

The South Indian Bank Ltd, Regional Office – Vijayawada
at D No: 54-18/37/3-1, 1st floor, Sri Sai Venkata Krishna Nilayam,
Radio Colony, Vijayawada, Vj Polytechnic S.O, 520008.

Email: ro1021@sib.co.in;
Ref: RO/9021/REC/GEN/89/25-26

Date: 03.11.2025

E - AUCTION SALE NOTICE

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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

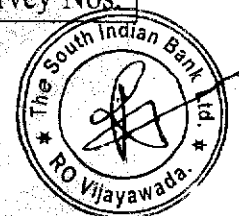
WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 21-May-2025, calling upon the borrowers 1) M/s Sri Rameswara Medical Corporation (A Partnership firm represented by its Partners) Ground Floor, Door No 45 4 217, Kalyanamvari Veedhi, Kothapet, Guntur, Andhra Pradesh- 522001. Also at- 9-7-80/A, Opp Gandhi Statue, Rail Pet, Guntur, Andhra Pradesh-522001. 2) Mr. Kande Mohan Rao, (Partner- M/s Sri Rameswara Medical Corporation) S/o Mr. Narasimharao Kande, Agatha Varappadu, Reddypalam, Guntur, Andhra Pradesh-522509. 3) 3.Mr. Tatavarthi Ventaka Chenna Suresh Krishna @ TVC Suresh Krishna, S/o Mr. Srinivasa Rao Tatavarthi, (Partner- M/s Sri Rameswara Medical Corporation) House No.3-14-94, Balaji Enclave, Flat-401, Pattabhi Puram, 2nd Line, Guntur, Andhra Pradesh-522006 and Guarantors 4) Mrs. Tatavarthi Venkata Suseela @ T V Suseela, W/o Tatavarthi Srinivasa Rao, H No. 3-14-94, Balaji Enclave, Flat no-401, Pattabhi Puram, 2nd Line, Pattabhipuram(Guntur), Guntur, Andhra Pradesh-522006 5) M/s Sree Krishna Mahendra Medical Corporation (A partnership firm rep by its partners), having its registered office at Ground Floor, Door No. 9-11-82, Assessment No. 1021056044, Kalyanam Vari Street, Kothapet, Guntur, Andhra Pradesh-522001 under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken possession of the immovable property, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

AND WHEREAS, the borrowers/guarantors have failed to pay the amount, Notice is hereby given to the public in general and in particular to the Borrowers/Guarantors that the immovable property/ies mortgaged to the Secured Creditor more fully described in the Schedule hereunder will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition, on the date and at the place mentioned herein below for realization of a sum of **Rs. 2,37,37,281.61 (Rupees Two Crores Thirty Seven Lakhs Thirty Seven Thousands Two Hundred & Eighty One and Paise Sixty only)** as on **01.11.2025** with future interest, costs and expenses etc. thereon in the account/s of M/s Sri Rameswara Medical Corporation with Guntur Branch of the Bank, subject to the following terms and conditions: -

SCHEDULE

Item No. 1

Name of Property Owner	Sri. Kande Mohan Rao
Description of property	All that part and parcel of property admeasuring 2420 Sq. Yards and all other constructions, improvements, easementary rights existing and appurtenant thereon situated within Block No. 6, Survey Nos.



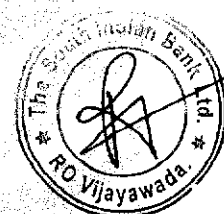
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	88/1 of Nagulapalem Village, Parchur Mandal, Bapatla District, and owned by Mr. Kande Mohan Rao, morefully described in Sale Deed no. 616/2015 dated 16-04-2015 of Sub Registrar Office – Parchur Batla and bounded on, North: Land of Kolla Venkaiah, S/o Rangaiah, 306 links South: Land of Kolla Venkateswaralu, S/o Bollaiah, 303 links East: Land of Kolla Venkateswaralu, 165 links West: Sarkar Donka, 165 links
Nature of possession	Physical Possession
Reserve Price	Rs. 84,70,000 /- (Rupees Eighty Four Lakh Seventy Thousand Only)
Earnest Money Deposit (EMD)	Rs. 8,47,000 /- (Rupees Eight Lakh Forty Seven Thousand Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Hyderabad or through RTGS to Account No. 0413073000000587 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Diamond Point (IFSC Code: SIBL0000413)
Last date and time for submission of Bid along with EMD	15.12.2025 till 3.00 PM
Property Inspection	From 03.00 PM to 05.00 PM (On working days with prior appointment)
Bid incremental amount	Rs 25000/-(Twenty Five Thousands Only)
Date and time of E-auction	16.12.2025 from 11.00 AM to 12.00 Noon (With 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	M/s 4 Closure Website Name: https://bankauctions.in & Office mail Id : info@bankauctions.in Office Address: M/s. 4 Closure, # 605 A, 6th Floor, Maitrivanam Ameerpet, Hyderabad, Telangana - 500038. Help Line Desk: Landline: 040-23736405, Mr. Jaya Prakash: 8142000064, Backend Team : Ms. Trishala (8142000066/62)



