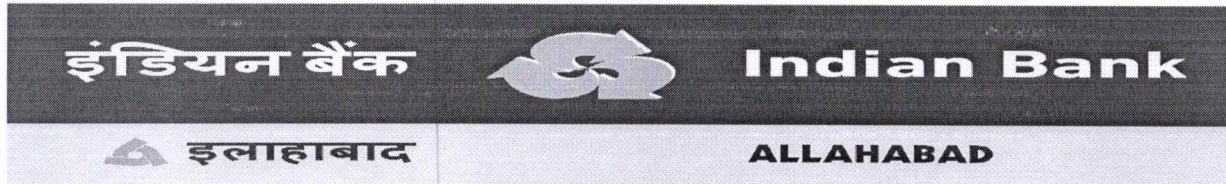


ANNEXURE- B



Kakinada Branch, 37-1-7/2, Gold Market Centre, Main Road, Kakinada

(Format for uploading in EBKRAY site along with photograph)
APPENDIX- IV-A" [See proviso to rule 8 (6)]

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 8 (6) 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 **Constructive(Symbolic)/Physical** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank, **KAKINADA Branch**, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **24.06.2026**, for recovery of **Rs.2,93,73,904/- (Rupees Two Crore Ninety Three Lakh Seventy Three Thousand Nine Hundred and Four Only)** as on 29.05.2026 due to the Indian Bank, Kakinada Branch, Secured Creditor, from **1.Mr.Pappula Gavarraju, S/o Pappula Satyanarayana (Borrower),Dno1-1-34A, Steamar Road, Madavayipalem,Narsapuram, West Godavari (dist),A.P – 534275; 2. Mr.Pappula Sai Babu (Guarantor),S/o PappulaSatyanarayana; 3.Sri. Yarramsetti Veerabhadra Rao,S/o Veera Venkata Satyanarayana Swamy(Guarantor); 4. Sri.Pappula Masenu Venkanna,S/o Pappula Satyanarayana(Guarantor).**

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

Detailed description of the Property

Property 1 :

All that piece and parcel to an extent of 229 SqYds or 191.46 Sqmtrs of the Site along with RCC roof Building bearing Door no 10-1-2 (old D NO 10-1-12),Steamer Road, Near Vanuvulamma Temple Street, 16th Ward, situated at Narasapuram Town, Narasapuram Municipal Area, Narasapuram Mandal, West Godavari Dist, Andhra Pradesh, within the purview of Narasapuram Sub-Registry Bounded and measured by ;

East : Main Road
West :Government Site (present RTO)
North :Site of Mr. Asapu And Others
South :House and Site Belongs to KurmaKotiSatya Siva Prasad

Within the above said boundaries total extent of the site 229 sqyds of site alongwith RCC Roof building with common ways all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599J	Rs.74,50,000/-	Rs.7,45,000/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 2:

A residential vacant site, at **Plot no.85, an extent of 267 Sqyds or 224.28** Sqmtrs,Old East Godavari District, Present Kakinada District, Samalkota mandal ,Samalkota Sub-Registry, situated at Vettlapalem gram panchayath, vettlapalem gramam taluku, S No 393, S No. 398/4, Survey No 402/1B, DTCP Plan



ANNEXURE- B

given by Kakinada in C.No 10608/2013/R Reference NO 460/2013, Confirmed T L P No 37/2014 R ,In a layout Approved By Kakinada DTCP, and being bounded as under.

East 33.06 feet : House of others
West 33 feet : 33 Feet wide Road in lay out Plots
North 75.03 feet : Site in Plot no 83,84
South 75.03 feet : Site in Plot no 86

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB006707367599	Rs.16,82,000/-	Rs.1,68,200/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 3:

A residential vacant site, at **Plot no.86, an extent of 487 Sqyds or 409.08 Sqmtrs**, Old East Godavari District, Present Kakinada District, Samalkota mandal ,Samalkota Sub-Registry, situated at Vettlapalem gram panchayath, vettlapalem gramam taluku, S No 393, S No. 398/4, Survey No 402/1B, DTCP Plan given by Kakinada in C.No 10608/2013/R Reference NO 460/2013, Confirmed T L P No 37/2014 R ,In a layout Approved By Kakinada DTCP, and being bounded as under.

