

 Indian Bank इलाहाबाद ALLAHABAD BANKING THAT'S #TWICE AS GOOD	Stressed Assets Management Branch Hyderabad, 5-1-679, Surabhi Arcade, Bank Street, Koti, Hyderabad-500 001. Phone: 040-24651169/24611168 Email: armbhyderabad@indianbank.co.in
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ANNEXURE- B

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 **Symbolic** possession of which has been taken by the Authorised Officer of Indian Bank, Hanamkonda 100 FT, Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **17.04.2026**, for recovery of **Rs. 143,34,47,559.24 (Rupees One Hundred Forty Three Crores Thirty Four Lakhs Forty Seven Thousand Five Hundred Fifty Nine and Paise Twenty Four Only)** as on 28.02.2026 with further interest, costs, other charges and expenses thereon from 01.03.2026 is due to the Indian Bank, SAM Branch, Hyderabad, Secured Creditor, from

<u>Borrower</u> 1. M/s Chaitanya Energy Private Limited Address : 2-5-82/1, Beside E- seva Centre, Nakkalagutta, Hanamkonda, Pin - 506001	<u>Director/ Mortgagor/Guarantor</u> 2. Sri Akula Nagaraju S/o Sri Akula Venkataiah Address 1 : H. No. 1-1-259/A/105, 100 ft Road, PGR Gardens, Waddepally, Hanamkonda - Pin - 506001 Address 2 : House bearing no 8-3-833/31 on plot no 3, SY no 69 situated at Yellareddyguda Vill, Kamalapuri Colony, Hyderabad, Pin -500073
<u>Director/ Guarantor</u> 3. Smt. Akula Mansa W/o Sri Akula Nagaraju Address 1 : H. No. 1-1-259/A/105, 100 ft Road, PGR Gardens, Waddepally, Hanamkonda, Pin - 506001 Address 2 : House bearing no 8-3-833/31 on plot no 3, SY no 69 situated at Yellareddyguda Vill, Kamalapuri Colony, Hyderabad, Pin -500073	<u>Guarantor</u> 4. Sri. Anumulapalli Hari Kishan S/o Sri Anumulapally Krishnamurthy Address : 6, SLN Springs, Gachibowli, Hyderabad , Pin -500032
<u>Guarantor</u> 5. Smt. Anumulapalli Rama Devi W/o Sri Anumulapally Krishnamurthy Address : H.NO: 11-25-27/3/401, Sri Jaganmatha's White House, Pochammaidan, Warangal, Pin - 506002	<u>Guarantor</u> 6. Sri Anumulapally Krishnamurthy S/o Sri Venkatesham Address : H.NO: 11-25-27/3/401, Jaganmatha White House Apartment, Pochammaidan, Warangal, Pin - 506002



