

ANNEXURE C

****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 DRTY 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 of Property

The specific details of the assets in which security interest is created are enumerated hereunder:

SCHEDULE

Details/ Description of Mortgaged Assets

Site admeasuring 223.5 sq yards with Tiled roof house bearing D.No. 1-197 situate in Block No 1, R S No 14/6A, Badampudi Veedhi, Dwarapudi Gram Panchayat, Mandapeta Mandal, E G Dt, Andhra Pradesh within the following measurements and boundaries :

BOUNDARIES		
East	54-00 feet	House of Sathimsetti Peddakapu to some extent and house of Nunna Adinarayana to remaining extent
West	54-00 feet	House of Uppaneedi Satyanarayana and others to some extent and house of Ninna Garikipai Venkata lakshmi to remaining extent
North	37-06 feet	Site of Garikipai Venkata lakshmi to some extent and site of Nunna Manikyam to remaining extent
South	37-00 feet	Rajaveedhi

(As per the sale deed Dt. 29.12.2010 of document No 2804/2010 of S.R.O Anaparthi)

Reserve Price	EMD	Date, Time for e-auction	Property ID No.	Prior Encumbrances
Rs.48,18,000/- (RUPEES FORTYEIGHT LAKHS EIGHTEEN THOUSAND ONLY)	Rs.4,81,800/- (RUPEES FOUR LAKHS EIGHTYONE THOUSAND EIGHT HUNDRED ONLY)	29.04.2026, 10 am to 4 pm	IDIB006853905574	NIL

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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 have to transfer the EMD amount in his Global EMD Wallet by 28.03.2026 i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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>) for depositing in bidders **Global 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 auction 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
7522012366, E-AUCTION EMD ACCOUNT, ZONAL OFFICE, RAJAHMUNDRY;	Morampudi Branch IFS Code: IDIB000M290

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.

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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 6 (2) and 8(6) of The Security Interest (Enforcement)Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of sale is required to be given and hence we are issuing this notice. Rs.25,67,856-00 Ps, (RUPEES TWENTYFIVE LAKHS SIXTYSEVEN THOUSAND EIGHT HUNDRED AND FIFTYSIX ONLY) further interest, costs, other charges and expenses thereon from 18.03.2026

Balance As on 17.03.2026

1). OCC Loan A/c : 6853905574 BB Rs.23,69,447.00 ps MOI Rs.1,56,466.00 ps MLE Rs. 4,720.00 ps MOX Rs. 18,711.00 ps Total Rs. 25,49,344.00ps	(2). MSME GECLS1.0 Extension Loan A/c 7101649020 BB Rs.15,837.00 ps MOI Rs.2,675.00 ps MLE Rs. NIL MOX Rs. NIL Total Rs. 18,512-00 ps
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TOTAL OUTSTANDING BALANCE AS ON 17.03.2026 IS Rs.25,67,856-00 Ps, (RUPEES TWENTYFIVE LAKHS SIXTYSEVEN THOUSAND EIGHT HUNDRED AND FIFTYSIX ONLY)

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 29.04.2026 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 24.03.2026 to 28.04.2026 between **10.00 am to 4.00 pm in Mandapeta Branch.**

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> and www.baanknet.com) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from 24.03.2026 to 28.04.2026 from 10.00 am to 5.00 pm.**

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.baanknet.com>) using their mobile number and email id. Further, they are



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Branch: MANDAPETA

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,

1. M/s LIFE STYLE Prop: Nunna Satish Shop No A-57, Cloth city, Mahatma Gandhi New Cloth Complex,	2. Mr. Nunna Satish S/o Machara Rao Address: D No 1-56, Badampudi Veedi, Dwarapudi Village, Mandapeta, Konaseema District Andhra Pradesh-533341
3. Mrs. Nunna Venkata Vijaya Lakshmi W/o. Nunna Satish Address: D No 1-56, Badampudi Veedi, Dwarapudi Village, Mandapeta, Konaseema District Andhra Pradesh-533341	----- -----

Sub: Your Loan A/c: M/s LIFE STYLE, Prop: Nunna Satish, OCC Loan A/c: 6853905574 (Limit Rs.25.00 lakhs) and MSME GECLS1.0 Extension Loan A/c: 7101649020 (Limit Rs. 4.00 lakhs) with Indian Bank, Mandapeta Branch-Reg

Shri NUNNA SATISH S/o. Machara Rao Prop of M/S LIFE STYLE has availed **OCC Loan ,MSME GECLS1.0 Extension Loan** facilities from Indian Bank, Mandapeta Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Shri NUNNA SATISH, S/o. Machara Rao** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 03.12.2025 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) **M/S LIFE STYLE, Prop: Nunna Satish S/o. Machara Rao (Borrower) & Mrs. Nunna Venkata Vijaya Lakshmi W/o Nunna Satish (Guarantor)** liable to the Bank to pay the amount due to the tune of **Rs.25,48,607/- (Rupees Twenty Five lakhs Forty eight Thousand Six hundred and Seven Only)** as on 04.12.2025 with further interest, costs, other charges and expenses thereon from 04.12.2025. Both Borrower and Guarantor failed to make payment despite Demand Notice dated 03.12.2025 As **/S LIFE STYLE, Prop: Nunna Satish S/o. Machara Rao (Borrower) & Mrs. Nunna Venkata Vijaya Lakshmi W/o Nunna Satish (Guarantor)** failed to make payment despite Demand Notice, the Authorized Officer took Physical possession of the schedule mentioned properties under the Act on 11.02.2026 after complying with all legal formalities.

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Bidders are advised to visit the website (www.baanknet.com) of our e auction service provider Baanknet to participate in online bid. For Technical Assistance Please call HELPDESK No. 8291220220 and other help line numbers available in service providers help desk. For Registration status with Baanknet.com please contact support.baanknet@psballiance.com and for 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 help line number 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com> and support.baanknet@psballiance.com

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[Signature]

AUTHORISED OFFICER

Place: MANDAPETA

Date: 20.03.2026