East 33.06 feet : House of others (Cross Bit)
West 93.06 feet : 33 Feet wide Road in lay out Plots
North 75.03 feet : Site in Plot no 85
South : As the bit is in cross, there is no measurement and no boundary ;

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599A	Rs.30,68,000/-	Rs.3,06,800/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 4:

A residential vacant site, at **Plot no.104, an extent of 371 Sqyds or 311.64 Sqmtrs**, Old East Godavari District, Present Kakinada District, Samalkota mandal ,Samalkota Sub-Registry, situated at Vettlapalem gram panchayath, vettlapalem gramam taluku, S No 393, S No. 398/4, Survey No 402/1B, DTCP Plan given by Kakinada in C.No 10608/2013/R Reference NO 460/2013, Confirmed T L P No 37/2014 R ,In a layout Approved By Kakinada DTCP, and being bounded as under.

East : 59.03 feet : Site in Plot no 87;
West : 59.03 feet : 33 Feet wide Road in lay out Plots;
North : 55.00 feet : Site in Plot no.55;
South : 56.03 feet : Others house;

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599B	Rs.23,37,000/-	Rs.2,33,700/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 5:

A residential vacant site, at **Plot no.122, an extent of 208 Sqyds or 174.72 Sqmtrs**, Old East Godavari District, Present Kakinada District, Samalkota mandal ,Samalkota Sub-Registry, situated at Vettlapalem gram panchayath, vettlapalem gramam taluku, S No 393, S No. 398/4, Survey No 402/1B, DTCP Plan given by Kakinada in C.No 10608/2013/R Reference NO 460/2013, Confirmed T L P No 37/2014 R ,In a layout Approved By Kakinada DTCP, and being bounded as under.



ANNEXURE- B

East : 33.03 feet : Site in Plot no 107;
West : 33.03 feet : 40 Feet wide Road in lay out Plots;
North : 56.06 feet : Site in Plot no.121;
South : 56.06 feet : Site in Plot no.123;

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599C	Rs.13,10,000/-	Rs.1,31,000/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 6:

A residential vacant site, at Plot no.123, an extent of 208 Sqyds or 174.72 Sqmtrs, Old East Godavari District, Present Kakinada District, Samalkota mandal ,Samalkota Sub-Registry, situated at Vettlapalem gram panchayath, vettlapalem gramam taluku, S No 393, S No. 398/4, Survey No 402/1B, DTCP Plan given by Kakinada in C.No 10608/2013/R Reference NO 460/2013, Confirmed T L P No 37/2014 R ,In a layout Approved By Kakinada DTCP, and being bounded as under.

East : 33.03 feet : Site in Plot no 107;
West : 33.03 feet : 40 Feet wide Road in lay out Plots;
North : 56.06 feet : Site in Plot no.122;
South : 56.06 feet : Site in Plot no.124;

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599D	Rs.13,10,000/-	Rs.1,31,000/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 7:

A residential vacant site, at Plot no.124, an extent of 280 Sqyds or 235.20 Sqmtrs, Old East Godavari District, Present Kakinada District, Samalkota mandal ,Samalkota Sub-Registry, situated at Vettlapalem gram panchayath, vettlapalem gramam taluku, S No 393, S No. 398/4, Survey No 402/1B, DTCP Plan given by Kakinada in C.No 10608/2013/R Reference NO 460/2013, Confirmed T L P No 37/2014 R ,In a layout Approved By Kakinada DTCP, and being bounded as under.

East : 44.06 feet : Site in Plot no.105;
West : 56.00 feet : 40 Feet wide Road in lay out Plots;
North : 56.06 feet : Site in Plot no.123;
South : 57.06 feet : Others house;

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599E	Rs.17,64,000/-	Rs.1,76,400/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 8:

A residential vacant site, at Plot no.125, an extent of 273 Sqyds or 229.32 Sqmtrs, Old East Godavari District, Present Kakinada District, Samalkota mandal ,Samalkota Sub-Registry, situated at Vettlapalem gram panchayath, vettlapalem gramam taluku, S No 393, S No. 398/4, Survey No 402/1B, DTCP Plan given by Kakinada in C.No 10608/2013/R Reference NO 460/2013, Confirmed T L P No 37/2014 R ,In a layout Approved By Kakinada DTCP, and being bounded as under.



ANNEXURE- B

East : 40.09 feet : 40 Feet wide Road in lay out Plots ;
West : 53.00 feet : Others house ;
North : 60.00 feet : Site in Plot no.126;
South : 61.03 feet : Others house;

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599F	Rs.17,20,000/-	Rs.1,72,000/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 9:

A residential vacant site, at Plot no.134, an extent of 220 Sqyds or 184.80 Sqmtrs, Old East Godavari District, Present Kakinada District, Samalkota mandal ,Samalkota Sub-Registry, situated at Vettlapalem gram panchayath, vettlapalem gramam taluku, S No 393, S No. 398/4, Survey No 402/1B, DTCP Plan given by Kakinada in C.No 10608/2013/R Reference NO 460/2013, Confirmed T L P No 37/2014 R ,In a layout Approved By Kakinada DTCP, and being bounded as under.

