



ANNEXURE VIII

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

Branch: NAIDUPET
Phone No: 08623-277868
Mobile No: 9701944997

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,

<i>Borrower</i>	<i>Guarantor</i>
1. B Tejaswini W/o B Chandra Sekhar Reddy (Mortgagor) W/o B Chandrasekhar Reddy Flat No 401 Brundavanam Residency Near Bharath Petrol Bunk 4 th Mile, Mypadu Road, Navalakula Thotha Nellore Andhra Pradesh – 524002	NA
2. B ChandraSekhar Reddy S/o B Chinnappa Flat No 401 Brundavanam Residency Near Bharath Petrol Bunk 4 th Mile, Mypadu Road, Navalakula Thotha Nellore Andhra Pradesh – 524002	

Sub: Loan account –Mrs. B Tejaswini and Mr. B Chandrasekhar Reddy (A/c No: 6694853783, 7375832045) with Indian Bank, Naidupet Branch Branch

Mrs. B Tejaswini and Mr. B Chandrasekhar Reddy availed Term Loan facility/ies from Indian Bank, Naidupet Branch, and the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as “the Properties”. Mrs. B Tejaswini and Mr. B Chandrasekhar Reddy failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 06.07.2024 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) 1st 2nd liable to the Bank to pay the amount due to the tune of **Rs. 16,19,222/- (Sixteen Lakhs Ninteen Thousand Two Hundred and Twenty Two Rupees Only)** as on 05.07.2024 with further interest, costs.



other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **06.07.2024**

As **Mrs. B Tejaswini and Mr. B Chandrasekhar Reddy** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **21.09.2024** 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.

As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, **15 days'** notice for subsequent sale is required to be given and hence we are issuing this notice.

(*Retain whichever is applicable)

The amount due as on 13.10.2026 is **Rs. 21,94,069/- (Rupees Twenty One Lakh Ninety Four thousand Sixty nine Only)** with further interest, costs, other charges and expenses thereon from 14.10.2026.

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 31.10.2026 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 **29.10.2026 to 30.10.2026 (Except Public Holidays)** 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://www.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://www.baanknet.com>) (PSB Alliance Pvt. Ltd.) using their mobile number and email id. Further, after completing their e-KYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **30.10.2026** i.e before the e-Auction Date and time in the



portal. The registration, e-KYC 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://www.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 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.

SCHEDULE

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

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Shri Potti Sreeramulu Nellore Registration District, Stonehouse peta Sub Registration (Earlier in Allipuram Gram Panchayat area)- at present within limits of Nellore municipal corporation (The Andhra Pradesh act no 25 of 1994) Land in survey no 103 of allipuram village , consisting an extent of Ac 10.46 Cents of land by converting in to house plots vide L.P. No.107/2015 of D.T.P Hyderabad under the name and style of Brundavanam Gardens as per approved layout plan plot bearing No 104 consisting an extent of 58.145 ankanams, Plot No 105 consisting an extent of 40 Ankanams in total 138.145 ankanams or 1105.16 Sq Yards Vacant Site. Bounded by East: Plot bearing No 107 Dimension in this direction 133'-09". South: 40 ft width layout road, Dimension in this direction 72'-0" West: 40 ft width layout road, Dimension in this direction 142'-06" North: Layout Plots in survey no 150, Dimension in this direction 72'-07" An Undivided extent of 3.425 ankanams or 27.4 Sq Yards, out of an extent of 138.145 ankanams or 1105.16 Sq Yards of vacant site in plot bearing no's 104,105 and 106 land in Survey No 103of Allipuram Village within the	Rs. 13.50 Lakh	Rs. 135000/-	31.10.2026 (10:00 AM to 4:00 PM) Prop Id: IDIB6694853783 Incremental amount of bid 25000/-	NIL

above referred boundaries with all easementary rights.

Schedule B:

Residential Flat bearing No 401 in the fourth floor measuring 1040 Sq Ft (Including common areas) and car parking consisting an extent of 70 Sq Ft in stilt floor in 'Brundavanam Residency' Bounded By
East: Open To Sky
South: Open to Sky
West: Common Corridor
North: Open To Sky

Bidders are advised to visit the website (<https://www.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. +91 8291220220, email ID:- support.baanknet@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.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://www.baanknet.com> and for clarifications related to this portal, please contact Helpdesk No. +91 8291220220

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

Place: Naidupet
Date: 14.10.2026

कृते इंडियन बैंक
For INDIAN BANK
प्रमाणित अधिकारी
Authorized Officer