

इण्डियन ओवरसीज बैंक

Indian Overseas Bank
Hindupur Branch (Branch Code: 1933)
Ground Floor, Sy No. 114-1A1A
Opp Municipal Office & TTD
Srinivasa Nagar, Hindupur 515201
Dist. Sri Satya Sai



Phone: 9439362723

E mail: lob1933@lob.in

Date:04.07.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

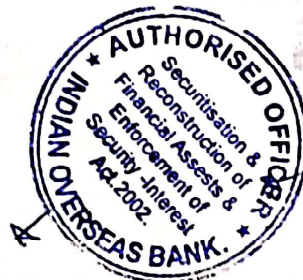
Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To

Borrower	Guarantor/Mortgagor
M/s Sai Krupa Concrete Blocks Industries Prop : Mr N Krupakar Reddy S/o N Govinda Reddy Syno 99-3a, Main Road Side Way Of Railway Gate, Kagallu Hindupur, Sri Sathya Sai District 515201 Ph 9440016832	Mr N Krupakar Reddy S/o N Govinda Reddy Dno.26-4-3338, Bhavani Shankar Nagar Near Deepthi School, Melapuram Hindupur, Sri sathya sai district Ph: 9440016832

Sir/Madam,

1. This has reference to recovery actions initiated against you under the provision of the SARFAESI Act 2002.
2. Please refer to the **Possession Notice, Dated:16.06.2023** issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in **Andhra Prabha, The New Sunday Express** on by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.
3. You the above named borrower / mortgagors have failed to pay the dues in full after issuance of **Demand Notice, Dated:18.12.2021** Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. The dues in the loan account as on **04.06.2026** is **Rs 1,12,29,968/- (Rupees One Crore twelve lakhs twenty nine thousand nine hundred and sixty eight only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on **23.07.2026** between 11.00 A.M. and 01.00



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P.M. hours with auto extension of 5 minutes through e-auction using <https://www.baanknet.com>

6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc. is enclosed for your ready information. Please also be advised that the said sale notice will also be published in **Eeenadu and The Hindu** shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

Security No-1

All the parts and parcel of the following :

Land and Factory building/ shed situated at Sno: 99/3a , Srikantapuram Village, Kaggallu Gram Panchayath , Hindupur , Sri Sathyasai District Owned By Mr N Krupakar Reddy S/o N Govinda Reddy , Total Extent : 1.60 Acres or 7744 Sq Yards or 160 cents

Boundaries:

North : The Property of Narasimha Reddy and Others

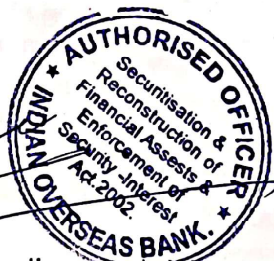
South : The Property of Radha swamy And Gorantla Road

East : Railway Line

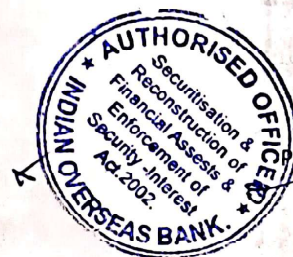
West : The Property of Radha Swamy and Shanawaz

Yours faithfully

Authorized officer



- Encl: 1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice



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Indian Overseas Bank
Hindupur Branch (Branch Code: 1933)
Ground Floor, Sy No. 114-1A1A
Opp Municipal Office & TTD
Srinivasa Nagar, Hindupur 515201
Dist. Sri Satya Sai



Phone: 9439362723

E mail: lob2338@lob.in

Date: 04.07.2026

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE ASSETS

E-Auction Sale notice for Sale of IMMOVABLE Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 ASSETS mortgaged / charged to the secured creditor, the Symbolic possession of which has been taken by the Authorized Officer of Indian Overseas Bank, Hindupur Branch Secured creditor, will be sold on "As is where is", "As is what is" and "whatever there is" on **23.07.2026** **Is Rs 1,12,29,968/- (Rupees One Crore twelve lakhs twenty nine thousand nine hundred and sixty eight only)** as on **04.06.2026** with further interest and costs as detailed below.

