

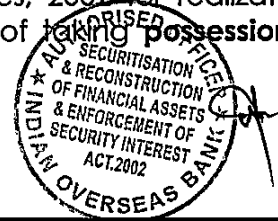
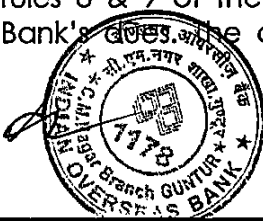
इण्डियन ओवरसीज बैंक Indian Overseas Bank Chandramouli Nagar Branch Bishop's House Compound Ring Road, Chandramouli Nagar Guntur 522007.		Phone: 0863-2350085 E mail: job1178@iob.in Website: www.iob.in Date: 26.02.2026
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E-Auction Sale Notice

**SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF
SECURITY INTEREST ACT, 2002**

Whereas **1. M/s OM Poultry Farms, Partnership Firm** G.T Road, Chinakondrupadu, Prathipadu Mandal, Guntur, A.P – 522 001 (Borrower/Mortgagor) Represented by its partners **2. Sri. Paruchuri Madhava Rao** (Managing Partner/Mortgagor/Guarantor) **3. Smt. Paruchuri Nagaraja Kumari**, w/o Sri Paruchuri Madhava Rao (Partner/Mortgagor/Guarantor) **4. Sri. Paruchuri Sunil Krishna** s/o Sri Paruchuri Madhava Rao (Partner/Mortgagor/Guarantor) **5. Smt. Paruchuri Venkata Srilakshmi** w/o Sri Paruchuri Sunil Krishna (Partner/Guarantor) **6. Mrs. S Sudha Vahini** D/o Sri Paruchuri Madhava Rao (Guarantor/Mortgager) GPA holder: Sri. Paruchuri Madhava Rao (Managing Partner/Mortgagor) have borrowed monies from Indian Overseas Bank-Chandramouli Nagar Branch against the mortgage of the immovable properties more fully described in the schedule hereunder and upon classification of the account as NPA, the Bank has issued a **Demand Notice** to the Borrowers/mortgagers under Section 13(2) of the SARFAESI Act, 2002 (Act) on **30.05.2024** calling upon the borrower **M/s OM Poultry Farms, Partnership Firm** G.T Road, Chinakondrupadu, Prathipadu Mandal, Guntur, A.P – 522 001 (Borrower/Mortgagor) Represented by its partners **2. Sri. Paruchuri Madhava Rao** (Managing Partner/Mortgagor/Guarantor) **3. Smt. Paruchuri Nagaraja Kumari**, w/o Sri Paruchuri Madhava Rao (Partner/Mortgagor/Guarantor) **4. Sri. Paruchuri Sunil Krishna** s/o Sri Paruchuri Madhava Rao (Partner/Mortgagor/Guarantor) **5. Smt. Paruchuri Venkata Srilakshmi** w/o Sri Paruchuri Sunil Krishna (Partner/Guarantor) **6. Mrs. S Sudha Vahini** D/o Sri Paruchuri Madhava Rao (Guarantor/Mortgager) GPA holder: Sri. Paruchuri Madhava Rao (Managing Partner/Mortgagor) to pay the amount due to the Bank, being **Rs 4,34,06,207.00 (Rupees Four Crores Thirty-Four Lakhs Six Thousand Two Hundred Seven Only)** as on **23.05.2024** payable plus undebited interest together with further interest, at contractual rates and rests along with costs and charges etc till date of repayment within **60** days from the date of receipt of the said notice.

