

ANNEXURE C

INDIAN BANK
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. Mrs. Garapati Padmavathi (Applicant) W/o Garapati Harikrishna Address:D No 4-1-66/GF-A10, R.S.No. 409/4, M/S RAMACHANDRA RESIDENCY , Flat No A-10, Opp VVSS Chowdary Petrol Bunk, Mandapeta, Konaseema District Andhra Pradesh-533308	2. Mr. Garapati Harikrishna (Co-Applicant) S/o. Veeranjanyulu Address:D No 4-1-66/GF-A10,R.S.No. 409/4, M/S RAMACHANDRA RESIDENCY , Flat No A-10, Opp VVSS Chowdary Petrol Bunk, Mandapeta, Konaseema District Andhra Pradesh-533308
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Sub: Your Home Loan A/c No. 7771430026 Home Loan Plus 7771720566, Home Loan Plus 7782003045 A/c: Mrs. Garapati Padmavathi and Mr. Garapati Harikrishna with Indian Bank, Mandapeta Branch - Reg

- 1. Mrs. Garapati Padmavathi (Applicant) and 2. Mr. Garapati Harikrishna (Co-Applicant)** have availed 1. Home Loan and 2. Home Loan plus facilities from Indian Bank, Mandapeta Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties" **1. Mrs. Garapati Padmavathi (Applicant) and 2. Mr. Garapati Harikrishna (Co-Applicant)** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 22.07.2025 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) **1. Mrs. Garapati Padmavathi (Applicant) and 2. Mr. Garapati Harikrishna (Co-Applicant)** liable to the Bank to pay the amount due to the tune of **Rs.40,45,386/- (Rupees Forty Lakhs Forty Five Thousand Three Hundred and Eighty six Only)** as on 07/07/2025 with further interest, costs, other charges and expenses thereon from 08/07/2025. Both failed to make payment despite Demand Notice dated 22/07/2025 which is published in Eenadu and Indian Express News Papers on 07.09.2025 since the Notice is returned unserved because of non availability of addressee in the given address. As **1. Mrs. Garapati Padmavathi (Applicant) and 2. Mr. Garapati Harikrishna (Co-Applicant)** failed to make payment despite Demand Notice, the Authorized Officer took symbolic possession of the schedule mentioned properties under the Act on 05/12/2025 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:

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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 18.05.2026 is **Rs. Rs. 44,14,439/- (RURPEES FORTYFOUR LAKHS FOURTEEN THOUSAND FOUR HUNDRED AND THIRTYNINE ONLY)** with further interest, costs, other charges and expenses thereon from 19.05.2026.

Balance as on 18.05.2026

Home Loan A/c No. 7771430026 (Limit Rs.28.45 Lakhs) BB Rs. 28,17,613/- MOI Rs. 2,83,809/- MLE MOX and Accumulated Charge Rs. 94,417/- Total Rs.31,95,839/-	Home Loan Plus 7771720566 (Limit Rs.4.32 Lakhs) BB Rs. 4,19,560/- MOI Rs. 41,172/- MLE Rs. 00.00 MOX Rs.00.00 Total Rs. 4,60,732/-
Home Loan Plus A/c: 7782003045 (Limit Rs.6.98 Lakhs) BB Rs. 6,83,005/- MOI Rs.74,863/- MLE Rs. 00.00/- MOX Rs.00.00/- Total Rs. 7,57,868/-	

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 11/06/2026 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 19.05.2026 to 10.06.2026 between **10.00 am to 5.00 pm.**

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

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system/software. The tender form and the terms and conditions would be available in the website **from 19.05.2026 to 10.06.2026 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 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 3.30 P.M., on 10.06.2026 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, RAJAHMUNDY;	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.

***This Notice is without prejudice to any other remedy available to the Secured Creditor (*this portion may be retained if it is a non-suit filed account*)

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****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

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No	Prior Encumbrance
Three bed room Flat with No. A-10 in Ground Floor of "M/s. RAMACHANDRA RESIDENCY" bearing D.No. 4-1-66/GF-A10 with a total built up area of 1355.12 Sq. feet including balconies, common areas with Stilt+ G +4 floors constructed in an uncertain joint share (UDS) of 70.12 Square yards in the total Site admeasuring 2980.10 Sq.yds., in Block No.4 in R.S.No. 409/4 approved by Mandapeta Municipality in B.A. No. 1061/0016/B/MAND/DRPUDI/2019, Dated 11-06-2019/Gunturu for constriction of Stilt+ G + 4 floors residential apartments in D.No. 4-1-66 under the name and style of "M/s. RAMACHANDRA RESIDENCY", Mandapeta Mandapeta Mandal, Mandapeta Sub-Registry, Dr.B.R.Ambedkar Konaseema District, Andhra Pradesh bounded by within the following boundaries and measurements.	Rs.43.50 Lakhs	Rs.4.35 Lakhs	11.06.2026 Time :10.00 am to 5.00 pm IDIB 30633224190	NIL

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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Rajeev

प्राधिकृत अधिकारी/Authorised Officer
AUTHORISED OFFICER

Place: MANDAPETA

Date:19.05.2026.