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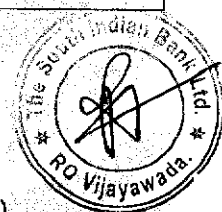


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Item No. 2

Name of Property Owner	Sri. Tatavarthi Venkata Chenna Suresh Krishna
Description of property	All that part and parcel of property admeasuring 1212 Sq. Yards and all other constructions, improvements, easementary rights existing and appurtenant thereon situated within Block No. 3, Survey Nos. 87/1, of Nagulapalem Village, Parchur Mandal, Bapatla District, and owned by Sri. Tatavarthi Venkata Chenna Suresh, morefully described in Partition Deed no 5604/2021 dated 01-09-2021(registered on 02-09-2021) of Sub Registrar Office – Nallapadu, Guntur and bounded on, North: Site of Kolla Nageswara Rao, Yarlagadda Anjaneyuly, 250.00 ft South: Site of Kande Mohan Rao, 257.6 sq ft East: Site of Manduri Kotaiah, 41.00 Sq ft West: Sarkar Donka, 45.00 ft
Nature of possession	Physical Possession
Reserve Price	Rs. 42,42,000 /- (Rupees Forty Two Lakh Forty Two Thousand Only)
Earnest Money Deposit (EMD)	Rs. 4,24,200 /- (Rupees Four Lakh Twenty Four Thousand Two Hundred Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Hyderabad or through RTGS to Account No. 0413073000000587 held by “ The Authorised Officer” in The South Indian Bank Ltd, Branch Diamond Point (IFSC Code: SIBL0000413)
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E-auction service provider	M/s 4 Closure



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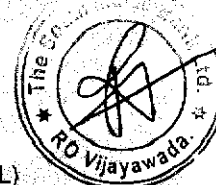
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	Website Name: https://bankauctions.in & Office mail Id : info@bankauctions.in Office Address: M/s. 4 Closure, # 605 A, 6th Floor, Maitrivanam Ameerpet, Hyderabad, Telangana - 500038. Help Line Desk: Landline: 040-23736405, Mr. Jaya Prakash: 8142000064, Backend Team : Ms. Trishala (8142000066/62)
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Item No. 3

Name of Property Owner	M/s. Sri Rameswara Medical Corporation., (through its partners) M/s Sree Krishna Mahendra Medical Corporation (through its partners) and Smt. Tatavarthi Venkata Suseela
Description of property	All that part and parcel of property admeasuring 188.33 Sq. Yards and all other constructions, improvements, easementary rights existing and appurtenant thereon bearing Plot No. 102, D No. 39/B2 of "Kanankadurga Nagar", of Agathavarapadu Village, Pedakakani Mandal, Guntur District, and owned by M/s. Sri Rameswara Medical Corporation., M/s Sree Krishna Mahendra Medical Corporation and Smt. Tatavarthi Venkata Suseela, morefully described in Sale Deed no 387/2020 dated 10-02-2020 of Sub Registrar Office – Pedakakani and bounded on, North: Plot bearing No. 90, 33.00 ft South: 33.00 ft wide road East: Plot bearing No. 103, 51.09 ft West: Plot bearing No. 101, 51.00 ft
Nature of possession	Physical Possession
Reserve Price	Rs. 34,85,000/- (Rupees Thirty Four Lakh Eighty Five Thousand Only)
Earnest Money Deposit (EMD)	Rs. 3,48,500/- (Rupees Three Lakh Forty Eight Thousand Five Hundred Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Hyderabad or through RTGS to Account No. 0413073000000587 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Diamond Point (IFSC Code: SIBL0000413)



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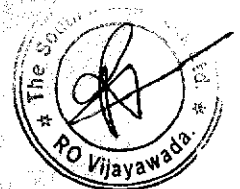
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Property Inspection	From 03.00 PM to 05.00 PM (On working days with prior appointment)
Bid incremental amount	Rs 25000/- (Twenty Five Thousands Only)
Date and time of E-auction	16.12.2025 from 11.00 AM to 12.00 Noon (With 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	M/s 4 Closure Website Name: https://bankauctions.in & Office mail Id : info@bankauctions.in Office Address: M/s. 4 Closure, # 605 A, 6th Floor, Maitrivanam Ameerpet, Hyderabad, Telangana - 500038. Help Line Desk: Landline: 040-23736405, Mr. Jaya Prakash: 8142000064, Backend Team : Ms. Trishala (8142000066/62)

