

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 **Symbolic/Physical** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank, Visakhapatnam 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. 502,77,29,977.76 (Rupees Five Hundred Two Crores Seventy-Seven Lakhs Twenty-Nine Thousand Nine Hundred Seventy-Seven and Seventy-Six Paise Only)** as on 28.02.2026) due to the Indian Bank, SAM branch, Secured Creditor, from M/s. Pratyusha Resources & Infra Pvt. Ltd (Company sold as a going concern under liquidation)., Borrower and Guarantor(s) (1). Mr.Paruchuri Raja Rao (Director & Guarantor), S/O Siva Ramaiah, C/O Pratyusha Resources & Infra (P) Ltd,D-1, ThiruVika Industrial Estate, Guindy, Chennai – 600032, (2).Mr.Paruchuri Venkayya Prabhakara Rao (Director & Guarantor), S/O P.Venkayya Naidu, HIG-231, Sector-4, M V P Colony, Visakhapatnam-530017, (3).Mr.P.V. Bhaskara Rao (Guarantor), S/O P Venkayya Naidu, HIG-231, Sector-4, M V P Colony, Visakhapatnam-530017, (4).Mr.Ganta Srinivasa Rao (Guarantor),S/O China Rosaiah, HIG-231, Sector-4, M V P Colony, Visakhapatnam-530017, (5). Mr.Kondayya Bala Subramanyam (Guarantor), S/O Kondayya, Plot no:26, MIG, Sector-5, M V P Colony, Visakhapatnam-530017, (6).Mrs. Narni Amulya (Guarantor),D/O (Late) N. Sambasiva Rao, FLAT no:2, Triveni Towers, Balayyasastry Layout, Seethammadhara, Visakhapatnam-530013, (7).M/S Pratyusha Estates (P) Ltd (Guarantor), Door no: 25-40-12, Pratyusha House, Gangulavari Street, Visakhapatnam-530 001,(8).M/S Pratyusha Global Trade (P) Ltd (Guarantor), Door no: 25-40-12, Pratyusha House, Gangulavari Street, Visakhapatnam-530 001.

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

Detailed description of the Property	Total EM of 7.72 ½ Acres of Land situated in Sy. No. 409,414 of Muthukuru Village, Muthukuru Mandalam, Nellore District standing in the name of M/s Pratyusha Associates Shipping Pvt Ltd. (As per Doc No. 340/2007,341/2007) Item No. 1: EM of 4.98 Acres of Land situated in Sy. No. 409 of Muthukuru Village, Muthukuru Mandalam, Nellore District standing in the name of M/s Pratyusha Associates Shipping Pvt Ltd. (As per Doc No., 341/2007). <u>Boundaries:</u> East: Part of the Land of SK. Abdul Khader Saheb West: Donka North: Common Donka South: Land of Sri Chennakeswara Devasthanam Item No. 2: EM of 2.74 ½ Acres of Land situated in Sy. No. 414 of Muthukuru Village, Muthukuru Mandalam, Nellore District standing in the name of M/s Pratyusha Associates Shipping Pvt Ltd. (As per Doc No., 340/2007). <u>Boundaries: -</u> East: Land of Annavarapu Kasiviswanadham West: Part of the land of Pratyusha Association Shipping Pvt Ltd North: Land of SK. Abdul Khader Saheb South: Part of Land of Vedicherla Ramanamma and Others
*Encumbrances Known to the Bank	NIL
Reserve Price	Rs. 1,74,00,000/-
EMD Amount	Rs. 17,40,000/-
Bid incremental amount	Rs.25, 000/-
Date and time of e-auction	17.04.2026, 11 am to 4 pm
Property ID No.	IDIBSAMHPR20

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 16.04.2026 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.

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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.**

Place: Hyderabad
Date: 26.03.2026



कृते इंडियन बैंक / For INDIAN BANK
Chief Manager / Authorised Officer
मुख्य प्रबंधक / प्राधिकृत अधिकारी
SAM LARGE HYDERABAD BRANCH
सम लार्ज हैदराबाद शाखा
(Authorised Officer)



Department Of Posts

Bulk Booking Receipt

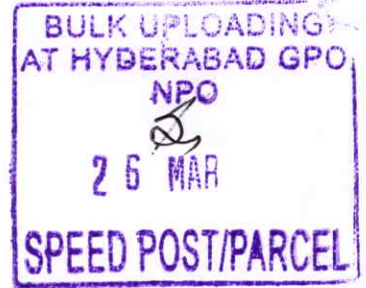
Office Name : Hyderabad User ID : 10381768
G.P.O.

Booking Date : 26-03-2026 17:56:27

Generated on : 26-03-2026 17:56:09

Mode of Payment : Cash

Booking Ref. ID : 3035000126032601652



Sl. No.	Article Number	Product Name	Base Tariff(Incl. VAS)	Mode of Payment	Sender Name	Receiver Details	Dest. Pin-code	Counter No	Shift No	Weight (in gms)	Remarks	Created By	Created On
1	EN430905765IN	Inland Speed Post Document	57	CA	INDIAN BANK STRESSED ASSETS	MS PRATYUSHA GLOBAL TRADE P LTD, VISAKHA-PATNAM H.O,	530001	13	1	15		10381768	26-03-2026 17:56:27
2	EN430905743IN	Inland Speed Post Document	57	CA	INDIAN BANK STRESSED ASSETS	MRS NARNI AMULYA, P AND T COLONY (VM) S.O,	530013	13	1	15		10381768	26-03-2026 17:56:27
3	EN430905730IN	Inland Speed Post Document	57	CA	INDIAN BANK STRESSED ASSETS	MS PRATYUSHA ESTATES, VISAKHA-PATNAM H.O,	530001	13	1	15		10381768	26-03-2026 17:56:27
4	EN430905690IN	Inland Speed Post Document	57	CA	INDIAN BANK STRESSED ASSETS	GANTA SRINIVASA RAO, L B COLONY S.O,	530017	13	1	15		10381768	26-03-2026 17:56:27
5	EN430905709IN	Inland Speed Post Document	57	CA	INDIAN BANK STRESSED ASSETS	MR KB SUBRA-MANYAM, L B COLONY S.O,	530017	13	1	15		10381768	26-03-2026 17:56:27
6	EN430905686IN	Inland Speed Post Document	57	CA	INDIAN BANK STRESSED ASSETS	MR PV PRAB-HAKARA RAO, L B COLONY S.O,	530017	13	1	15		10381768	26-03-2026 17:56:27
7	EN430905672IN	Inland Speed Post Document	57	CA	INDIAN BANK STRESSED ASSETS	MR PV BHASKARA RAO, L B COLONY S.O,	530017	13	1	15		10381768	26-03-2026 17:56:27
8	EN430905669IN	Inland Speed Post Document	57	CA	INDIAN BANK STRESSED ASSETS	MR P RAJA RAO, GUINDY INDUSTRIAL ESTATE S.O,	600032	13	1	15		10381768	26-03-2026 17:56:27

Sl. No	Mail Type	Qty	Base Tariff(Incl. VAS)	CGST	SGST	Prepaid	Discount	Duties	Net Amount
1	Inland Speed Post Document	8	456	41	41	—	—	—	538
Grand Total		8	456.00	41.00	41.00	0.00	0.00	0.00	538.00

Sl. No	Mail Type	Qty	Ins. Charge	POD Charge	Reg Charge	OTP Charge	CODR/COD charge	AMS Charge	Door Delivery Charge
1	Inland Speed Post Document	8	—	80	—	—	—	—	—
Grand Total		8	0.00	80.00	0.00	0.00	0.00	0.00	0.00