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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

NOTICE OF SALE

Place: 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. Mr. Pitter Badruddin S/o Mr. Pitter Mahaboob Peera Address 1: 14533 Diamond Park Ln Conroe, Texas – 77384 United States of America Address 2: 10503, Flaxen Manor CT Spring, TX, 77379 United States of America Address 3: 8/188-1, Almaspet Kadapa - 516001 Andhra Pradesh Address 4: D.No. 2-17-1, GM Talkies, Banaganapalle, Nadyal District-518124 Andhra Pradesh	2. Mrs. Shaik Thahera Begum Kogatam W/o Mr. Pitter Badruddin Address 1: 14533 Diamond Park Ln Conroe, Texas – 77384 United States of America Address 2: 10503, Flaxen Manor CT Spring, TX, 77379 United States of America Address 3: 8/188-1, Almaspet Kadapa - 516001 Andhra Pradesh Address 4: D.No. 2-17-1, GM Talkies, Banaganapalle, Nadyal District-518124 Andhra Pradesh
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Sub: Your IND MORTGAGE Term Loan account No-7492034562 of Kadapa 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 **08.04.2025**, 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. 7,40,04,742/- (Rupees Seven Crores Forty Lakhs Four Thousands Seven Hundreds and Forty Two only)** as on **07.04.2025** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand notice dated 08.04.2025

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 **14.07.2025** 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.





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The amount due as on 03.04.2026 is of **Rs. 7,73,18,018.00/- (Rupees Seven Crores Seventy-Three Lakhs Eighteen Thousand and Eighteen 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.

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	INDIAN BANK, CHITTOOR BRANCH
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 and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.





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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.

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-1: EM of vacant site at Sy No. 189/2, Ward No. 2 of Banaganapalle Town, Nandyal District belonging to Mr. Pitter Badruddin S/o Pitter Mahaboob Peera			1,35,00,000/-	13,50,000/-	28.04.2026 Between (11.00 AM to 4.00 PM) Property ID No IDIB7492034562A	NIL
Site Area	Ac 0-17 Cents or 826.75 Sq. yards					
Boundaries:	As per LSR and Document	As per EVR				
East	Site purchased by the applicant from P Mahaboob Peera	Site of applicant				
West	Masum Basha Darga Road	Road Masoom Basha Darga				
North	Sarkar Road	Road				
South	G.M Cinema Hall Compound wall	G M Talkies Compound Wall				
Property 2: EM of site and GM Picture Palace construction having D.No. 2/17 in Sy.No. 189/1 of Banaganapalle village limits, Banganapalle Mandal, Nadyal District belonging to Mr. Badruddin Pitter S/o Pitter Mahaboob Peera.			6,35,00,000/-	63,50,000/-	28.04.2026 Between (11.00 AM to 4.00 PM) Property ID No IDIB7492034562	NIL
Site Area	2914.88 Sq. Yards	2420.00 ,Sq. yards,				
Boundaries:	As per LSR and Document	As per EVR				
East	House, Site of Damala Venkata Subbaiah and others	Site of D Venkata Subbaiah, P Brahmaiah, V Ramakrishnaiah & Site of applicant.				
West	Rooms of Applicant and others	Site of Applicant				
North	Site of Fathima Bee & Others	House of Applicant				
South	R & B Nandyal Road	Rastha & Site of Applicant				
Property 3: EM of vacant site in ward no. 2, Sy.No. 189/1 of Banaganapalle village & Mandal, Nandyal District						



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belonging to Mr. Badruddin Pitter S/o Pitter Mahaboob Peera

Site Area	305.55 Sq. yards (40 Sq. yards + 110.00 Sq. yards + 155.55 Sq. yards)		
Boundaries:	Item No. 1 (40 Sq. yards)	Item No. 2 (110 Sq. yards)	Item No. 3 (155.55 Sq. yards)
East	Site of Sy. No. 189/2	22' Rastha	22' Rastha
West	22' Rastha	22' Rastha	Site of Fathima Bee
North	GM Talkies	GM Talkies	GM Talkies
South	R&B Road	R&B Road	R&B Road

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>.

Place: Tirupati
Date: 04.04.2026

AUTHORISED OFFICER