Item No. 4

Name of Property Owner	Sri. Tatavarthi Venkata Suseela
Description of property	All that part and parcel of property admeasuring 102.7 Sq. Yards and all other constructions, improvements, easementary rights existing and appurtenant thereon bearing Plot No. 90, D No. 39/B1 & 39/B2 of "Kanankadurga Nagar", Agathavarapadu Village, Pedakakani Mandal, Guntur District, and owned by Sri. Tatavarthi Venkata Suseela, morefully described in Sale Deed no 4035/2019 dated 28-08-2019 of Sub Registrar Office – Pedakakani and bounded on, North: 40ft wide road, 16.60 ft South: Plot bearing No: 102, 16.60ft East: Plot bearing No. 90 in it eastern side site belongs to "M/s Sri Ramesara Medical Corporation, 56.0ft West: Plot bearing No. 89, 56.0ft
Nature of possession	Physical Possession
Reserve Price	Rs. 19,00,000 /- (Rupees Nineteen Lakh Only)
Earnest Money Deposit (EMD)	Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only)



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TERMS AND CONDITIONS OF SALE

- 1) The secured asset will be sold by e-auction through Bank's approved service provider i.e. (<https://bankauctions.in>) who are assisting the Authorised Officer in conducting the online auction.
- 2) The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Hyderabad at the address mentioned above or through RTGS to Account No: **0413073000000587** held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Diamond Point (IFSC Code: **SIBL0000413**) latest **by 04.00 PM on or before 15.12.2025.**
- 3) The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website <https://bankauctions.in>) along with self-attested copies of Proof of identification/Address proof (KYC) to the Authorised officer and should carry the original for verification. Bids submitted otherwise than in the format prescribed shall not be eligible for consideration and will be liable for rejection.
- 4) In case of joint bidders, an authorization letter signed by all the bidders authorizing a bidder (one among them who is holding a valid ID) is to be submitted along with bid form. In case the bidder is a corporate/Partnership firm, a copy of the resolution passed by the Board of



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Directors/Partners authorizing the actual bidder, who is holding a valid ID, needs to be submitted along with the bid form.

- 5) Bidders should have active mobile number and valid e-mail address for participating in E-Auction and register their names at the e-auction portal and get User ID and Password free of cost from E-auction service provider whereupon they would be allowed to participate in the online-E-auction.
- 6) Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 3 hereinabove.
- 7) Eligible Bidders who have duly complied with the above requirements in point no.2,3 & 4 hereinabove will be provided with User ID and Password through Bank's approved service provider for participating in e-auction portal.
- 8) After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD. The amount of EMD paid by interested bidders shall not carry any interest.
- 9) Online bidding will commence from Reserve price or from the highest bid quoted whichever is higher.
- 10) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
- 11) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- 12) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- 13) The Authorised Officer shall be at liberty to cancel the e-Auction process at any time, before declaring the successful bidder, without assigning any reason.
- 14) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- 15) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- 16) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- 17) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
- 18) In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.



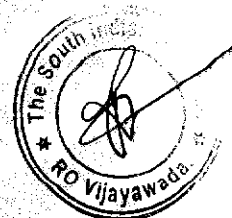
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- 19) The property will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition and the Bank is not responsible for title, condition or any other fact affecting the property.
- 20) It is the responsibility of the Bidders to inspect and satisfy themselves about the Secured Asset, including its specifications, the legality of the title deeds and other documents pertaining to the said Secured Asset before participating in the "E-auction" and The South Indian Bank Ltd will not liable for any issues pertaining to the Secured Asset after the completion of the E-auction.
- 21) The Successful bidder shall pay 25 % (including EMD of 10%) of the bid amount immediately on the same day or not later than next working day, as the case may be, on confirmation of Sale in his/her favour. Balance 75% of bid amount shall be paid to the Authorised Officer within 15 days of the sale, failing which the entire deposit made by the Bidder towards earnest money deposit and/or other such amounts shall be forfeited without any notice by the Authorized officer and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Authorised Officer.
- 22) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful bidder will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid /participated in the e-Auction will be entertained.
- 23) The successful bidder should pay all the existing dues etc., to the Government/ Local Authorities and bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- 24) The South Indian Bank Ltd is not liable to pay any interest/ refund EMD or any such amounts in case of any delay in issue of confirmation of sale/ Sale Certificate by virtue of any Court Order received after e-auction is complete or any other reasons whatsoever.
- 25) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 26) The successful bidder shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
- 27) Bidder shall ensure payment of TDS on sale in compliance with provision of Income Tax Act as applicable and necessary proof of the same to be submitted to Authorised Officer before issuance of Sale Certificate.
- 28) The Successful bidder shall, at his/her cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 29) The Authorised Officer has obtained EC/ search report regarding the property from 01.01.1983 to 02.11.2025 and it contains no encumbrance.



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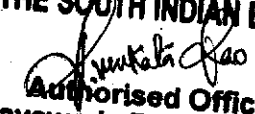
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For any further information and for inspection of property, the intended bidders may contact the Authorised Officer or The South Indian Bank Ltd., Branch Guntur during working hours or may contact 9000297130/9985682307 at the South Indian Bank Ltd Regional Office , Vijayawada.

For detailed terms and conditions of the sale, please refer to the link provided in www.southindianbank.com. and <https://bankauctions.in> .

Date: 03.11.2025
Place: Vijayawada



For THE SOUTH INDIAN BANK LTD

Authorised Officer
Vijayawada Regional Office

AUTHORISED OFFICER
(CHIEF MANAGER)