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

Details of Borrowers & Guarantors:

Borrower **Sri Bhaskara Ramakrishna Meragani** **S/O-Satyanarayana Meragani** D.No-18-10-6 & 18-10-8 besides D No-18-10-7, Marella Vari Street , Near Simhadri Appanna Temple Bhimavaram , West Godavari District-534201.	**Guarantor :** **Mr Panduranga Rao Meragani** **S/O-Satyanarayana Meragani** D No-18-10-6 & 18-10-8 besides D No-18-10-7, Marella Vari Street, Near Simhadri Appanna Temple, Bhimavaram, West Godavari District, 534201.
Guarantor : Mr **Panduranga Rao Meragani** S/O-Satyanarayana Meragani Flat No 1401, Orchid Lake View, Bellandur Lake Road, Kariyammana Agrahara- Near Bellandur Central Mall Bengaluru, Karnataka 560103	**Guarantor :** **Mr. Meragani Satyanarayana** S/o Mr Rama Murthy D No-18-10-6 & 18-10-8 besides D No-18-1-7, Marella Vari Street, Near Simhadri Appanna Temple, Bhimavaram, West Godavari District, 534201.

सेन्ट्रल बैंक ऑफ़ इण्डिया
Central Bank of India
Bhimavaram

Schedule of property (Meragani Bhaskara Ramakrishna)

Site Situated at Bhimavaram Muncipality,Bhimavaram Area, old 9th ward, New 11th Ward in Gramakantam 430/1A to an extent of 232.3/8 Sq. Yards of site with a House bearing Door No 18-10-6& 18-10-8 and bounded by

Item No 1: Boundaries to an extent of 198.1/4 Sq. yards of site

East	wall of manepalli Kasiyya	Ft 34-1
South	Item no 2 and site of Meragani Pandu ranga Rao	Ft 50-11
West	Wall of Adivi Satyanarayana and others	Ft 34-6
North	Site of Manepalli Satyanarayana Murthy	Ft 53-2

Item No2: Boundaries to an Extent of 11.1/8 Sq. Yard of site out of 22.1/4 Sq. Yards

East	Wall of Manepalli Kasiyya	Ft 34-1
South	Item No 3	Ft 5-10
West	Site of Meragani Pandu Ranga Rao	Ft 34-3
North	Item No 1	Ft 5-10

Item No3: Boundaries to an extent of 23-0 Sq. Yards of Undivided share out of 46-0 Sq. Yards

East	Wall of Manepalli Kasiyya	Ft 85-0
South	Marellavari Street	Ft 4-10
West	Site of Meragani satyanarayana	Ft 85-0
North	Item No 2	Ft 4-10

Total Extent 232.3/8 Sq. Yards or 193.62 Sq. Mts of site with an old house/shed with all easementary rights. **(As per Reg Sale Deed NO 2084/1990 dated 20/06/1990).**

Details of SARFAESI Notices and Auction

SARFAESI Notices Details	E-Auction Details
Demand Notice issued on 05.04.2025, for an amount of **Rs.4,35,64,457/- and interest, costs and expenses incurred thereon** Possession Notice 13(4) issued on 24.07.2025 Intended to Sale Notice issued on 04/09/2025	**Reserve Price**: Property A&B- Rs.1,36,80,000/- (Rupees One Crore Thirty Six lakhs Eighty Thousand Only) **EMD**: Rs. 13,68,000/- (Rupees Thirteen lakhs Sixty Eight Thousand Only). **Auction Date & Time:** 29-06-2026 & 11:00 am to 04:00 pm **Bid Increment Amount** : Rs.1,00,000/- (Rupees One Lakh Only).

Details of Mortgaged Properties

Details of Mortgaged Properties

Property A:

West Godavari District, Bhimavaram Town, Bhimavaram Sub-Registry, Bhimavaram Mandal, 11th Ward, Gramakantam, 430/1A nearest Door No 18-10-6 to an Extent of 202.1/8 Sq. yds. Within the Total Boundaries 202.1/8 Sq. Yards of Vacant House site with all Easementary rights etc. (As per Regd. Sale Deed NO 2083/1990 Dt: 20/06/1990).

Schedule of property (MERAGANI PANDU RANGA RAO)

West Godavari District, Bhimavaram Town, Bhimavaram Sub-Registry, Bhimavar Mandal, 11th Ward, Gramakantam 430/1A nearest Door No 18-10-6 to an Extent of 202.1/8 Sq. yds.

Item No 1: Boundaries to an Extent of 168 Yards

North	Site of Meragani Rama Krishna.	45-01 ft
South	Site of Meragani Satyanarayana	42.10 ft
East	Item No 2	34-3 ft
West	Compound wall of Adavi Satyanarayana and Others	34-6 ft

Item No2: Boundaries an Extent of 11.1/8 out of 22.1/4 Sq. Yards

North	Meragani Bhaskara Ramakrishna	5-10 ft
South	Item No 3	5-10 ft
East	Wall of Manepalli Kasiyya	34-1 ft
West	Item no. 1	34-3 ft

Item No 3: Boundaries to an Extent of 23 Sq. Yards out of 46 Sq. Yards

North	Item No. 2	4-10 ft
South	Marellavari Street	4-10 ft
East	Wall of Manepalli Kasiyya	85-00 ft
West	Site of Meragani Satyanaryana	85-00 ft

Within the Total Boundaries 202.1/8 Sq. Yards of Vacant House site with all Easementary rights etc. **(As per Regd. Sale Deed NO 2083/1990 Dt: 20/06/1990)**

Property B:

Site Situated at Bhimavaram Muncipality, Bhimavaram Area, old 9th ward, New 11th Ward in Gramakantam 430/1A to an extent of 232.3/8 Sq. Yards of site with a House bearing Door No 18-10-6& 18-10-8. Total Extent 232.3/8 Sq. Yards or 193.62 Sq. Mts of site with an old house/shed with all easementary rights. (As per Reg Sale Deed NO 2084/1990 dated 20/06/1990.

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, Mobile: 6304906625**

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

कृते सेन्ट्रल बैंक आफँ इंडिया
For CENTRA BANK OF INDIA
प्राधिकृत अधिकारी/Authorised Officer
भीमवरम शाखा/Bhimavaram Branch

AUTHORISED OFFICER
CENTRAL BANK OF INDIA

DATE: 12-06-2026
PLACE: BHIMAVARAM

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 (>=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, Bhimavaram Branch Mob No. 6304906625**

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

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT 2002

कृते सेन्ट्रल बैंक आफ़ इंडिया
For CENTRA BANK OF INDIA

प्राधिकृत अधिकारी/Authorised Officer
भीमवरम शाखा/Bhimavaram Branch

AUTHORIZED OFFICER
CENTRAL BANK OF INDIA

DATE: 12-06-2026
PLACE: BHIMAVARAM