



आपका अपना बैंक , हर कदम आपके साथ
Your Own Bank, Always with You

4-5-23 गणेश चौक, पटीमीडा
GANESH CHOWK, PATIMEEDA
निडदावोलशाखा Nidadavole Branch
जिला : वेस्ट गोदावरी Distt. West Godavari
आंध्र प्रदेश Andhra Pradesh - 534301
दूरभाष Phone : 08813-221157
ईमेल Email:- nidadavole@indianbank.co.in

NOTICE OF SALE

Branch: Nidadavole
Phone No: 9775896959

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,

<u>Borrower cum Mortgagor</u>	<u>Guarantor</u>
1. Mr. Maddukuri Suresh Babu S/o Sri Venkata Rao D.No.1-114, Daravaram Village Chaghallu Mandal, East Godavari -534301	1. Mr. Maddukuri Naresh S/o Sri Maddukuri Narasimhamurthy DNo-1-116/2, Garlamm temple Street Daravaram Village, Chagallu Mandal, East Godavari -534301
2. Mrs. Maddukuri Udaya W/o Suresh Babu, DNo-2-150, Main Road, Daravaram Village, Chagallu Mandal East Godavari 534301	

Sub: Loan account – Your IB Home Loan -6529483552, Limit Rs 3600000/- Outstanding –Rs 3054926/-, with Indian Bank, Nidadavole Branch as on 10.11.2025

Mr. Maddukuri Suresh Babu (Borrower and Mortgagor), S/o Venkata Rao, Mrs. Maddukuri Udaya (Co-Borrower) w/o Maddukuri Suresh Babu, Mr. Maddukuri Naresh (Guarantor), S/o Sri Maddukuri Narasimhamurthy availed IB Home Loan -6529483552, Limit Rs 3600000/- Outstanding –Rs 3054926/- with Indian Bank, Nidadavole Branch as on 10.11.2025, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. Maddukuri Suresh Babu (Borrower and Mortgagor), S/o Venkata Rao, Mrs. Maddukuri Udaya (Co-Borrower) w/o Maddukuri Suresh Babu, Mr. Maddukuri Naresh (Guarantor), S/o Sri Maddukuri Narasimhamurthy failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 10.11.2025 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 Mr. Maddukuri Suresh Babu (Borrower and Mortgagor), S/o Venkata Rao, Mrs. Maddukuri Udaya (Co-Borrower) w/o Maddukuri Suresh Babu, Mr. Maddukuri Naresh (Guarantor), S/o Sri Maddukuri Narasimhamurthy liable to the Bank to pay the amount due to the tune of Rs.30,54,926/- (Rupees Thirty Lakhs Fifty Four Thousand Nine Hundred and Twenty Sixty Only) as on 10.11.2025, With further interest, costs, other charges and expenses thereon.

Mr. Maddukuri Suresh Babu (Borrower and Mortgagor), S/o Venkata Rao, Mrs. Maddukuri Udaya (Co-Borrower) w/o Maddukuri Suresh Babu, Mr. Maddukuri Naresh (Guarantor), S/o Sri Maddukuri Narasimhamurthy failed to make payment despite Demand Notice dated 10.11.2025

Page 1 of 4

For INDIAN BANK

Authorised Officer

As the above parties failed to make payment despite Demand Notice, the Authorized Officer took symbolic/physical possession of the schedule mentioned properties under the Act on 28.01.2026 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 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

*As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 30 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 10.11.2025 is Rs.30,54,926/- (Rupees Thirty Lakhs Fifty Four Thousand Nine Hundred and Twenty Sixty Only) with further interest, costs, other charges and expenses thereon from 11.11.2025

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 06.04.2026 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 **02.04.2026 to 05.04.2026 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.ebkcray.in> (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.ebkcray.in> (PSB Alliance Pvt. Ltd.) 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 **05.04.2026 till 4.00 PM** i.e till 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.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.ebkcray.in> (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
Current A/c No: 7522012366 E auction EMD Account Rajahmundry Zone	IDIB000M290 Indian Bank Morampudi Road Branch.

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 (*this portion may be retained if it is a non-suit filed account*)

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained. (*This portion may be retained if it is a suit filed account*)

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
PROPERTY OF Mr. Maddukuri Suresh Babu Property at erstwhile West Godavari present East Godavari District, Chagallu Mandal, Nidadavole SRO, Daravaram Grama Panchayati Area, Daravaram Village, an extent of	Rs 34,70,000/-	Rs 3,47,000/-	06.04.2026 10:00Am to 6:00 Pm Property Id No- IDIB006529483552	Nil

205 sq yards but actual 139.58 sqyds(as per EVR) of Vacant site with R.C.C Roof Residential Ground and First Floor Building spread in R.S.No.114, near Door No.1-114 belonging to No: 1st of you, the property is situated within the following boundaries: EAST : Joint Passage SOUTH : Site of Garapati Satyanarayana WEST : Panchayati Road NORTH : Site of Maddukuri Veera Venkata Satyanarayana Within the above boundaries an extent of 205 sq yards but actual 139.58 sqyds (as per EVR) of Vacant site with R.C.C Roof Residential Ground and First Floor Building together with all easement rights etc.,				
---	--	--	--	--

Bidders are advised to visit the website (<https://www.ebkray.in>) 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.ebkray@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.ebkray@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://www.ebkray.in> 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://www.ebkray.in>.

Place: Nidadavole
Date: 27.02.2026

For INDIAN BANK

AUTHORISED OFFICER
Authorised Officer