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ANNEXURE VIII

NOTICE OF INTENDED SALE

Notice of intended 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,

Borrower	Guarantor
1. M/s Sai Lakshmi Constructions (Borrower), Pamulavaripalem(V) Chinthopu, Indukurpet (M), SPSR Nellore, AP 524314	1. Mr. Duttapati Parandhama Reddy (Partner&Guarantor) S/o D Seshureddy, Pamulavaripalem (V) Indukurpet (M) SPSR Nellore (Dx Andhra Pradesh-524314
2. Mr. Duttapati Parandhama Reddy (Partner) S/o D Seshureddy, Pamulavaripalem (V) Indukurpet (M) SPSR Nellore (D) Andhra Pradesh-524314	2. Mrs. Duttapati Dharuni Bharathi (Partner&Guarantor) W/o D Parandhama Reddy, Pamulavaripalem (V) Indukurpet (M), SPSR Nellore (D), Andhra Pradesh-524314
3. Mrs. Duttapati Dharuni Bharathi (Partner) W/o D Parandhama Reddy, Pamulavaripalem (V) Indukurpet (M), SPSR Nellore (D), Andhra Pradesh-524314	3. Mr. Duttapati Sai Krishna (Partner&Guarantor) S/o D Parandhama Reddy, Pamulavaripalem (V) Indukurpet (M), SPSR Nellore (D), Andhra Pradesh-524314
4. Mr. Duttapati Sai Krishna (Partner) S/o D Parandhama Reddy, Pamulavaripalem (V) Indukurpet (M), SPSR Nellore (D), Andhra Pradesh-524314	4. Mr. Duttapati Sai Sravan Kumar (Partner&Guarantor) S/o D Parandhama Reddy, Pamulavaripalem (V), Indukurpet (M), SPSR Nellore (D), Andhra Pradesh-524314
5. Mr. Duttapati Sai Sravan Kumar (Partner) S/o D Parandhama Reddy, Pamulavaripalem (V), Indukurpet (M), SPSR Nellore (D), Andhra Pradesh-524314	5. Mrs. Nellore Sai Sumalatha (Partner&Guarantor) W/o N Mallikarjuna, Pamulavaripalem (V), Indukurpet (M), SPSR Nellore (D), Andhra Pradesh-524314
6. Mrs. Nellore Sai Sumalatha (Partner) W/o N Mallikarjuna, Pamulavaripalem (V), Indukurpet (M), SPSR Nellore (D), Andhra Pradesh-524314	6. Mr. PR Muralidhar (Guarantor) S/o Muni Swamaiah, D No. 1/22, Balaji Nagar, Bungal Roack Road, Basavana Gudi, Bangalore, Karnataka- 560 004
	7. Mr. Duttapati Babu Reddy (Guarantor) S/o D Seshureddy, D No.GA-2/02, Ward No.22, Munigowadappa Layout, Prasanthi Naghar, Devanahalli Town, Karnataka-562 110
	8. Mr. N Mallikarjuna Rao (Guarantor), D No.B-12, P&T Colony, Central Library, Chikkadapally, Musheerabad, Hyderabad, Telangana-500 020



Sub: Loan account M/s Sai Lakshmi Constructions, Overdraft (OD) Account.6014701350 and Term Loan (TL) Account.6502049657 with Indian Bank, Nellore Branch.

Whereas **M/s Sai Lakshmi Constructions**, Represented by its Partners: Mr. Duttapati Parandhama Reddy (Partner) S/o D Seshureddy, Mrs Duttapati Dharuni Bharathi (Partner) W/o D Parandhama Reddy, Mr Duttapati Sai Krishna (Partner) S/o D Parandhama Reddy, Mr. Duttapati Sai Sravankumar (Partner) S/o D Parandhama Reddy & Mrs. Nellore Sai Sumalatha (Partner) W/o N Mallikarjuna and Guarantors Mr. Duttapati Parandhama Reddy (Partner & Guarantor) S/o D Seshureddy, Mrs. Duttapati Dharuni Bharathi (Partner & Guarantor) W/o D Parandhama Reddy, Mr. Duttapati Sai Krishna (Partner & Guarantor) S/o D Parandhama Reddy, Mr. Duttapati Sai Sravankumar (Partner & Guarantor) S/o D Parandhama Reddy, Mrs. Nellore Sai Sumalatha (Partner & Guarantor) W/o N Mallikarjuna, Mr. PR Muralidhar (Guarantor) S/o Muni Swamaiah, Mr. Duttapati Babu Reddy (Guarantor) S/o D Seshureddy & Mr. N Mallikarjuna Rao (Guarantor) availed OD Account.6014701350) and TL Account 6502049657 from Indian Bank Nellore Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties.

