इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank
आपकी प्रगति का सच्चा साथी
Good People to grow with

Touching Hearts Spreading Smiles

INDIAN OVERSEAS BANK
Tapeswaram Branch, Main Road, Tapeswaram Village, Mandapeta Mandal,
E. G. Dist. (Old), Dr B R A Konaseema Dist., (New) Andhra Pradesh – 533 340
Ph: 08855-232129 **Email id: iob0529@iob.in**

Tapeswaram / 3 /2025-26 **Date: 24.12.2025**

SALE NOTICE OF IMMOVABLE SECURED ASSETS
(Issued under Rule 8(6) Rule / 9(1) of the Security Interest (Enforcement) Rules 2002)

To

1. M/s SRI SRINIVASA AGENCIES,
Prop- Mr. Padala Srinivasa Reddy
Address: 9-136, Bonas Street,
Near Sathi Pothareddy Ramalayam,
Anaparthi Village & Mandal,
East Godavari, AP-533342
Mob: 9152197777

... **Borrower**

2. Mr. Padala Srinivasa Reddy
S/o (Late) Padala Ramakrishna Reddy
Address: 9-136, Bonas Street,
Near Sathi Pothareddy Ramalayam,
Anaparthi Village & Mandal,
East Godavari, AP-533342....

Borrower/Mortgagor

Sir / Madam,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated **30.10.2025** issued to you regarding taking possession of the secured asset at more fully described in the schedule below and the publication of the said possession notices in **Sakshi, The new Indian Express**, on 02.11.2025 by the undersigned for the purpose of realization of the secured asset in exercise of the powers conferred on the bank as secured creditor under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules there under.
3. You, the above mentioned Borrower / mortgagor have failed to pay the dues in full save after issuance of demand notice dated **06.08.2025** for Rs.41,10, 573/- (Rupees Forty one Lakh Ten thousand Five hundred and seventy three only) as on 31.07.2025. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as is what is" and ''whatever there is'' condition under section 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

4 After appropriating the aforesaid repayments, the dues in the loan account as on **17.12.2025** is Rs.42,51,374.59 (Rupees Forty two Lakh fifty one thousand three hundred seventy four and paise fifty nine) along with further interest at contractual rates and rests, besides costs + actual expenses made for property maintenance.

5 We hereby give you notice of **30 days** time that the below mentioned secured asset shall be sold by the undersigned through E-auction.

6 A copy of the notice inviting offers for e-auction setting out the terms & Conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc, is enclosed for your ready information. Please also be advised that the said sale notice will also be published in two leading news papers of which one is in vernacular shortly. A copy of proposed paper publication is also enclosed.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Nature of Security (Hypothecation / Mortgage etc.)	Particulars of securities [Full description with location, four boundaries, measurement on four sides total extent and name of owner to be given]
Mortgage	**1**.RCC roofed ground floor residential building, situated at D.No: 9-153, Ward No-9, R.S No: 672/7A/1A, Near Bonasi Street, Anaparthi Village & Mandal, East Godavari District, AP-533342 admeasuring **161.00 Sq. Yds. Standing in the name of Mr. Padala Srinivasa Reddy.** **(Property covered by doc No: 378/2015, dt.05.02.2015 with SRO, Anaparthi)** **Bounded by:** North by: Panchyath Road 39' East by : Wall belongs to Medapati Venkata Rama Reddy 38' South by: Site belongs to Nallamilli Narayana Reddy 39' West by : Panchyath Road 36'
	2. RCC roofed ground, first and second floor residential & commercial building, situated at D.No: 9-136, Ward No-9, R. S. No: 672/7A/1A, Near Rama Koti Stambham, Anaparthi Town & Mandal, East Godavari, AP-533342 admeasuring 75.72 Sq. Yds. **standing in the name of Mr. Padala Srinivasa Reddy** **(Property covered by document No.379/2015, dt.05.02.2015 with SRO, Anaparthi)** **Bounded by:** North by: Wall belongs to Mallidi Eswara Reddy 47'

	East by: Rajaveedhi	14'6"
	South by: House site belongs to Dwarampudi Chandrareddy	47'
	West by: Common Pathway	14'6"
	As per latest valuation report dated 31.10.2025 the actual extent is 72.95 Sq.yds only.	