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Guarantor 7. Sri Sirupa Ashok S/o Late Sirupa Bhavani Prasad Alias Sri Mittapalli Ashok adopted son of Late Mittapalli Sreehari Address : HNO:11-25-27/3/301, Jaganmatha White House, Pochammaidan, Warangal, Pin - 506002.	Guarantor 8. Smt. Sirupa Vani S/o Sri Sirupa Ashok Address : HNO: 11-25-27/3/301 Jaganmatha White House, Pochammaidan, Warangal, Pin -506002
Guarantor 9. Smt. Anumulapalli Ashwini W/o Sri Anumulapalli Hari Kishan Address : H.NO:11-25-27/3/401, Jaganmatha White House Pochammaidan, Warangal, Pin - 506002	Guarantor 10. Smt. Akula Keerthimala W/o Sri Akula Venkataiah Address : H.NO: 1-1-20, Bank Street, Station Road, Jangaon, Pin -506167
Guarantor 11. Smt. Varikupuala Ramulamma W/o Sri Ellaiah Address 1 : H.No:7-86, Chinnamadur, Madoorkalan. Devaruppula, Warangal District, Pin -506303 Address 2 : 6-2-7/30/5, Balaji Nagar, Jangaon town, Jangaon District	Guarantor 12. Sri. Akula Venkata Chaitanya S/o Sri Akula Nagaraju Address 1 : H. No. 1-1-259/A/105, 100 ft Road, PGR Gardens, Waddepally, Hanamkonda -, Pin - 506001 Address 2 : House bearing no 8-3-833/31 on plot no 3, SY no 69 situated at Yellareddyguda Vill, Kamalapuri Colony,Hyderabad, Pin -500073
Guarantor 13. To the estate of the deceased Shri Akula Ravi Kumar (deceased on 24.12.2021) represented by legal heir "Smt. Akula Aruna W/o Late Akula Ravi Kumar" Address : H.NO: 1-1-20, Bank Street Jangaon, Pin -506167	Guarantor 14. To the estate of the deceased Shri Akula Ravi Kumar (deceased on 24.12.2021) represented by legal heir "Smt. Thadishetty Saritha D/o Late Akula Ravi Kumar" Address : H.NO: 1-1-20, Bank Street Jangaon, Pin - 506167
Guarantor 15. To the estate of the deceased Shri Akula Ravi Kumar (deceased on 24.12.2021) represented by legal heir "Sri. Akula Srujan Kumar S/o Late Akula Ravi Kumar" Address : H.NO: 1-1-20, Bank Street Jangaon, Pin -506167	Guarantor 16. To the estate of the deceased Shri Akula Ravi Kumar (deceased on 24.12.2021) represented by legal heir "Smt. Oruganti @ Akula Swetha D/o Late Akula Ravi Kumar" Address: H.NO: 1-1-20, Bank Street Jangaon, Pin -506167

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

Property No. 26

Property 1 – Residential House bearing H. No. 1-10-64/37 admeasuring to 241.94 Sq. Yards with built-up area of 1550 Sq. Feet in ground floor and 1650 Sq. Feet in first floor and 525 Sq. Feet in second floor situated at Laxmibaikunta, Jangaon Town, Jangaon Mandal, District Warangal, JangaonMunicipality, District Sub Registration office Jangaon and District Registration Office Warangal

Property 2- Open Plot no. 72 & 73 to the total extent of 300 Sq. Yds located in Sy. No. 469 of Laxmibaikunta, Jangaon Town, Jangaon Mandal, District Warangal, JangaonMunicipality, District Sub Registration office Jangaon and District Registration Office Warangal

Titleholder: **Sri Akula Nagaraju S/o AkulaVenkataiah. Regd. Deed No. 2159/2007 dated**



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17.04.2007.

Boundaries of property 1

East: MC Road

West: Open Land

North: Open Land of Others

South: House of BussaLingamurthy

Boundaries of property 2

East: Road

West: Road

North: Road

South: Open land

Reserve price	Rs.1,00,00,000/-
EMD	Rs.10,00,000/-
Property ID	IDIBSAMHCEPL26
*Encumbrance known to the Bank	NIL
Date & Time of Auction	17.04.2026 11.00 am to 4.00 pm

Property No. 27 (Under Physical Possession)

Open plot admeasuring to 666.66 SqYds situated in Sy. No. 18, nearby H No. 1-10-152/1, Jangaon Town, Jangaon Mandal, District Warangal, JangaonMunicipality, District Sub Registration office Jangaon and District Registration Office Warangal.

Titleholder: Sri Akula Nagaraju S/o Akula Venkataiah.

Regd. Sale Deed No. 1710/2006 dated 14.06.2006.

Boundaries:

East: 30' wide Road

West: 50' wide Road

North: Plot of Gummala Chandramanemma

South: Plot of V Malla Reddy

Reserve price	Rs.81,00,000/-
EMD	Rs.8,10,000/-
Property ID	IDIBSAMHCEPL27
*Encumbrance known to the Bank	NIL
Date & Time of Auction	17.04.2026 11.00 am to 4.00 pm

Property No. 28&29

28). Open plot with House No. 1-10-83 admeasuring to 2800 Sq. Yds in survey no 468,469,470 Situated at Grain Market Road, Jangaon Town, Jangaon Mandal, District Warangal, JangaonMunicipality, District Sub Registration office Jangaon and District Registration Office Warangal.

