

ANNEXURE- B



(Format for uploading in EBKRAY site along with photograph)
APPENDIX- IV-A" [See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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) of the Security Interest (Enforcement) Rules, 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 **Constructive(Symbolic)/Physical** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank, **KAKINADA** branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.11.2026** for recovery of **Rs.2,21,80,528/- (Rupees Two Crores Twenty One Lakhs Eighty Thousand Five Hundred and Twenty Eight Only)** as on 25.10.2026 due to the Indian Bank, **KAKINADA** Branch, Secured Creditor, from **M/S.PAVAN PUTHRA PROJECTS , M/S.BHARATHI TECH SERVICES PVT LT D.**

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property 1 :

All that piece and parcel of land to an extent of 447 sq yards out of 1200 Sq. yds at middle part , bearing door no 13-2-40/2, in patta no.11/2514, T.S. No 1457, 1458 situated at ward no 14, Block no 13, assessment no: 1060004270, Near Raghavendra Swamy Temple, Beside Pallam Raju House, Latchiraju Vari Street, Kakinada , Kakinada Municipal Corporation area, Kakinada District bounded and Measurements as follows

East	41'6"	:	Public Street (Latchirajuvari Street)
West	24 '6"	:	Property Belongs to Ainala Ranga Brahmananda Rao Naidu
North	120'0"	:	Property belongs to Mulukutla Ganesh Sankar RaoiLate)
South	120'0"	:	Property belongs to Munukutla Iswara Suryanarayana (Late)

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB006507594018	Rs.263,00,000/-	Rs.26,30,000/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.50,000/-

Property 2 : (Sale Deed No.2952/2016,Dt: 24.03.2016)

All that piece and parcel of land to an extent of 447 sq yards out of 1200 Sq. yds at northern side part , bearing door no 13-2-40/2, in patta no.11/2514, T.S. No 1457, 1458 situated at ward no 14, Block no 13, assessment no: 1060004270, Near Raghavendra Swamy Temple, Beside Pallam Raju House, Latchiraju Vari Street, Kakinada , Kakinada Municipal Corporation area, Kakinada District bounded and Measurements as follows

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East 33'6" : Public Street (Latchiraju vari Street)
West 33 '6" : Property Belongs to Ainala Ranga Brahmananda Rao Naidu
North 120'0" : Compound Wall of M P Pallam Raju
South 120'0" : Property belongs to Mulukutla Venkata Rama Somayajulu

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018A	Rs.281,50,000/-	Rs.28,15,000/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.50,000/-

Property 3 :

A Residential vacant site to an extent of **329 Sqyds or 276.36 Sqmtrs at Plot no 1**, Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

East 61.00 feet : House of others
West 64.09 feet : 33 Feet wide Road in Layout Plots
North 47.02 feet : House of others
South 47.00 feet : Site in Plot no 2

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018B	Rs.20,73,000/-	Rs.2,07,300/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 4 : (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **172 Sqyds or 144.48 Sqmtrs at Plot no 2** , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

East 33.00 feet : House of others
West 33.00 feet : 33 Feet wide Road in layout plots
North 47.00 feet : Site in Plot no 1
South 47.00 feet : Site in Plot no 3

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018C	Rs.10,30,000/-	Rs.1,03,000/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 5 : (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **172 Sqyds or 144.48 Sqmtrs at Plot no 3** , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

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East 33.00 feet : House of others
West 33.00 feet : 33 Feet wide Road in layout plots
North 47.00 feet : Site in Plot no 2
South 47.00 feet : Site in Plot no 4

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018D	Rs.10,30,000/-	Rs.1,03,000/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 6 : (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **172 Sqyds or 144.48 Sqmtrs at Plot no 4** , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

East 33.00 feet : House of others
West 33.00 feet : 33 Feet wide Road in layout plots
North 47.00 feet : Site in Plot no 3
South 47.00 feet : Site in Plot no 5

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018E	Rs.10,30,000/-	Rs.1,03,000/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 7: (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **172 Sqyds or 144.48 Sqmtrs at Plot no 5** , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

East 33.00 feet : House of others
West 33.00 feet : 33 Feet wide Road in layout plots
North 47.00 feet : Sites in Plot no 4
South 47.00 fee : Site in Plot no 6

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018F	Rs.10,30,000/-	Rs.1,03,000/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 8 : (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **172 Sqyds or 144.48 Sqmtrs at Plot no 6** , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

