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Lower Tank Bund Road Branch
Ground Floor, PSN Estate,
Lower Tank Bund Road,
Vizianagaram - 535001(AP)

NOTICE OF SALE

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. Bevara Mahesh Naidu**
S/o China Thammi Naidu
D.No.5-46/1, VSN Colony, Near Bangaramma Temple,
VUDA Colony, Phase 3, Vizianagaram,
Vizianagaram Dist, AP – 535003.
Mob: 7981880040, 9618824622

Sub: Loan account – Mr. Bevara Mahesh Naidu (Home Loan-Flat No.S1 A/c No. 50457384303) with Indian Bank, Lower Tank Bund Road, Vizianagaram Branch.

Mr. Bevara Mahesh Naidu availed Home loan facility from Indian Bank, Lower Tank Bund Vizianagaram Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Property". **Mr. Bevara Mahesh Naidu** failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 12.02.2025 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), (1) Mr. Bevara Mahesh Naidu S/o China Thammi Naidu, D.No.5-46/1, VSN Colony, Near Bangaramma Temple, VUDA Colony, Phase 3, Vizianagaram, Vizianagaram Dist, AP – 535003. Liable to the Bank to pay the amount due to the tune of **Rs.12,16,895/- (Rupees Twelve lakhs sixteen thousand eight hundred ninety five only)** as on 05.02.2025 with further interest, costs, other charges and expenses thereon. **Demand Notice published on 04.03.2025** in the two newspapers both vernacular and in English i.e. **Vaarta & Indian Express**. He failed to make payment despite Demand Notice dated 12.02.2025.

As **Mr. Bevara Mahesh Naidu** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 14.05.2025 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 4th sale is required to be given and hence we are issuing this notice.

The amount due as on 05.02.2025 is **Rs.12,16,895/- (Rupees Twelve lakhs sixteen thousand eight hundred ninety five only)** with further interest, costs, other charges and expenses thereon from 05.02.2025.

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 **20.11.2026** 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 19.11.2026** between **10.00am to 4.00pm**.

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

The terms and conditions of e-auction is available in the website (<https://baanknet.com>).

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) 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 **20.11.2026**. i.e the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC 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 auction 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 IFSC code
6097913389 / E-Auction EMD Account	Visakhapatnam / IDIB000V026

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
<p>PROPERTY (Title Holder Mr. Bevara Mahesh):- All that part and parcel of the site measuring an extent of 33.33 sq yards, or 27.99 Sq.Mts, being undivided and unspecified shares out of the total Site extent of 200.20 sq.yards or 167.194 Sq.Mts, together with Flat No. S-1, 2nd Floor, measuring Plinth area of 890 Sft (including common areas) in the Building named as "Narayana Sadan (Sai Enclave)", Covered by Survey No. 49/13, Eastern row of the road, Duppada Village, Vizianagaram west S.R.O, Vizianagaram Mandal, Vizianagaram Dist and it is bounded by:</p> <p>Boundaries of the Total Site:- East: Site of Bevara Pydiraju. South: Site of Suryanarayana. West: Road. North: Vinayaka Residency.</p> <p>Boundaries of Flat No. S-1 in the 2nd Floor:- East: Common Corridor & Open to sky. South: Open to sky. West: Flat No. S-2. North: Common Corridor.</p>	<p>Rs.11,56,000/- (Rupees Eleven lakhs fifty six thousand only)</p>	<p>Rs.1,15,600/- Bid increment Rs.10,000/-</p>	<p>20.11.2026, 10.00am to 4.00pm and IDIB30272614086</p>	<p>NA</p>

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.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://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: Vizianagaram
Date: 29.10.2026



AUTHORISED OFFICER