Whereas the borrower/ Mortgagors having failed to pay the amount dues in full to the bank as called for in the said **Demand Notice**, the bank has taken **possession** of the secured assets more fully described in the schedule hereunder on **03.08.2024** under Section 13(4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under section 13(4) of the Act read with the rules 8 & 9 of the Security Interest (Enforcement) rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was



intimated as Rs 4,34,06,207.00 (Rupees Four Crores Thirty-Four Lakhs Six Thousand Two Hundred Seven Only) as on 23.05.2024 payable plus undebited interest together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on 31.01.2026 is Rs.3,80,51,410.07 Ps (Rupees Three Crore Eighty Lakh Fifty-One Thousand Four Hundred Ten and Seven Paise only) plus undebited interest payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any, subsequent to the bank issuing the demand notice.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the bank's dues by sale of the under mentioned properties.

SCHEDULE OF PROPERTIES

1. All the piece and parcel of the property situated at D.no. 129/3, 111/3M, 111-3L3, 139, 111/3L5, 1113M, 129/3, 111/3L4, 111/3M of Nadim Palem, Chinakondrupadu, Nadimpalem Village and Panchayat, Prathipadu Mandal, Guntur Dist.

Item-1: Doc. No: 2483/1994 in the name of Mr. Paruchuri Sunil Krishna: (As per gift settlement deed with doc.No. 746/2007 executed by Mr.Paruchuri Madhava Rao.)

Guntur District, Prathipadu Sub District, Nadimpalem Panchayat area Nadimpalem Village an extent of Ac.1.02 cents standing in the name of Mr. Paruchuri Sunil Krishna is being bounded by:

East: NH-5.

South: Land of R. Venkateswara Rao.

West: Land of A Veera Raghavulu.

North: Land of K Lakshmi Kumari.

Item-2: Doc. No: 176/1999 in the name of Mr. Paruchuri Sunil Krishna:

Guntur District, Prathipadu Sub District, Nadimpalem Panchayat area Nadimpalem Village an extent of Ac.2.32 cents standing in the name of Mr. Paruchuri Sunil Krishna is being bounded by:

East: Land of P Venkateswara Rao and P Madhava Rao.

South: Others Property.

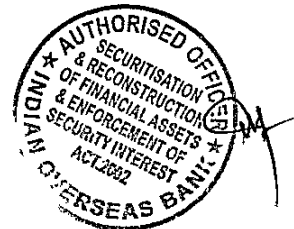
West: Land of Viswa nagar.

North: Land of A Veera Raghavulu.

Item-3: Doc. No: 1807/1996 in the name of Mr. Paruchuri Sunil Krishna:

Guntur District, Prathipadu Sub District, Nadimpalem Panchayat area Nadimpalem Village an extent of Ac.0.72 cents standing in the name of Mr. Paruchuri Sunil Krishna is being bounded by:

East: Land of Subbalal Ramesh kumar kankaria.



South: Land of Paruchuri Sunil Krishna.
West: Naidu Tank Bunk.
North: Land of Vemulapalli Ram Prasad.

Item-4: Doc. No: 2763/1999 In the name of Mr. Paruchuri Sunil Krishna:

Guntur District, Prathipadu Sub District, Nadimpalem Panchayat area Nadimpalem Village an extent of Ac.0.52 cents standing in the name of Mr. Paruchuri Sunil Krishna is being bounded by:

East: Land of Paruchuri Madhava Rao and others.
South: Own property.
West: Cirkar Poramboku kata.
North: Land of A Veera Raghavulu.

Item-5: Doc. No: 719/2002 In the name of Mr. Paruchuri Sunil Krishna:

Guntur District, Prathipadu Sub District, Nadimpalem Panchayat area Nadimpalem Village an extent of Ac.0.51 cents standing in the name of Mr. Paruchuri Sunil Krishna is being bounded by:

East: Land of Alla Parameswarudu.
South: Land of Paruchuri Sunil Krishna.
West: Land of Paruchuri Sunil Krishna.
North: Land of Alla Veera Swamy.

