इण्डियन ओवरसीज़ बैंक Indian Overseas Bank Anantapur Branch (Br Code: 1281) D.No.12-4-74,Plot.No.52, S.J.Tower, Vidyut Nagar Circle Ananapur-515001 Anantapur-Dist		**Phone:** 08554-246650 **E mail:** iob1281@iob.in **Date: 06.05.2026**

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 M/s Anantapur Agro Food and Beverages have borrowed monies from Indian Overseas Bank, **Anantapur** 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** on to the Borrowers/mortgagers/legal Heirs under Section 13(2) of the SARFAESI Act, 2002 (Act) on **06.02.2023** calling upon the borrowers/Legal heirs **M/s Anantapur Agro Food and Beverages** having registered address at Door No 3-355, Somnath Nagar Anantapur to pay the amount due to the Bank, being **Rs.1,56,18,631/- (Rupees One Crore Fifty Six Lakhs Eighteen Thousand Six Hundred Thirty One Only) as on 06.02.2023** payable 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/ Mortgagor 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 **20.05.2023** under Section 13(4) of the Act with the right to sell the same in **"As is where is"** and **"As is what is"** and **"Whatever there 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.1,62,45,663/- (One Crore Sixty Two Lakhs Forty Five Thousand Six Hundred Sixty Three Only) as on 20.05.2023 with further interest & costs and Rs.2,41,32,496.56 as on 06.05.2026** further interest & costs, payable 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 **06.05.2026 is Rs.2,41,32,496.56 (Rupees Two Crore Forty One Lakhs Thirty Two Thousand Four Hundred Ninety Six and paise Fifty Six Only) with Indian Overseas Bank, Anantapur Branch, Branch Code-1281)** along with further interest at contractual rates and rests, after reckoning repayments, if any subsequent to the bank issuing the demand notice.

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Securitisation & Reconstruction of Financial Assts & Enforcement of Security Interest Act 2002
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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.

DESCRIPTION OF THE SECURITY

Schedule of Secured Assets
All the part and parcel of Industrial land and Building with shed GF & FF situated at S.No.203-2, 203-2B & 203-2C in the name of M/s Anantapur Agro Food and Beverages represented by is partners Shri C Manoranjan and Shri P Udaya Sankar Reddy situated at Somanadoddi Village, Ananatapur Rural Area, Anantapur District and RD & SRD of Anantapur.Total extent of site is Acre1.73 cents. **Boundaries of the Property :** East : Lands of Pullana, yerra Khasim & Ramaswamy South: Lands of Shri K Venkataramudu and K Aswarthamma West : Lands in same Sy No and Railway Road North : Lands of J Sreeramu & Venkatesulu **Reserve price: Rs.72,17,000/-; EMD: Rs.7,21,700/-: Bid increase amount: Rs. 50,000/-**

Date and time of e-auction	26.05.2026 & 11.00 AM TO 1.00 PM
EMD Remittance	The intending Bidders/Purchasers are requested to register on portal https://www.baanknet.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 26.05.2026 before 1.00 PM. Intending bidders shall have a valid email address and should register their name/account by login to website of the aforesaid service provider.
Bid increase amount	Mention above separately for each security
Auto extension time	5 minutes for each property till sale is completed
Known Encumbrance if	NIL for all security

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any	
Inspection Date & Time	07.05.2026 onwards, with prior appointment from bank
submission of online application for BID with EMD	07.05.2026 onwards
Last date for submission of online application for BID with EMD	26.05.2026 before 1.00 PM
Outstanding dues of Local Self Government (Property Tax, Water Sewerage, Electricity Bills etc.)	To be ascertained by the bidders and to be paid by the successful bidder

Terms and Conditions

The property(ies) will be sold by e-auction through the service provider https://www.baanknet.com under the supervision of the Authorized Officer of the Bank.

The intending Bidders /Purchasers are requested to register on portal https://www.baanknet.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 **26.05.2026 before 1.00 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://www.baanknet.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://www.baanknet.com).

5. The submission of online application for bid with EMD shall start from **07.05.2026,10.00 AM** onwards.

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6. Bidder's Global Wallet should have sufficient balance (>=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 120 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.50,000/-**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", Indian Overseas Bank, Anantapur Branch" to the credit of A/C No: 12810113035001, Indian Overseas Bank, Anantapur Branch, Anantapur, Anantapur Dist-515001. Branch Code: 1281, IFSC Code: IOBA0001281.**

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. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. 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.

14. 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.

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15. 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.

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

17. 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.

18. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, **Anantapur** Branch, D.No.12-4-74, Plot No.52, S.J.Tower, Anantapur-515001, Anantapur-Dist during office hours from **07.05.2026** between 10.00 a.m. to 5.00 p.m.

19. 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 assistant is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (https://www.baanknet.com)details of which are available on the e-Auction portal.

20. 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.

21. Platform https://www.baanknet.com for e-auction will be provided by service provider M/s PSB Alliance having Registered Office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037

(contact Phone & Help desk: +91 82912 20220 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://www.baanknet.com

Place: Anantapur

Date: 06.05.2026

Authorised Officer

Indian Overseas Bank

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