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East 33.00 feet : House of others
 West 33.00 feet : 33 Feet wide Road in layout plots
 North 47.00 feet : Site in Plot no 5
 South 47.00 feet : Site in Plot no 7

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018G	Rs.10,30,000/-	Rs.1,03,000/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 9 : (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **181 Sqyds or 152.04 Sqmtrs at Plot no 7** , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

East 34.06feet : House of others
 West 34.06feet : 33 Feet wide Road in layout plots
 North 47.00 feet : Site in Plot no 6
 South 47.00feet : 33 Feet wide Road in layout plots

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018H	Rs.11,40,000/-	Rs.1,14,000/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 10 : (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **325 Sqyds or 273 Sqmtrs at Plot no 11** , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

East 36.06feet : House of others
 West 36.06feet : 33 Feet wide Road in layout plots
 North 80.00 feet : Site in Plot no 10
 South 80.00 feet : Site in Plot no 12

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018I	Rs.20,47,000/-	Rs.2,04,700/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 11 : (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **183 Sqyds or 153.72 Sqmtrs at Plot no 33** , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

For INDIAN BANK

Authorized Officer

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East 50.00 feet : Site in Plot no 32
 West 50.00 feet : Site in Plot no 34
 North 33.00 feet : House of others
 South 33.00 feet : 33 Feet wide Road in layout plots

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018J	Rs.11,53,000/-	Rs.1,15,300/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 12 : (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **183 Sqyds or 153.72 Sqmtrs** at Plot no 34 , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

East 50.00 feet : Site in Plot no 33
 West 50.00 feet : Site in Plot no 35
 North 33.00 feet : House of others
 South 33.00 feet : 33 Feet wide Road in layout plots

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018K	Rs.11,53,000/-	Rs.1,15,300/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 13 : (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **183 Sqyds or 153.72 Sqmtrs** at Plot no 35 , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

East 50.00 feet : Site in Plot no 34
 West 50.00 feet : Site in Plot no 36
 North 33.00 feet : House of others
 South 33.00 feet : 33 Feet wide Road in layout plots

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018L	Rs.11,53,000/-	Rs.1,15,300/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 14 : (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **183 Sqyds or 153.72 Sqmtrs** at Plot no 36 , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Reference No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

For INDIAN BANK


 Authorized Officer

ANNEXURE- B

East 50.00 feet : Site in Plot no 35
West 50.00 feet : Site in Plot no 37
North 33.00 feet : House of others
South 33.00 feet : 33 Feet wide Road in layout plots

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018M	Rs.11,53,000/-	Rs.1,15,300/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

Property 15 : (Sale Deed No.747/2017,Dt: 22.03.2017)

A Residential vacant site to an extent of **183 Sqyds or 153.72 Sqmtrs** at **Plot no 37** , Survey no 402/1B , 393, 398/4 , under Plan approved by DTCP Kakinada in C.No 10608/2013/R , Refernce No.460/2013 Confirmed T L P No 37/2014 R, situated at Vetlapalem village and gram panchayath, Samalkota Sub-Registry , Samalkota mandal ,Kakinada District ,bounded and measurements:

East 50.00 feet : Site in Plot no 36
West 50.00 feet : Site in Plot no 38
North 33.00 feet : House of others
South 33.00 feet : 33 Feet wide Road in layout plots

with common ways and all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06507594018N	Rs.11,53,000/-	Rs.1,15,300/-	20.11.2026 10 AM to 4 PM	NIL

Bid Incremental amount : Rs.10,000/-

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.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 **19.11.2026** 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.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.baanknet.com>) for depositing in **bidders e-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.

2. 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 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.

For **INDIAN BANK**


Authorized Officer

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Nodal Bank Account No. : 7522012366
A/c. Name : E-AUCTION EMD ACCOUNT,ZONAL OFFICE RAJAHMUNDRY;
Branch name : Morampudi Branch
IFS Code : IDIB000M290.

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.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

6. 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.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

8. Platform (<https://www.baanknet.com>) for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.**, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website <https://www.baanknet.com>.**

9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) <https://www.baanknet.com>

10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **baanknet (<https://www.baanknet.com>)**.

11. The intending Bidders / Purchasers are requested to register on portal (<https://www.baanknet.com>) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.

12. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.

13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

For INDIAN BANK



Authorized Officer

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15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.

16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).

17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, **KAKINADA Branch, Main Road.**

19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

FOR INDIAN BANK


Authorized Officer

Place: Kakinada,
Date: 29.10.2026.

(Authorised Officer)