Date: 24.12.2025
Place: Tapeswaram

Authorized Officer
Indian Overseas Bank

Encl:

1. E – Auction notice containing terms and conditions.
2. Proposed paper publication of E – auction notice.

INDIAN OVERSEAS BANK

Tapeswaram Branch, Main Road, Tapeswaram Village, Mandapeta Mandal,
E. G. Dist. (Old), Dr B R A Konaseema Dist., (New) Andhra Pradesh – 533 340
Ph: 08855-232129 **Email id: iob0529@iob.in**

Tapeswaram / 3 /2025-26 **Date: 24.12.2025**

E-AUCTION SALE NOTICE
(Under Provision to Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules)

E-Auction Sale Notice 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 Act, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the secured creditor, the symbolic possession has been taken by the Authorized Officer of Indian Overseas Bank as Secured Creditor, will be sold on '' As is Where is'', ''As is what is'' and ''Whatever there is'' condition on **30.01.2026** for recovery of Rs.42,51,374.59 (Rupees Forty two Lakh fifty one thousand three hundred seventy four and paise fifty nine) as on 17.12.2025 along with further interest and costs due to the IOB as Secured creditor from **M/s. Sri Srinivasa Agencie., Prop. Sri Padala Srinivasa Reddy, #** 9-136, Bonas Street, Near Sathi Pothareddy Ramalayam, Anaparthi Village & Mandal, East Godavari, AP-533342.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Nature of Security (Hypothecation / Mortgage etc.)	Particulars of securities [Full description with location, four boundaries, measurement on four sides total extent and name of owner to be given]
Mortgage	**1**.RCC roofed ground floor residential building, situated at D.No: 9-153, Ward No-9, R.S No: 672/7A/1A, Near Bonasi Street, Anaparthi Village & Mandal, East Godavari District, AP-533342 admeasuring **161.00 Sq. Yds. Standing in the name of Mr. Padala Srinivasa Reddy.** **(Property covered by doc No: 378/2015, dt.05.02.2015 with SRO, Anaparthi)** **Bounded by:** North by: Panchyath Road 39' East by : Wall belongs to Medapati Venkata Rama Reddy 38' South by: Site belongs to Nallamilli Narayana Reddy 39' West by : Panchyath Road 36'

	2. RCC roofed ground, first and second floor residential & commercial building, situated at D.No: 9-136, Ward No-9, R. S. No: 672/7A/1A, Near Rama Koti Stambham, Anaparthi Town & Mandal, East Godavari, AP-533342 admeasuring 75.72 Sq. Yds. **standing in the name of Mr. Padala Srinivasa Reddy** **(Property covered by document No.379/2015, dt.05.02.2015 with SRO, Anaparthi)** **Bounded by:** North by: Wall belongs to Mallidi Eswara Reddy 47' East by: Rajaveedhi 14'6" South by: House site belongs to Dwarampudi Chandrareddy 47' West by: Common Pathway 14'6" **As per latest valuation report dated 31.10.2025 the actual extent is 72.95 Sq.yds only.**

*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc) are not known to the Bank.
* Bank's dues have priority over the statutory dues

Date and time of e-auction: **30.01.2026 between 10.30 A.M to 12.30** Noon with auto extension of 10 minutes each till sale is completed at the platform of https://baanknet.com

For detailed terms and conditions of the sale, please refer to the link provided in service provider's website: (1)https://baanknet.com or bank's website www.iob.in

Terms and Conditions

1.The property will be sold by e-auction through the service provider https://baanknet.com under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal https://baanknet.com using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by **29.01.2026 before 5.00 p.m**. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid cnline through NEFT/RTGS mode (**After generation of Challan from** https://baanknet.com **which will provide account details**) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

4. The intending participants of E-Auction may download copies of the Sale Notice, Terms & Conditions of E-Auction, Help Manual on operational part of e-auction related to this e-auction from https://baanknet.com.

5. The submission of online application for bid with EMD shall start from **26.12.2025**.

6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 60 Minutes with auto extension time of 10 minutes each till the sale is concluded.

8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs. 50,000/-to the last higher bid of the bidders. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of **"Indian Overseas Bank., Tapeswaram Branch" to the credit of A/C No.05290113035001- SARFAESI SALE PARKING ACCOUNT, IFSC Code IOBA0000529**, Branch Address: Indian Overseas Bank, Tapeswaram Branch, Main Road Tapeswaram, Mandapeta Mandal, 533340.

10. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

14. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

15. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

16. Sale is subject to confirmation by the secured creditor Bank.

17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

18. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1.00 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1.00 % income tax on the bid multiplier amount and the bank shall not take any responsibility for the same.

*In case of any sale/transfer of immovable property of Rupees Fifty Lakhs and above, the transferee has to pay an amount equal to 1.00 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact: Indian Overseas Bank, Tapeswaram Branch, Main Road Tapeswaram, Mandapeta Mandal - 533340 during office hours on all working days till 29.01.2026 between 10.00 a.m to 5.00 p.m.

20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistance is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider https://baanknet.com details of which are available on the e-Auction portal.

21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

22. Platform https://baanknet.com for e-auction will be provided by service provider M/s Baanknet.com Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037, Contact: support.baanknet@psballiance.com number: +91 8291220220 operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website https://baanknet.com

Date: 24.12.2025
Place: Tapeswaram.