Titleholder: Sri Akula Ravi Kumar S/o Akula Venkataiah.

Regd. Partition Deed No. 231/2014 dated 07-12-2013.

Boundaries:

East: S C Railway Boundry

West: 50' wide Road

North: Open Land of Akula Nagaraju

South: Open Land of Akula Padmavathi



29). Open plot with House No. 1-10-83 admeasuring to 3697 Sq. Yds in survey no 468,469,470 Situated at Grain Market Road, Jangaon Town, Jangaon Mandal, District Warangal, JangaonMunicipality, District Sub Registration office Jangaon and District Registration Office Warangal.

Titleholder: Sri Akula Nagaraju S/o AkulaVenkataiah.
Regd. Partition Deed No. 231/2014 dated 07-12-2013.

Boundaries:

East: S C Railway Boundry

West: 50' wide Road

North: Akula Padmavathi Land and Aurobindo High School

South: Open Land of Akula Ravi kumar

Reserve price	Rs.8,43,00,000/-
EMD	Rs.84,30,000/-
Property ID	IDIBSAMHCEPL2829
*Encumbrance known to the Bank	NIL
Date & Time of Auction	17.04.2026 11.00 am to 4.00 pm

Property No. 30. (Under Physical Possession)

Open Plot No. 50,51,52,53,62,63,64,65,66,67, Sy. No. 468,469,470 situated at Laxmibaikunta Area, Jangaon Town and Mandal, District Sub Registration office Jangaon and District Registration Office Warangal

Extent 2422.00 SqYds

Titleholder: Sri AkulaNagaraju S/o AkulaVenkataiah. Regd. Deed No. 2478/2007 dated 10-05-2007

Boundaries:

Plot No 50 &51

East: Plot No 39 and 40 and plot of ChYadagiri

West: 30' wide Road

North: 30' wide Road and Plot of ChYadagiri

South: 40' wide Road

Boundaries:

Plot No 52 to 56

East: 30' wide Road

West: Plot no 57 to 61

North: Road

South: 20' wide Road

Boundaries:

Plot No 62 to 67

East: 20' Wide Road

West: H No 1-7-86 & 1-7-97

North: Land of Thota Satyam and Others

South: H no 1-7-97

Reserve price	Rs.2,85,00,000/-
EMD	Rs.28,50,000/-
Property ID	IDIBSAMHCEPL30
*Encumbrance known to the Bank	NIL
Date & Time of Auction	17.04.2026 11.00 am to 4.00 pm



Property No. 31&33

31). H.No. 1-8-116 admeasuring 1963 Sq Yards or 1641.07 Sq. Mts. at Laxmibaikunta, Jangaon town, Jangaon Revenue Mandal, Warangal District within the limits of Jangaon Municipality within the jurisdiction of Sub-Registration Office, Jangaon and District Registrar Office, Warangal.

Titleholder: Sri Akula Nagaraju S/o Late Venkataiah.
Regd. Partition Deed No. 891/2006 dated 28-03-2006.

Boundaries:

East: House of Naresh
West: House no. 1-8-116/1 allotted to Akula Ravi Kumar
North: Road
South: Timber Depot of D. Bhaskar and M.C. Road

33). H.No. 1-8-116/1 admeasuring 1273 Sq Yards at Laxmibaikunta, Jangaon town, Jangaon Revenue Mandal, Warangal District within the limits of Jangaon Municipality within the jurisdiction of Sub-Registration Office, Jangaon and District Registrar Office, Warangal.

