



YOUR OWN BANK ALWAYS WITH YOU

Stressed Asset Management Large (SAML) Chennai Branch
No.55, Ethiraj Salai, Wellington Estate, 2nd Floor, Chennai – 600 008

Ph. No.044-2820 6711, 2820 2333

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Date: 21.05.2026

ANNEXURE – B

APPENDIX – IV-A [See proviso to rule 9 (1)]

Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **symbolic possession** of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis" on **11.06.2026**, for recovery of is **Rs.7,42,54,197.25** (Rupees Seven Crore Forty-Two Lacs Fifty-Four Thousand One Hundred Ninety-Seven and paise Twenty-Five only) (as on **18.05.2026**) due to the Indian Bank, **Jawahar Nagar Branch (now transferred to SAM Large Branch, Chennai)**, Secured Creditor, from –

(1) M/s. L V Solar Solutions (Borrower - Partnership Firm) 52/4, Surapet Main Road, Near Godson Public School, Puthagaram, Chennai - 600 099.	(2) Mr. P. Sathish Kumar S/o - Parutheeswaran, (Partner/Mortgagor of M/s. L V Solar Solutions and Guarantor of M/s. Aqua Green Hotels & Resorts) Plot No.18, Door No.3, II Street, Secretariat Colony, Lakshmipuram, Kolathur, Chennai - 600 099.
(3) Mr. P. Kishore Kumar S/o - P. Mohan Rao (Partner/Mortgagor/Guarantor of M/s. L V Solar Solutions) 52/4, Surapet Main Road, Near Godson Public School, Puthagaram, Chennai - 600 099.	(4) M/s. Aqua Green Hotels & Resorts (Borrower) No.4/276, Ambattur Puzhal Road Surapet, Chennai - 600 066.
(5) Mrs. S. Devi Kamakshi W/o - Mr. P Sathish Kr. (Proprietrix of M/s. Aqua Green Hotels & Resorts / Mortgagor/Guarantor for of M/s. L V Solar Solutions), Plot No.18, Door No.3, II Street, Secretariat Colony, Lakshmipuram, Kolathur, Chennai - 600 099.	(6) Mrs. Aruna Kumari W/o - Mr. P Kishore Kumar (Mortgagor/Guarantor of M/s. L V Solar Solutions) Door 13-7-50 A, Koragunta, Tirupati - 517 801.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	<u>SCHEDULE – A</u>
	All that piece and parcel of residential building situated at Chittoor District, Sri Balaji Registration District, Tirupati Sub District, Tirupati Urban Mandal, Tirupati Town, Municipal Ward No.13, Korlagunta Road, residential area Town Survey No.413/1, 414/1 after Sub-division present Survey No.413/1A, 414/1H, Door No.13-7-950 A1. (Document No.1326/2007) <u>Item No.1:</u> Property in the name of Mr. Kishore Kumar. Bounded on – East by : Below mentioned Item No.2 & Item No.3 which is gifted by P. Prabhakar in favour of P. Kishore Kumar West by: 12 feet wide Road



	North by: House of S. Ramachandraiah South by: Property Gifted by P. Mohan Rao in favour of P. Prabhakar & House of P. Prabhakar Within the boundaries site measuring – East to West : 20 ft. or 6.100 mts. North to South : 20 ft. or 6.100 mts. Total extent comprised 400 Sq. ft. or 44.44 sq. yards site only. <u>Item No.2:</u> Property in the name of Mr. Kishore Kumar. (Site existing towards the eastern side of above first Item) Bounded on – East by : House of Nagarajaiah West by: Above mentioned Item No.1 North by: House of S. Ramachandraiah South by: Property Gifted by P. Prabhakar in favour of P. Kishore Kumar Within the boundaries site measuring – East to West (Northern side): 14^{1/2} ft. or 4.422 mts. East to West (Southern side): 15 ft. or 4.575 mts. North to South (both sides): 8^{1/2} ft. or 2.592 mts. Total extent comprised 125.375 Sq. ft. or 13.93 sq. yards site only. (Document No.1327/2007) <u>Item No.3</u> : Property in the name of : Mr. Kishore Kumar. Bounded on – East by : Site of B.T. Muniraju, West by: Property gifted by Bellamkonda Masthanamma in favour of Mr. P. Kishore Kumar, North by : Property gifted by Bellamkonda Masthanamma in favour of Mr. P. Kishore Kumar, South by : House of P. Prabhakar Within the boundaries site measuring – East to West : 15 ft. or 4.575 mts. North to South : 11 ft. or 3.355 mts. Total extent comprised 165 Sq. ft. or 18.33 sq. yards site only. The above said Three Items measuring 690.375 Sq. ft. or 76.70 sq. yards of the land constructed on the above items measuring RCC building thereon with Ground Floor – 686 Sq. ft. and First Floor – 686 Sq. ft. Total – 1372 Sq. ft.
Reserve Price	Rs.51.00 Lacs
EMD Amount	Rs.5.10 Lacs
Bid incremental amount	Rs. 50,000.00
Date and time of e-auction at the platform of e-auction Service Provider https://baanknet.com	11.06.2026 from 11.00 am to 4.00 pm -
Property ID No.	IDIB6786119010A
Encumbrances on property if any	NIL
CERSAI ID No.	200010449047

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) using their mobile number and email id. Further, after completing their e-KYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **11.06.2026** i.e. before the e-Auction Date and time in the portal. The registration, e-KYC and transfer of EMD in wallet must be completed well in advance, before auction.



TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com>) for depositing in bidders e-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.
2. 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
Current Account No. 422159631 A/c Name: INDIAN BANK SAM LARGE CHENNAI	Indian Bank, Ethiraj Salai Branch IDIB000C032

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.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. 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.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider **PSB Alliance Pvt. Ltd.**, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037 (Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website <https://baanknet.com>.**
9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) <https://baanknet.com>
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **baanknet (<https://baanknet.com>)**.
11. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will complete their e-KYC. Once, the e-KYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.



12. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.
15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.
16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).
17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.
18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, Stressed Assets Management Branch, Chennai.
19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Chennai
Date: 21.05.2026

इंडियन बैंक / For INDIAN BANK

मुख्य प्रबंधक / अधिकृत अधिकारी
Chief Manager / Authorised Officer
दबावग्रस्त आर्ति प्रबंधन शाखा, चेन्नै
Stressed Assets Management Branch, Chennai