East : 33.00 feet : 40 Feet wide Road in lay out Plots ;
West : 33.00 feet : Others house ;
North : 60.00 feet : Site in Plot no.135;
South : 60.00 feet : Site in Plot no.133;

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599G	Rs.13,86,000/-	Rs.1,38,600/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 10:

A residential vacant site, at Plot no.141, an extent of 220 Sqyds or 184.80 Sqmtrs, Old East Godavari District, Present Kakinada District, Samalkota mandal ,Samalkota Sub-Registry, situated at Vettlapalem gram panchayath, vettlapalem gramam taluku, S No 393, S No. 398/4, Survey No 402/1B, DTCP Plan given by Kakinada in C.No 10608/2013/R Reference NO 460/2013, Confirmed T L P No 37/2014 R ,In a layout Approved By Kakinada DTCP, and being bounded as under.

East : 33.00 feet : 40 Feet wide Road in lay out Plots ;
West : 33.00 feet : Others house ;
North : 60.00 feet : Site in Plot no.142;
South : 60.00 feet : Site in Plot no.140;

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599H	Rs.13,86,000/-	Rs.1,38,600/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 11:

A residential vacant site, at Plot no.142, an extent of 341 Sqyds or 286.44 Sqmtrs, Old East Godavari District, Present Kakinada District, Samalkota mandal ,Samalkota Sub-Registry, situated at Vettlapalem gram panchayath, vettlapalem gramam taluku, S No 393, S No. 398/4, Survey No 402/1B, DTCP Plan



ANNEXURE- B

given by Kakinada in C.No 10608/2013/R Reference NO 460/2013, Confirmed T L P No 37/2014 R ,In a layout Approved By Kakinada DTCP, and being bounded as under.

East : 50.00 feet : 40 Feet wide Road in lay out Plots ;
West : 52.03.00 feet : Others house ;
North : 60.00 feet : Others house ;
South : 60.00 feet : Site in Plot no.141;

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599I	Rs.21,48,000/-	Rs.2,14,800/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 12:

A Residential vacant sites, at Plot no.77 to an extent of 350 Sqyds or 292.64 Sqmtrs , Kakinada District, Kakinada Rural Mandal, Sapravaram Sub Registry, Ramanayyapeta Gram Panchayat, Ramanayyapeta Village, S No.15 and S No.18 , LP No.631/85, within the following boundaries :

East 45 feet or 13.72 mts: Site in Plot No.86
West 45 feet or 13.72 mtrs: 60 Feet width Road
North 70 feet or 21.31 mtrs: Item No.2 site in Plot No.78
South 70 feet or 21.31 mtrs: Site in Plot no 76

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599K	Rs.78,75,000/-	Rs.7,87,500/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

Property 13:

A Residential vacant sites, at **Plot No.78**, to an extent of 350 Sqyds or 292.64 Sqmtrs, Kakinada District, Kakinada Rural Mandal, Sapravaram Sub Registry, Ramanayyapeta Gram Panchayat, Ramanayyapeta Village, S No.15 and S No.18 , LP No.631/85, within the following boundaries :

East 45 feet or 13.72 mts: Site in Plot no 85
West 45 feet or 13.72 mtrs: 60 Feet width Road
North 70 feet or 21.31 mtrs: Site in Plot No.79
South 70 feet or 21.31 mtrs: item no.1 site in Plot no 77

With all easementary rights.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB06707367599L	Rs.78,75,000/-	Rs.7,87,500/-	24.06.2026 10 am to 4pm	NIL

Bid incremental amount : Rs.10,000/-

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.baanknet.com>) 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 **23.06.2026** 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.



ANNEXURE- B

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://www.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 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. : 7522012366
A/c. Name : E-AUCTION EMD ACCOUNT, ZONAL OFFICE RAJAHMUNDRY;
Branch name : 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.

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://www.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.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website (<https://www.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://www.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



ANNEXURE- B

operational part of e-Auction related to this e-Auction from **eBKray** (<https://www.baanknet.com>).

11. The intending Bidders / Purchasers are requested to register on portal (<https://www.baanknet.com>) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC 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, **Kakinada Branch, Gold Market Centre, Main Road**.
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: Kakinada,
Date:30.05.2026.



For **INDIAN BANK**
[Signature]
Authorised Officer
(Authorised Officer)