M/s Sai Lakshmi Constructions, Represented by its Partners Mr. Duttapati Parandhama Reddy (Partner) S/o D Seshureddy, Mrs. Duttapati Dharuni Bharathi (Partner) W/o D Parandhama Reddy, Mr. Duttapati Sai Krishna (Partner) S/o D Parandhama Reddy, Mr. Duttapati Sai Sravankumar (Partner) S/o D Parandhama Reddy & Mrs. Nellore Sai Sumalatha (Partner) W/o N Mallikarjuna and Guarantors Mr. Duttapati Parandhama Reddy (Partner & Guarantor) S/o D Seshureddy, Mrs. Duttapati Dharuni Bharathi (Partner & Guarantor) W/o D Parandhama Reddy, Mr. Duttapati Sai Krishna (Partner & Guarantor) S/o D Parandhama Reddy, Mr. Duttapati Sai Sravankumar (Partner & Guarantor) S/o D Parandhama Reddy, Mrs. Nellore Sai Sumafatha (Partner & Guarantor) W/o N Mallikarjuna, Mr. PR Muralidhar (Guarantor) S/o Muni Swamaiah, Mr. Duttapati Babu Reddy (Guarantor) S/o D Seshureddy & Mr. N Mallikarjuna Rao (Guarantor), failed to pay the outstanding dues to the bank. Therefore a **Demand Notice dated 07.02.2022** 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), Guarantors(s), M/s Sai Lakshmi Constructions, Represented by its Partners: Mr. Duttapati Parandhama Reddy (Partner) S/o D. Seshureddy, Mrs. Duttapati Dharuni Bharathi (Partner) W/o D Parandhama Reddy, Mr. Duttapati Sai Krishna (Partner) S/o D Parandhama Reddy, Mr. Duttapati Sai Sravankumar (Partner) S/o D Parandhama Reddy & Mrs. Nellore Sai Sumalatha (Partner) W/o N Mallikarjuna and Guarantors Mr. Duttapati Parandhama Reddy (Partner & Guarantor) S/o D Seshureddy, Mrs. Duttapati Dharuni Bharathi (Partner & Guarantor) W/o D Parandhama Reddy, Mr. Duttapati Sai Krishna (Partner & Guarantor) S/o D Parandhama Reddy, Mr. Duttapati Sai Sravankumar (Partner & Guarantor) S/o D Parandhama Reddy, Mrs. Nellore Sai Sumalatha (Partner & Guarantor) W/o N Mallikarjuna, Mr. PR Muralidhar (Guarantor) S/o Muni Swamaiah, Mr. Duttapati Babu Reddy (Guarantor) S/o D Seshureddy & Mr. N Mallikarjuna Rao (Guarantor) to pay the amount due to the tune **Rs.3,24,32,112/- (Rupees Three Crore Twenty Four Lakhs Thirty Two Thousand One Hundred and Twelve only) as on 07.02.2022** with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 07.02.2022.

As M/s Sai Lakshmi Constructions, Represented by its Partners Mr. Duttapati Parandhama Reddy (Partner) S/o D Seshureddy, Mrs. Duttapati Dharuni Bharathi (Partner) W/o D Parandhama Reddy, Mr. Duttapati Sai Krishna (Partner) S/o D Parandhama Reddy, Mr. Duttapati Sai Sravankumar (Partner) S/o D Parandhama Reddy & Mrs. Nellore Sai Sumalatha (Partner) W/o N Mallikarjuna and Guarantors Mr. Duttapati Parandhama Reddy (Partner & Guarantor) S/o D Seshureddy, Mrs. Duttapati Dharuni Bharathi (Partner & Guarantor) W/o D Parandhama Reddy, Mr. Duttapati Sai Krishna (Partner & Guarantor) S/o D Parandhama Reddy, Mr. Duttapati Sai Sravankumar (Partner & Guarantor) S/o D Parandhama Reddy, Mrs. Nellore Sai Sumalatha (Partner & Guarantor) W/o N Mallikarjuna, Mr. P R Muralidhar (Guarantor) S/o Muni Swamaiah, Mr. Duttapati Babu Reddy (Guarantor) S/o D Seshureddy & Mr. N Mallikarjuna Rao (Guarantor) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **05.07.2022** 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 first sale is required to be given and hence we are issuing this notice.

The amount due as on 31.01.2026 is Rs. 5,30,10,051/- (Rupees Five Crores Thirty Lakhs Ten Thousand and Fifty One Only) in OD account and Rs. 16,63,067/- (Rupees Sixteen Lakhs Sixty Three Lakhs and Sixty Seven Only). Total dues to the tune of Rs. 5,46,73,118/- (Rupees Five Crores Forty Six Lakhs Seventy Three Thousand One Hundred and Eighteen Only) with further interest, cost, other charges and expenses thereon from 01.02.2026 .

