

ANNEXURE C

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch: Choutuppal
 Phone No: 9499675486

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. M/S Manikanta Agro Industries Registered office: Jayabheri Vasireddy, Residency Flat No. 102, Prabhath Nagar, Chaitnyapuri, Hyderabad, Ranga Reddy, Telangana -500 035	2. M/S Manikanta Agro Industries, Factory address: H No. 5-48/2, Sy. No. 129/B1, 129/B2, Nellutla Village, Ghanpur Mandal, Jangaon, Telangana- 506167
3. Mr. Rammohan Jooluri Flat No. 201, Lakshmi Sri Sai Durga Towers, Prabhath Nagar, Backside Fruit Market, Kothapet, Saroor Nagar, Ranga Reddy 500060	4. Mr. Nune Venkateswarlu H. No. 1-3-91/1, Kisan Nagar, Bhongir, 508116
5. Ms. Padma Kandukuri H. No. 6-5-163/1, Raveendra Nagar, Nalgonda, 508001	6. Ms. Tadisetti Sreedevi Plot No. 22A, Janaki Enclave, Karmanghat
7. Mr. Tadisetty Sreenu H. No. 22A, Janaki Enclave, Near Backside of KKR Function Hall, Karmanghat,	8. Ms. Tadakamalla Bharathamma H No. 07-02-07/p85, Durga Nagar, Jillelaguda
9. Ms. Thatishetti Kalyani Plot No. 22A, Karmanghat, Hyderabad	10. Ms. Mashetty Kalpana Flat No. 401, H No. 6-2-831, Meerbagh Colony, Srinivas towers, Nalgonda 508001
11. Ms. Pola Madhavi H. No. 1-9-129/16/1/C, Flat No. 102, Usha Kiran Enclave, Musheerabad, Hyderabad 500020	12. Ms. Edukulla Manjulatha 6-5-178, Beat Market, Near TTD Kalyana Mandapam, Nalgonda



 Indian Bank इलाहाबाद ALLAHABAD YOUR OWN BANK, ALWAYS WITH YOU	Name of the Branch: Choutuppal IBGA No. C127 CBS Code:01893 C127@indianbank.co.in Mobile No. 9912748900
13. Ms. Kandukuri Chandana H. No. 6-5-163/1, Raveendra Nagar, Nalgonda	

Sub: OCC and Term Loan accounts with Indian Bank, Choutuppal Branch-regd.

M/S Manikanta Agro Industries availed OCC and Term Loan facilities from Indian Bank, Choutuppal Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/S Manikanta Agro Industries failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 06.11.2025 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 Borrower(s), Guarantor(s) of M/S Manikanta Agro Industries liable to the Bank to pay the amount due to the tune of **Rs. 4,11,09,726.28 (Rupees Four Crores eleven lakhs nine thousand seven hundred twenty six and paise twenty eight only)** and the said amount carries further interest at the agreed rate from 05.11.2025 till date of repayment. with further interest, costs, other charges and expenses thereon. Both Borrowers and Guarantors failed to make payment despite Demand Notice dated 06.11.2025.

As Mrs. M/S Manikanta Agro Industries failed to make payment despite Demand Notice, the Authorized Officer took symbolic possession of the schedule mentioned properties under the Act on 22.11.2025 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, 30 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 05.11.2025 is **Rs. 4,11,09,726.28 (Rupees Four Crores eleven lakhs nine thousand seven hundred twenty six and paise twenty eight only)** and the said amount carries further interest at the agreed rate from 05.11.2025 till date of repayment. with further interest, costs, other charges and expenses thereon.

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.





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The date of sale is fixed as 25.03.2026 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 22.02.2026 to 24.03.2026 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.baanknet.com>) (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.baanknet.com>) (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 25.03.2026, 4 PM (Date of auction & end time). 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.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 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
465722788 IB ZONAL OFFICE	HIMAYATNAGAR IDIB000H008



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Indian Bank

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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: (in lacs)

Details/ Description of Mortgaged Assets	Forced/Distr ess Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encum brance
EM of Rice Mill Land and Building under the Regd Sale Deed No. 10345/2018, Dated 28.09.2018 bearing GP Door No. 5-48/2, Sy. No. 130/D, admeasuring Ac 3-30 Gts or 18,150 Sq. Yds or 15175.21 Sq. Mts consisting of Ground Floor with RCC roof situated at Lingala Ghanpur road, Nellutla Vill., Lingala Ghanpur Mdl, Jangaon Dist in the name of M/s Manikanta Agro	Rs.507.57 lacs	Rs.50.76 lacs	Date 25.03.2026 (10.00 am to 4.00 pm) IDIB67433853891	NIL



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Industries within the following Boundaries: North: Agri land of Yedla Yadaiah, P. Sudhirswamy and Others South: Agri Land of Marati Chokkamma and Others in Sy. No. 130/D East: Agri Land of Marati Chokkamma and others in Sy. No. 130/D West: Agri Land of P. Andalu and Ambala Yadagiri				
2. EM of Commercial Land under the Regd Sale Deed No. 9685/2018, Dated 28.09.2018 bearing H No 5-48/2 (Survey No. 129/B1 & 129/B2) admeasuring 5687 Sq. Yds or 4754.91 Sq. Mts situated at Nellutla Vill., Lingala Ghanpur Mdl, Jangaon Dist in the name of M/s Manikanta Agro Industries Within the following Boundaries: North: Agri Land of Alishala Yadagiri and Others South: Road East: Agri Land of Alishala Yadagiri and Others West: Agri Land of Alishala Yadagiri	Rs 92.12 lacs	Rs. 9.21 lacs	IDIB67433853892	
3.EM of Commercial Land and Building under the Regd Sale Deed No. 9812/2018, Dated 04.10.2018 bearing H No 2-4-97, admeasuring 125.00 Sq. Yds situated at Railway Station road, Jangaon Town and District Dist in the name of M/s Manikanta Agro Industries within the following Boundaries:	Rs 96.75 lacs	Rs 9.70 lacs	IDIB67433853893	



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North: House of A. Venkataiah and others South: Lane East: M. C. Road West: House of Manga Uppalaiah				
4. EM of Residential Land and Building under the Regd Sale Deed No. 9806/2018, Dated 28.09.2018 bearing H No. 4-1-35, admeasuring 154.79 Sq. Yds situated at Gimdagadda area, Jangaon town and Dist Dist in the name of M/s Manikanta Agro Industries within the following boundaries: North: House of Bodla Shivashankar South: House and open place of Miryala Rajaiah East: CC Lane West: House of Maliyala Anjamma	Rs 30.64 lacs	Rs 3.06 lacs	IDIB67433853894	

Bidders are advised to visit the website (<https://www.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.ebkay@psballiance.com.

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

Place: Choutuppal
Date: 17.02.2026



AUTHORISED OFFICER