

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 one of the immovable property 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

Name and Addresses of Borrowers:

Mr. YERRAM RAMBABU, DOOR NO. 5-87-37/4B, 4/1 ASHOKNAGAR GUNTUR AP-522002.	Mrs. YERRAM NAGALAKSHMI W/O Mr. YERRAM RAMBABU, 4/1 ASHOKNAGAR GUNTUR AP-522002.
M/s YERRAM VENKATA RAMANA INDUSTRIES PVT. LTD. MANAGING DIRECTOR: SRI YERRAM RAMBABU, <u>OFFICE ADDRESS AS PER LETTER HEAD:</u> D NO:5-87-37/4B,4/1 LANE, ASHOK NAGAR, GUNTUR, AP-522002 <u>OFFICE ADDRESS AS PER FIRM REGISTRATION:</u> SY NO.38,BOYAPALEM, YEDLAPALLU VILLAGE AND TOWN, EDLAPADU MANDAL,GUNTUR,AP-522233	M/s YERRAM VENKATA RAMANA INDUSTRIES PVT. LTD Mrs. KOLLA NAGALAKSHMI , DOOR NO.5-87-37/4B,4/1, ASHOK NAGAR, GUNTUR, AP- 522002.
M/s VENKATA RAMANA COMMERCIAL CORPORATION REPRESENTED BY ITS SOLE	Mr. YERRAM RAMBABU DOOR NO. 5-87-37/4B, 4/1 ASHOKNAGAR GUNTUR



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PROPRIETOR Mr. YERRAM RAMBABU, Door No.3-28-48/1, 6/1, BRINDAVAN GARDENS(SOUTH), GUNTUR-AP-522002	AP-522002.
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Name and Addresses of the Guarantors

FOR YERRAM VENKATA RAMANA INDUSTRIES PVT. LTD. Mr. YERRAM RAMBABU, DOOR NO. 5-87-37/4B, 4/1 ASHOKNAGAR GUNTUR AP-522002.	FOR YERRAM VENKATA RAMANA INDUSTRIES PVT. LTD. Mrs. KOLLA NAGALAKSHMI , DOOR NO.5-87-37/4B,4/1, ASHOK NAGAR, GUNTUR, AP- 522002.
FOR M/s VENKATA RAMANA COMMERCIAL CORPORATION Mrs. YERRAM NAGALAKSHMI W/O Mr. YERRAM RAMBABU, 4/1 ASHOKNAGAR GUNTUR AP-522002.	

DETAILS OF MORTGAGED PROPERTY

Description of the property:

Property registered in Sub-Registrar office, Nallapadu, Guntur District, measuring 818 Sq yards of site standing on the name of Sri. Yerram Rambabu S/o Sri. Yerram Narasimha Rao located in D No. 206/1, situated within 4th lane, Symala Nagar, Near Indian Springs Educational Society, Stambhalagaruvu area, Back side of Santhoshimatha Temple, Near Door No.2-14-126/2, Nallapadu Sub Division, Guntur, Guntur District and the property is bounded by,

East	30 Feet wide road
South	40 Feet wide road
West	Property of Sri Konda Pitchaiah
North	Santhoshimata Temple



Handwritten signature



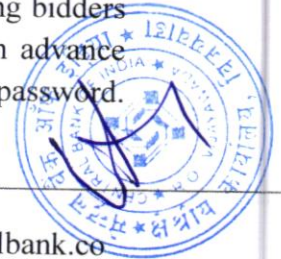
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Central Bank of India

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SARFAESI Notices Details	E-AUCTION DETAILS
Demand Notice 13(2) issued on 13/02/2019 for Rs. 7,36,38,275.00 (Rupees Seven Crore Thirty Six Lakhs Thirty Eight Thousand Two Hundred and Seventy Five Only) and interest thereon. Possession Notice 13(4) issued on 13/06/2025 for Rs. 19,67,56,358.00 (Rupees Nineteen Crore Sixty Seven Lakh Fifty Six Thousand Three Hundred Fifty Eight Only) And interest thereon. Notice of intended to sale under rule 8(6) of the SARFAESI ACT 2002 Dated 16/09/2025. Notice for Sale cum E Auction under rule 8(6) of the SARFAESI Act 2002 Dated 22/10/2025.	Reserve Price: Rs. 2,98,16,000/- (Rupees Two Crores Ninety Eight Lakhs and Sixteen Thousand Only) EMD : Rs. 29,81,600/- (Rupees Twenty Nine Lakhs Eighty One Thousand Six Hundred Only) Bid Increment : Rs. 50,000/- Auction Date & Time : 10/08/2026 & 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**, Contact No. **6304906665**

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: 20/07/2026
PLACE: LAXMIPURAM

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 (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-**





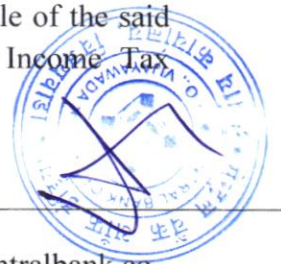
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Central Bank of India

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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



Signature

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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, Laxmipuram Branch, Contact No. 6304906665.**
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.

STATUTORY 15 DAYS SALE NOTICES UNDER SARFAESI ACT, 2002

DATE: 20/07/2026
PLACE: LAXMIPURAM




AUTHORIZED OFFICER
CENTRAL BANK OF INDIA


Receiver
20-07-2026