Authorized Officer.
Indian Overseas Bank

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Ph: 08855-232129 **Email id: iob0529@iob.in**

Tapeswaram/ 3 /2025-26 **Date: 24.12.2025**

PUBLIC NOTICE FOR E – AUCTION FOR SALE OF IMMOVABLE

Sale of immovable property/ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) whereas, the Authorized Officer of **Indian Overseas Bank** has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on **'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS'** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal https://baanknet.com

Name and Address of Borrower/ Mortgagor:

1. M/s SRI SRINIVASA AGENCIES,
Prop- Mr. Padala Srinivasa Reddy
Address: 9-136, Bonas Street,
Near Sathi Pothareddy Ramalayam,
Anaparthi Village & Mandal,
East Godavari, AP-533342
Mob: 9152197777

... **Borrower**

2. Mr. Padala Srinivasa Reddy
S/o (Late) Padala Ramakrishna Reddy
Address: 9-136, Bonas Street,
Near Sathi Pothareddy Ramalayam,
Anaparthi Village & Mandal,
East Godavari, AP-533342....

Borrower/Mortgagor

Date of NPA: **28.07.2025** Date of Demand Notice: **06.08.2025**

Dues claimed in Demand Notice: Rs.41,10,573/- (Rupees Forty one Lakh Ten thousand Five hundred and seventy three only) as on 31.07.2025 with further interest and costs.

Date of Possession Notice: **30.10.2025**

Dues Claimed in Possession Notice: Rs.42,06,760.36(Rupees Forty Two Lakh Six Thousand Seven Hundred Sixty and Ps. Thirty Six Only) as on 30.10.2025 with further interest and costs.

* Outstanding due of Local Self Government (Property tax, Water sewerage, Electricity Bills Etc.) : Not Known

DESCRIPTION OF IMMOVABLE PROPERTY

Nature of Security (Hypothecation/ Mortgage etc.)	Particulars of securities [Full description with location, four boundaries, measurement on four sides total extent and name of owner to be given]
Mortgage	1.RCC roofed ground floor residential building, situated at D.No: 9-153, Ward No-9, R.S No: 672/7A/1A, Near Bonasi Street, Anaparthi Village & Mandal, East Godavari District, AP-533342 admeasuring 161.00 Sq. Yds. Standing in the name of **Mr. Padala Srinivasa Reddy.** (Property covered by doc No: 378/2015, dt.05.02.2015 with SRO, Anaparthi) **Bounded by:** North by: Panchyath Road 39' East by : Wall belongs to Medapati Venkata Rama Reddy 38' South by: Site belongs to Nallamilli Narayana Reddy 39' West by : Panchyath Road 36'
	2. RCC roofed ground, first and second floor residential & commercial building, situated at D.No: 9-136, Ward No-9, R. S. No: 672/7A/1A, Near Rama Koti Stambham, Anaparthi Town & Mandal, East Godavari, AP-533342 admeasuring 75.72 Sq. Yds. standing in the name of Mr. Padala Srinivasa Reddy (Property covered by document No.379/2015, dt.05.02.2015 with SRO, Anaparthi)

	Bounded by: North by: Wall belongs to Mallidi Eswara Reddy 47' East by: Rajaveedhi 14'6" South by: House site belongs to Dwarampudi Chandrareddy 47' West by: Common Pathway 14'6" ***As per latest valuation report dated 31.10.2025 the actual extent is 72.95 Sq.yds only.**
Date and time of e – auction	**30.01.2026** Between 10.30 AM to 12.30 Noon with auto extension of 10 minutes each till sale is completed.
Reserve Price	Property1:**Rs.43,44,000.00 (Rupees Forty Three Lakh and Forty Four Thousand Only)** Property2: **Rs.42,42,000.00 (Rupees Forty Two Lakh and forty Two Thousand Only)**
Earnest Money Deposit	Property1: **Rs.4,34,400.00 (Rupees Four Lakh Thirty Four Thousand and Four Hundred Only)** Property2: **Rs.4,24,200.00 (Rupees Four Lakh Twenty Four Thousand and Two Hundred Only)**
EMD Remittance	Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from** https://baanknet.com **which will provide account details**) in bidders Global EMD Wallet account.

Bid Multiplier	Rs.50,000/-
Inspection of property	26.12.2025 Onwards (From 10 AM to 4.00 PM)
Submission of online application for bid with EMD	26.12.2025 10 AM onwards
Last date for submission of online application for BID with EMD	29.01.2026
Known Encumbrance if any	Nil
*Outstanding dues Rs..... of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	Not Known

Bank's dues have priority over the Statutory dues

For terms and conditions please visit: https://baanknet.com. (Web portal of e-auction of service provider)

Place: Tapeswaram
Date: 24.12.2025

AUTHORISED OFFICER
Indian Overseas Bank