



आपका अपना बैंक, हर कदम आपके साथ
YOUR OWN BANK, ALWAYS WITH YOU



कडपा शाखा CUDDAPAH BRANCH
20/918, RK Nagar Co-operative Colony,
Near Nehru Park,
YSR District Kadapa,
Andhra Pradesh-516001
Phone: 08562-241816
Email: cuddapah@indianbank.co.in

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

Branch: Cuddapah
Date: 04.04.2026
Phone No: 0877-2222199

**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 MDH WHEELS PRIVATE LIMITED**
(Borrower)
Reg Office address: 8/164, Almaspet Cuddapah-516001.
2. **Ms. Shaik Nawailah Maheen**
(Borrower)
(Director of M/s MDH WHEELS PRIVATE LIMITED)
D/o Mr. Shaik Mohammed Naveed,
8/188-1 Almaspet, Cuddapah-516001
3. **Ms. Shaik Nawailah Mehak**
(Borrower)
(Director of M/s MDH WHEELS PRIVATE LIMITED)
D/o Mr. Shaik Mohammed Naveed,
8/188-1 Almaspet, cuddapah-516001
4. **Shaik Mohammed Naveed**
(Managing Partner of M/s SHAIK ABDUL SATTAR)
(Guarantor & Mortgagor of M/s MDH WHEELS PRIVATE LIMITED)
(Guarantor & Mortgagor of M/s SHAIK ABDUL SATTAR)
S/o Mr. Shaik Abdul Sattar
8/188-1 Almas pet, Cuddapah-516001
5. **Mr Pitter Shaifuddin**
(Guarantor of M/s MDH WHEELS PRIVATE LIMITED)
S/o Pitter Mahboob Peera
2-17-1, Kareem Bag,
Banganapalle, Kurnool-518124
6. **Mrs Fareena Begum**
(Guarantor of M/s MDH WHEELS PRIVATE LIMITED)
W/o Pitter Shaifuddin
2-17-1, Kareem Bag,
Banganapalle, Kurnool-518124
7. **M/s MDH TVS**
(represented by Mg Partner Mohammad Naveed Shaik)
(Guarantor & Mortgagor of M/s MDH WHEELS PRIVATE LIMITED)
(Guarantor & Mortgagor of M/s SHAIK ABDUL SATTAR)
8/195, Almaspet, Kadapa-516001





Scan to know more

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Sub: MSME OCC Account No- 7517130921 and MSME Term Loan account no- 7518201360 with Indian Bank Cuddapah Branch-Reg.

The Borrower/Director/Guarantor/Mortgagor/Partner availed facilities from Indian Bank, Cuddapah Branch, the repayment of which are secured by mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **The Borrowers** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **07.01.2025**, 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 the Borrower(s) liable to the Bank to pay the amount due to the tune of **Rs. 9,75,55,969/- (Nine Crores Seventy-Five Lakhs Fifty-Five Thousands Nine Hundreds and Sixty-Nine Rupees only)** as on **06.01.2025** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand notice dated 07.01.2025.

As **the Borrower(s)** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 15.04.2025 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, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 03.04.2026 is of **Rs.6,78,98,188/- (Rupees Six Crore Severy Eight Lakhs Ninety Eight Thousand One Hundred and Eighty Eight only)** with further interest, costs, other charges and expenses thereon from 04.04.2026

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 28.04.2026 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 27.04.2026 to **27.04.2026** 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://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.





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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 **27.04.2026** 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.

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 IFS Code
A/c No:- 6173500682 e auction EMD account CHITTOOR Zone	INDIAN BANK, CHITTOOR BRANCH 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 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 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





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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
EM of Vacant commercial Site @ in Svy No.1081/2A admeasuring 943.8 sq yards, situated at YSR Kadapa District, Rajampet Sub Reg Dist & Municipality at Rajampeta Revenue Village Polam belongs to M/s MDH TVS represented by its Mg partner Mr.Naveed Mohammed (Registered sale Deed No.2373/2017) bounded by Boundaries: East: Drainage Canal West: Road North: Drainage Canal South: Land Belongs to Kamisetty Ramanjaneyulu	Rs 2,26,00,000/-	Rs 22,60,000/-	28.04.2026 Between (11.00 AM to 4.00 PM) Property ID No IDIB7517130921A	NIL

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.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.BAANKNET@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>.


(PARMAR MANISHKUMAR DINESHBHAI)
AUTHORISED OFFICER

Place:Tirupati
Date: 04.04.2026