Item-6: Doc. No: 718/2002 In the name of Mr. Paruchuri Sunil Krishna:

Guntur District, Prathipadu Sub District, Nadimpalem Panchayat area Nadimpalem Village an extent of Ac.1.15 cents (D. No-111/3/L3 Ac.0.92cents and D. No-139 Ac.0.23cents) standing in the name of Mr. Paruchuri Sunil Krishna is being bounded by:

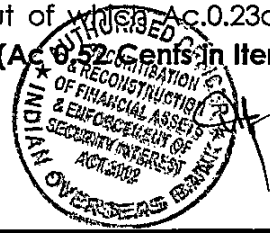
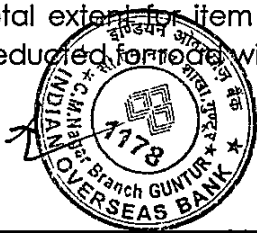
East: Saled Land of Yeluri Veeraiah.
South: Own land.
West: Naidu Cheruvu Katta.
North: Land Alla Mallaiah sons Veeraiah and Venkateswarlu

Item-7: Doc. No: 1861/2001 In the name of Mr. Paruchuri Sunil Krishna:

Guntur District, Prathipadu Sub District, Nadimpalem Panchayat area Nadimpalem Village an extent of Ac.1.11 cents standing in the name of Mr. Paruchuri Sunil Krishna is being bounded by:

East: NH-5.
South: Land of Paruchuri Sunil Krishna.
West: Land of Paruchuri Sunil Krishna.
North: Land sold by K V Subbarao to others.

Total extent for item 1 to 7 above is Ac. 7.35cents. Out of which Ac.0.23cents is deducted for road widening and another Ac.1.96 Cents (Ac.0.52 Cents in Item No 2,



Ac 0.52 Cents in Item No 4 and Ac 0.92 Cents in Item No 6) is deducted for assigned land.

Total extent considered for valuation as per valuation report is Ac.5.16cents.

Reserve price: Rs 4,11,82,000.00

Earnest Money Deposit: Rs 41,18,200.00

Bid increment amount: Rs 1,00,000/-

Auto extension time: 5 minutes

* Sale of Immovable Properties (Other than agricultural land) involving sale consideration of **Rs.50.00 lakhs** and above attracts **1% Income tax**. Since tax has been calculated only on the Reserve Price, Branch shall recover TDS at 1% on actual successful bid amount and this condition shall be a part of the Auction/Sale Notice.

2. All the piece and parcel of the property situated at Guntur District, Prathipadu Sub district, Nadimpalem panchayat area nadimpalem village, D.no: 154-3A, resurvey no. 154-3A1 as per endorsement given by Tahsildar, Prathipadu vide Spl.Reg. No. 417/2020-C, in an extent of Ac.1-57 cents Land standing in the name of Smt. Paruchuri Nagaraja kumari (**Doc. No: 16/1989**) is being bounded by:

East: Trunk Road

South: Land of Lakshmi Ginning Mill

West: Donka

North: Tank Poramboke

Total extent is Ac.1.57cents. Out of which Ac.0.01cents is deducted for road widening.

Total extent considered for valuation as per valuation report is Ac.1.56cents.

Within these boundaries an extent of Ac.1-56 cents or 7550.40 Sq. yds or 6313.09 Sq. Mts of site.

Reserve price: Rs 1,69,77,000.00

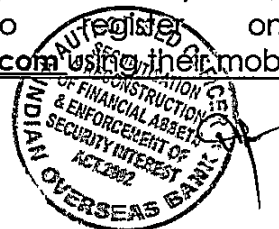
Earnest Money Deposit: Rs 16,97,700.00

Bid increment amount: Rs. 1,00,000/-

Auto extension time: 5 minutes

* Sale of Immovable Properties (Other than agricultural land) involving sale consideration of **Rs.50.00 lakhs** and above attracts **1% Income tax**. Since tax has been calculated only on the Reserve Price, Branch shall recover TDS at 1% on actual successful bid amount and this condition shall be a part of the Auction/Sale Notice.