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 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 10.02.2026 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 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://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://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 15.03.2026 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.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://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 IFSC Code
A/c.Number: 6173500682	Chittoor Branch
Name: E-Auction EMD account Chittoor Zone	IDIB000C026

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, as is what is and whatever there is" basis and no representations and warranties are given by the Bank relating to condition of the properties, 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 and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ High Court and proceed with the execution of order/decreed obtained/to be obtained.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder: **Mortgaged Assets:**

Detailed description of the Property	Property 3 All that piece and parcel of immovable property bearing Site No.33 in the layout "Sri Hari Krupa" situated at Nagarabhavi 2nd stage, 4 th Block Extension, Nagarabhavi, Bengaluru 560072 now coming under the purview of BBMP, Laggere Sub-Division and assigned as property bearing New No.17/33, Serial No.33, situated at 4 th Block, Nagarabhavi, BBMP Ward No.73 measuring East to West 60 feet and North to South 40 feet in all measuring 266.66 sq.yds or 2400 sq.ft together with G+2+Terrace residential building belonging to Mr.P.R.Muralidhar and bounded on: East by: Road South by: Plot No 34 West by: Site no 26 North by: Plot no 32
Encumbrances on property known to Bank if any	NIL
Reserve Price	Rs.4,89,00,000/-
EMD Amount	Rs.48,90,000/-
Bid incremental amount	Rs.1,00,000/-
Date and time of e-auction @ https://www.baanknet.com	16-03-2026 11:00AM to 02:00PM
Property ID No.	IDIB6014701350C

Detailed description of the Property	Property 4 All that piece and parcel of vacant sites bearing no 76, CMC Katha no 248/76 respectively, measuring East to West 40 feet and North to South 30 feet totally measuring 1200 sq.ft in R.K.N Residency, Siddenayakanahalli, Ward No.5, Doddaballapur Town, Bangalore Rural District belonging to Mr.D Prandhama Reddy and Mr Babu Reddy, Bounded on: East by: Site no 66 South by: Site no 75 West by: 30' ft Road North by: Site no 77
Encumbrances on property known to Bank if any	NIL
Reserve Price	Rs.30,00,000/-
EMD Amount	Rs.3,00,000/-



Bid incremental amount	Rs.20,000/-
Date and time of e-auction @ https://www.baanknet.com	16-03-2026 11:00AM to 02:00PM
Property ID No.	IDIB6014701350D

Detailed description of the Property	<u>Property 5</u> All that piece and parcel of immovable property/land together with shop constructed there on being the southern portion of the premises bearing No.220, Present Municipal No 8/1, PID No.10-15-8/1 situated at 7th cross road, within the limits of BBMP ward no.10APMC (RMC) Yard, Yashavanthapura, Bangalore measuring East to West 80 feet and North to South 17 ½ feet, measuring total extent of 1400 sq.ft belonging to Mr.P.R.Muralidhar bounded on East by: Road South by: Private Property West by: APMC Market Yard North by : Remaining portion of same property
Encumbrances on property known to Bank if any	NIL
Reserve Price	Rs.2,64,00,000/-
EMD Amount	Rs.26,40,000/-
Bid incremental amount	Rs.1,00,000/-
Date and time of e-auction @ https://www.baanknet.com	16-03-2026 11:00AM to 02:00PM
Property ID No.	IDIB6014701350E

Detailed description of the Property	<u>Property 6</u> All that piece and parcel of immovable property/premises together with shop constructed there on bearing No.246/1, present Municipal Number.1/1, PID No.10-15-1/1, situated at 7th Cross Road, RMC Yard, Bangalore, property comes under the limits of Bruhath Bangalore Mahanagara Palike (BBMP) belongs to Mr.PR Muralidhar, measuring 80 feet X 17.6 feet- totally 156.44 sq yards belonging to M/s P.A.Munisamiah & Son and bounded on: East: Road South: Private Property West: APMC Market Yard
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	North: Conservancy	
Encumbrances on property known to Bank if any	NIL	
Reserve Price	Rs.2,67,00,000/-	
EMD Amount	Rs.26,70,000/-	
Bid incremental amount	Rs.1,00,000/-	
Date and time of e-auction @ https://www.baanknet.com	16-03-2026 11:00AM to 02:00PM	
Property ID No.	IDIB6014701350F	

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

Place: Nellore
Date: 07-02-2026

AUTHORISED OFFICER





