floor RCC structured Building along with all assessment right.

Property-2: Residential Flat

Item No.	Survey No. House No., Site No.	Extent/Areas of Land/Building	Location Sub-District/District/ Village/ Municipality etc.	Boundary
Details of Apartment	Survey No.700/1, Ward No.1, Block No.13 At present D.No.7-15-8/11, Near D. No-7-15-5/2	9798.48 SFT or 1088.72 Square Yards	lawyerpeta, Prakasam District, Ongole Town, Ongole, A.P.	Boundaries of Apartment: East : Property of Somarouthu Venu Gopal – to this side 120 feet South : 30 feet wide Municipal Road – to this side 31.6 feet West : property of Bhaskaruni Lakshmi Narayana - to this side 116 feet North: Property of Ongole Chalapathi Rao and others - to this side 120 feet





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Details of Flat	Flat No.-S3 (Second Floor)	Undivided and unspecified extent of 49.49 Square Yards out of 1088.72 Sq Yds	GUPTHAS RESIDENCY in T.S. no 700/1, Door no 7-15-8/11, Near D. No- 7-15-5/2, Ward No 1, Block no 13, lawyerpeta, Prakasam District, Ongole Town, Ongole	Boundaries of Flat: East: Open Space relating to Apartment South: Open Space relating to Apartment West: Partly open space and partly corridor North: Partly open space and partly Lift space In these boundaries 1071 Square Feet RCC structured (plinth Area and common area) Flat, Two Two-wheeler parking area in Stilt Floor along with all easement rights.
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Details of encumbrance over the above property, as known to the bank - Not known

Date and time of E Auction, On 29.06.2026 Between 11.00 HRS to 16.30 HRS	Last date for submission of EMD on or before 29.06.2026 Up to 16:00 HRS	Date & Time of inspection of property : 22.06.2026 Between 11.00 Hrs To 16.00 Hrs
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For further details contact: Mrs. V AMUTHA, Senior Manager ,Mobile No.6304906710

- 1) For participating in the E-auction sale, the intending bidders should do buyer registration - profile registration and after buyer registration buyer should do EKYC through digi locker KYC with the service provider website **PSB Alliance pvt ltd portal** <https://baanknet.com/eauction-psb/bidder-registration> well in advance. Bidder will register on **PSB Alliance pvt ltd portal** <https://baanknet.com/eauction-psb/bidder-registration> subsequently EMD to be deposited in service provider Website <https://baanknet.com/eauction-psb/bidder-registration> through **E wallet**. Bidder may visit **PSB Alliance pvt ltd portal** <https://baanknet.com> for educational videos. For detailed terms & conditions of sale, please refer to the link provided by security creditor Bank's website <https://www.centralbankofindia.bank.in> and website **PSB Alliance pvt ltd portal** <https://baanknet.com>



Branch-QIS COLLEGE OF ENGINEERING, ONGOLE
Mob No. 6304906710 E-MAIL: bmgunt3970@centralbank.bank.in



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- 2) H1 bidder to make payment of bid amount (excluding EMD amount) by way of RTGS/NEFT/Funds transfer to the credit of A/c No.3434218221 A/C Name: "Bank Auction Cudapah Region", Name of beneficiary Central Bank of India, IFSC code: CBIN0281220 (Fifth letter of IFSC code is 'Zero').

STATUTORY 15 DAYS FOR SUBSEQUENT SALE NOTICES UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower/guarantors/Mortgagers are hereby notified for sale of immovable secured asset towards realization of outstanding dues of secured creditors

*As the previous Auctions were failed, prior intimation for subsequent E-Auction notice of 15 days being conveyed herewith to the notice of borrower/guarantors/mortgagers.

Date : 12.06.2026
Place: ONGOLE

कृते सेन्ट्रल बैंक ऑफ इंडिया
For CENTRAL BANK OF INDIA
12/6/26
Authorised Officer
अधिकृत अधिकारी
Central Bank of India