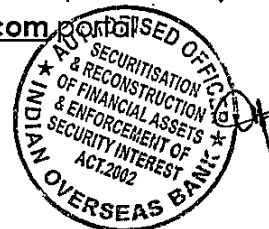
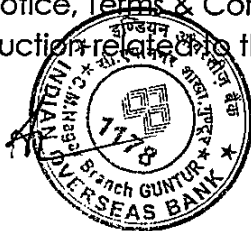
Date and time of e-auction	Date: 16.03.2026 Between 11.00 A.M. To 02.00 P.M. with auto extension of 5 minutes each till sale is completed.
EMD Remittance	The intending Bidders /Purchasers are requested to register on portal https://banknet.com using their mobile number



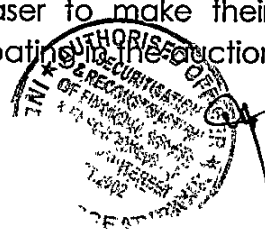
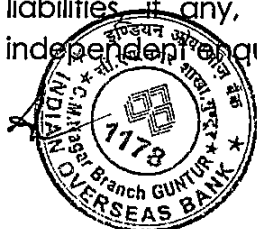
	and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by 16.03.2026 before 2.00 P.M Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
Bid Multiplier	Rs.1,00,000/- for each property Auto extension time: 5 minutes
Inspection of properties	Dt 27.02.2026 onwards with prior appointment with Bank
Submission of online application for bid with EMD	Dt 27.02.2026 onwards After 11.00 A. M.
Last date for submission of online application for BID with EMD	Dt 16.03.2026 BEFORE 2.00 P M

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://banknet.com> under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://banknet.com> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by **16.03.2026 before 2.00 P.M** Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from <https://banknet.com> which will provide account details**) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from <https://banknet.com>.



5. The submission of online application for bid with EMD shall start from **27.02.2026, 11:00 AM onwards**
6. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of **60 Minutes** with auto extension time of **5 minutes** each till the sale is concluded.
8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **Rs.1,00,000/-** to the last higher bid of the bidders. **5 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 **5 minutes** to the last highest bid, the e-auction shall be closed.
9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit **25%** of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favor of **"SARFAESI SALE PARKING ACCOUNT" to the credit of A/C No: 11780113035001, Indian Overseas Bank, Chandramouli Nagar Branch, Guntur, Guntur Dist-522007. Branch Code: 1178, IFSC Code: IOBA0001178.**
10. The balance amount of sale price shall be paid within **15 days** from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of **25%** of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.
12. Sale of Immovable Properties (Other than agricultural land) involving sale consideration of Rs.50.00 lakhs and above attracts 1% income tax. **Bank shall recover TDS at 1% on the actual Successful Bid Amount**, from the successful bidder.
13. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
14. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
15. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.



16. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

17. Sale is subject to confirmation by the secured creditor Bank.

18. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.

19. Applicable GST charges shall be recovered from the transferee on Plant and Machinery/Equipment.

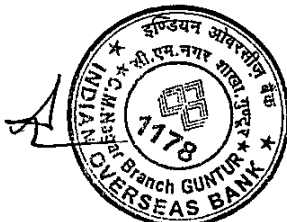
20. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Chandramouli Nagar Branch, **Bishop's House, Ring Road, Chandramouli Nagar Guntur 522007** during office hours till **27.02.2026** between **10.00 A.M. to 4.00 P.M.**

21. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistance is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider <https://banknet.com>, details of which are available on the e-Auction portal.

22. Once the e-auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

- 23. Platform <https://banknet.com> for e-auction will be provided by service provider Service Provider **M/s. Bank Asset Auction Network (BANKNET)** having registered office at "Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai- 400 037, email: support.BANKNET@psballiance.com (contact Phone & Toll free Numbers 8291220220, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://banknet.com>.

Place: Guntur
Date: 26.02.2026



Authorized Officer