

DHARMARAM
NEAR RAILWAY GATE
GEESUGONDA MANDAL
DHARMARAM (POST)
DHARMARAM
dharmaram@indianbank.bank.in
Ph: 9491654647
GST No. : 36AAACI1607G3ZY

ANNEXURE VIII

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

Branch: Dharmaram Branch
Phone No: 9491654647

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,

Borrower/ Mortgagor

1.Mr. Itha Francis Mario
S/o Late Itha Mallesh @ Manish

Address: H.No 25-8-326, Bapuji Nagar,
Kazipet, Warangal – 506001

Co-Borrower

2. Mrs. Itha Priyadarshini
W/o Mr. Itha Francis Mario

Address: H.No 25-8-326, Bapuji Nagar,
Kazipet, Warangal – 506001

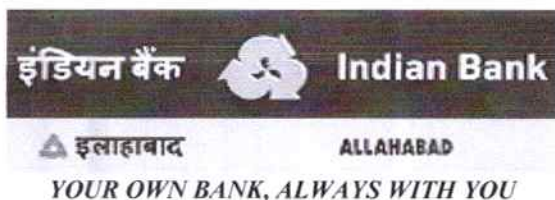
Sub: Your Loan No. 50445801446 with Indian Bank, Dharmaram Branch (CBS code 4744) – Reg.

Mr. Itha Francis Mario & Mrs. Itha Priyadarshini availed Home Loan facility from Indian Bank, Dharmaram Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. Itha Francis Mario & Mrs. Itha Priyadarshini failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 31.12.2025 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) referred as above liable to the Bank to pay the amount due to the tune of **19,65,514/- (Rs. Nineteen Lakh Sixty Five Thousand Five Hundred And Fourteen Rupees Only)** as on 31.12.2025 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 31.12.2025.

As Mr. Itha Francis Mario & Mrs. Itha Priyadarshini failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 10.04.2026 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:

For: Indian Bank
Authorized Officer



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**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 intended sale is required to be given and hence we are issuing this notice.

The amount due as on 17.04.2026 is **Rs. 20,19,904/- (Rs. Twenty Lakh Nineteen Thousand Nine Hundred And Four Rupees Only)** with further interest, costs, other charges and expenses thereon from 17.04.2026.

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 28.05.2026 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 28.04.2026 to 27.05.2026 between **10.00 am to 7.00 pm.**

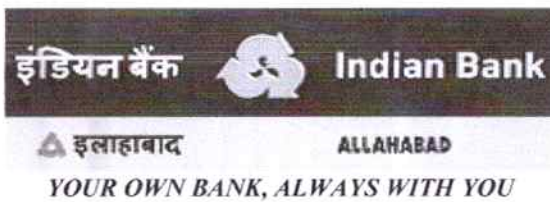
The intending Bidders/ Purchasers are requested to register with online portal (The intending Bidders/ Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by 27.05.2026 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.mstcecommerce.com/auctionhome/ibapi>) **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 confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of

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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. – 465722788, Name- I B , ZONAL OFFICE HYDERABAD	Branch Name – HIMAYATNAGAR, IFSC code - IDIB000H008

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.

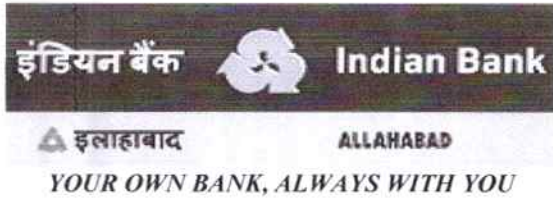
***This Notice is without prejudice to any other remedy available to the Secured Creditor

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 In Lacs	EMD in Lacs	Date, Time for e-auction and Property ID No.	Prior Encumbrance
<i>Residential House bearing part of H.No 25-8-326 in Sy No 1107 with an extent of 266.00 Square yards, plinth area 1321.88 Sq Ft situated at Bapuji Nagar, Kazipet, Warangal, Telangana within the following boundaries</i> North : C.C. Road South : House of Buchaiah East : C.C. Road West : Lane of Shyam Prasad Owner of the Property: Mr. Itha Francis Mario S/o Late Itha Mallesh @ Manish Asset ID: 200021507555	64.80	6.50	Date: 28.05.2026 Time : 10.00 AM to 5.00 PM Property ID No. - IDIB0504458014460	NIL

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Bidders are advised to visit the website (www.mstcecommerce.com) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-23400020/23400021/23400022 and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact Helpdesk No. '18001025026' and '011-41106131'.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and www.mstcecommerce.com

Place: Hanamkonda
Date: 17.04.2026

 **For: Indian Bank**
Authorized Officer

AUTHORISED OFFICER