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ANNEXURE VIII

इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch: NAWABPET
Phone No: 9490690256

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1 Mr Pinnaka Seetharamaiah (Borrower) S/o Late P.Veeranjaneyulu H No. 2-89, Prasangulapadu, Korisapadu Mandal, Prakasam District AP- 523183	2 Mr Kurapati Prasad (Guarantor) s/o Kurapati Venkataiah D No. 3-1117 ,Flat No- G-1, Chinna Residency, Vengamamba street, Setty gunta Road, Nellore-524002

Sub: Loan account – IB HOME Loan A/c No. 6631704406 with Indian Bank, NAWABPET Branch – reg.

Mr Pinnaka Seetharamaiah S/o Late P.Veeranjaneyulu availed IB HOME Loan facility from Indian Bank, NAWABPET Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr Pinnaka Seetharamaiah S/o Late P.Veeranjaneyulu failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 16.08.2024 under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower (s), Guarantor(s) Mr Kurapati Prasad S/o Kurapati Venkataiah liable to the Bank to pay the amount due to the tune Rs.19,02,065/- (Rupees Nineteen lakhs two thousand two sixty five only) as on 15.08.2024 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 16.08.2024.

As Mr Pinnaka Seetharamaiah S/o Late P.Veeranjaneyulu failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 14.11.2024 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

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*As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement)Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days' notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 07.02.2026 is Rs.22,24,893/.- (Rupees Twenty Two Lakhs Twenty Four Thousand Eight Hundred Ninety Three Only) with further interest, costs, other charges and expenses thereon from 08.02.2026.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 25.02.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from 09.02.2026 to 24.02.2026 between 10.00 am to 4.00 pm.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The Tender/bid Form with the Terms and conditions can be had on-line from the website (https://baanknet.com/ (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal (https://baanknet.com/ (PSB Alliance Pvt. Ltd.) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 24.02.2026 i.e before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (https://baanknet.com/ (PSB Alliance Pvt. Ltd.) for depositing in bidders EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of

INDIAN BANK * Nawabpet * Officer * Authorised

money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c.No:6173500682 Name :E-Auction EMD account TIRUPATI Zone	Chittoor Branch IDIB000C026

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 over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.
The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.
If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

***This Notice is without prejudice to any other remedy available to the Secured Creditor *(this portion may be retained if it is a non-suit filed account)*

SCHEDULE

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

Description of immovable property	A – SCHEDULE Chittoor District, Sri Tirupati Balaji Registration District, Satyavedu Sub-District, Varadaiahpalem Mandal, Matherimitta Gram Panchayat, Chilamathuru Village Accounts, Sy.Nos.267-3, 267-5, 267-6, 267-7, 268-2, 268-3B, 268-5, 268-6, 268-7, 268-8, 268-9, 268-10, 268-11, 268-12, 268-13, 268-14, 268-15, 268-23 consisting of Ac.2.40 cents of land was converted into non-agriculture from agriculture land vide Proceedings Nos.J/999/2016, J/1000/2016, and J/1001/2016, dt.30-07-2016 by the Hon'ble Sub-Collector, Tirupati and approved Layout Plan Plots by Matherimitta Gram Panchayat vide P.R.No.32/2016 under the name and style of "LUMBINI TOWNSHIP" Layout Plots, in it Plot No.6 an extent of 855 sq. yards of vacant site bounded by:- East : 40 ft wide Road South : Plot No.7 West : 40 ft wide Road North : 33 ft wide Road Within these boundaries an extent of 855 sq. yards of site, in it an undivided extent of 42 sq. yards of site, with all easement rights. B – SCHEDULE In the above A-Schedule total site to be built "**AMG LUBINI HOMES**" Residential Apartment, Third Floor, Flat No.302 measuring 1110 sq. ft (including common

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	area) of RCC slab flat bounded by:- East : Lift to some extent and Open to sky to s South : Open to sky West : Open to sky North : Common corridor Within these boundaries an extent of 1110 sq. ft (including common area) of RCC slab flat and an extent of 98 sq. ft of car parking in Stilt Floor No.302 inclusive of all amenities and facilities relating to the apartment, with all easement rights. Item Covered Under Regd. Sale Deed Doc No 5297/2018 dated 17/5/2018 of SRO Nellore
Encumbrances on property	Nil
Reserve Price	Rs.20,98,000/-
EMD Amount	Rs.2,09,890/-
Bid Incremental amount	Rs.50,000/-
Date and time of e-auction in the website https://baanknet.com/	25.02.2026 11:00 AM to 04:00 PM
Property ID No.	IDIB6631704406

Bidders are advised to visit the website (https://baanknet.com/) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.ebkray@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.ebkray@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: https://baanknet.com/ and for clarifications related to this portal, please contact Helpdesk No.8291220220

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with https://baanknet.com/.

Place: Nellore
Date: 07.02.2025

AUTHORISED OFFICER
Indian Bank, Nellore