Titleholder: Sri Akula Ravi kumar S/o Late Venkataiah.
Regd. Partition Deed No. 891/2006 dated 28-03-2006.

Boundaries:

East: House No 1-8-116 allotted to Akula Nagaraju
West: House of Ch. Keshava Reddy & Others
North Road
South: M. C. Road

Reserve price	Rs.4,33,00,000/-
EMD	Rs.43,30,000/-
Property ID	IDIBSAMHCEPL3133
*Encumbrance known to the Bank	NIL
Date & Time of Auction	17.04.2026 11.00 am to 4.00 pm

Property No. 34 (Under Physical Possession)

Open land admeasuring 2539.60 Sq. Yards, or 2123.35 Sq. Meters, out of the Survey No. 572/B of Shayampet Jagir Revenue (v), Hanamkonda Mandal, within the extended limits of Warangal Municipal Corporation, Revenue and Registration district Warangal and it is in the jurisdiction of the Joint Sub-Registrar, Warangal.

Titleholder: Sri Akula Nagaraju S/o Akula Venkataiah.
Regd. Sale Deed No. 865/2008 dated 06-02-2008.

Boundaries:

East : Land Of Anuradha
West : Remaining Land of Vendor
North : Land of Bollam Balram Biskshapathi
South : Proposed 80' wide Road

Reserve price	Rs.5,67,00,000/-
EMD	Rs.56,70,000/-
Property ID	IDIBSAMHCEPL34
*Encumbrance known to the Bank	NIL
Date & Time of Auction	17.04.2026 11.00 am to 4.00 pm



Property No. 41 (Under Physical Possession)

Open Plot No.50/A, in Survey Nos.61, 62 & 66, admeasuring 608 Sq.Yds., or 508.28 Sq.Mtrs., Situated at Ward No.1, Block No.9, Ravindra Nagar, Habsiguda, under GHMC Uppal Circle, Uppal Mandal, Medchal-Malkajgiri District, Under S.R.O. Uppal.

Titleholder: Sri AkulaNagaraju S/o Late AkulaVenkataiah.

Regd. Sale Deed No 15651/2021 Dated: 5/10/2021.

Boundaries:

East: Nala

West: Plot No.50

North: Plot Nos. 51 & 52

South : 25'-0" wide Road

Reserve price	Rs.3,14,00,000/-
EMD	Rs.31,40,000/-
Property ID	IDIBSAMHCEPL41
*Encumbrance known to the Bank	NIL
Date & Time of Auction	17.04.2026 11.00 am to 4.00 pm

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 e-KYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 16.04.2026 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.

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://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.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c No. 465722642; Indian Bank SAM Branch Hyderabad	Indian Bank Himayatnagar branch/ IDIB000H008

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.



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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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (<https://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.ebkay@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website <https://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://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 e-Auction and User Manual on operational part of e-Auction related to this e-Auction from **e-Bkay (<https://baanknet.com>)**.
11. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will complete their e-KYC. Once, the e-KYC 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.



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, SAM Branch, Hyderabad.
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).

***No known encumbrances to the knowledge of the bank. However, the intending bidders are advised to make their own independent enquiries regarding the encumbrance, title of the properties put for auction and claims/rights/dues/affecting the property, prior to submitting the bid.**

The Sale of the assets is subject to outcome of SA No. 410/2025, pending before the Hon'ble DRT-I Hyderabad. *1 WP 1447 WP 31220/2025*

The Sale of the Property No. 34 is subject to outcome of SA No. 192/2026, pending before the Hon'ble DRT-I Hyderabad. *1 WP 36227/2025*

Place: Hyderabad
Date: 24.03.2026



कृते इंडियन बैंक / For INDIAN BANK

Noh. E. N. J. an
Chief Manager / Authorised Officer

**मुख्य प्रबंधक / प्राधिकृत अधिकारी
SAM LARGE HYDERABAD BRANCH
सैम लार्ज हैदराबाद शाखा**

(Authorised Officer)