Whereas, the Authorized Officer of Indian Overseas Bank has taken possession of the following assets pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on '**AS IS WHERE IS BASIS**' and '**AS IS WHAT IS BASIS**' for realization of Bank's dues plus interest & costs as detailed here under and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal <https://www.baanknet.com>

Name and address of the Borrower/Mortgagors:

Borrower	Guarantor/Mortgagor
M/s Sai Krupa Concrete Blocks Industries Prop : Mr N Krupakar Reddy S/o N Govinda Reddy Syno 99-3a, Main Road Side Way Of Railway Gate, Kagallu Hindupur, Sri Sathya Sai District 515201 Ph 9440016832	Mr N Krupakar Reddy S/o N Govinda Reddy Dno.26-4-3338, Bhavani Shankar Nagar Near Deepthi School, Melapuram Hindupur, Sri sathya sai district Ph: 9440016832



Date of NPA	30.04.2021
Date of Demand notice	18.12.2021
Dues claimed in Demand Notice	Rs.65,63,528.95/-
Date of Possession Notice	16.06.2023
Dues claimed in Possession Notice	Rs.77,77,834.95/-
*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

DESCRIPTION OF THE SECURITY

Schedule of Secured Assets

Security No-1

All the parts and parcel of the following :

Land and Factory building/ shed situated at Sno: 99/3a , Srikantapuram Village, Kaggallu Gram Panchayath , Hindupur , Sri Sathyasai District Owned By Mr N Krupakar Reddy S/oN Govinda Reddy , Total Extent : 1.60 Acres or 7744 Sq Yards or 160 cents

Boundaries:

North : The Property of Narasimha Reddy and Others

South : The Property of Radha swamy And Gorantla Road

East : Railway Line

West : The Property of Radha Swamy and Shanawaz

Reserve price: Rs.1,00,80,000/-; EMD: Rs.10,08,000/-; Bid Increase amount: Rs. 50,000/-



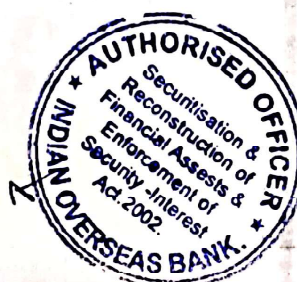
Date and time of e-auction	23.07.2026 & 11.00 AM TO 1.00 PM
EMD Remittance	The intending Bidders/Purchasers are requested to register on portal https://www.baanknet.com using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified 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 23.07.2026 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 any	NIL for all security
Inspection Date & Time	06.07.2026 onwards, with prior appointment from bank
submission of online application for BID with EMD	06.07.2026 onwards
Last date for submission of online application for BID with EMD	23.07.2026 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

*** Bank's dues have priority over the statutory dues**

For detailed terms and conditions of the sale, please refer to the link provided in service provider's website:

(1) <https://www.baanknet.com>

(2) Bank's website www.iob.in

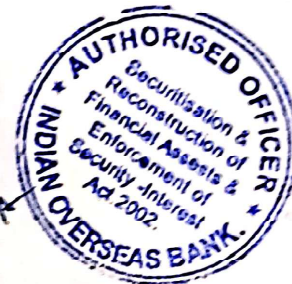
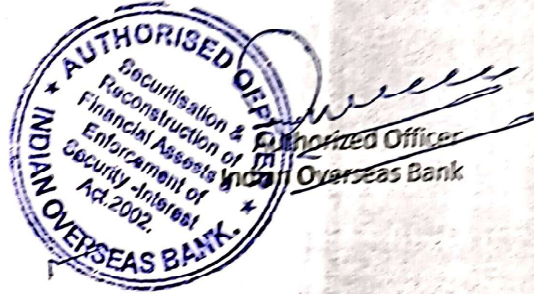


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For further details please contact:

Bank	Service Provider
इण्डियन ओवरसीज बैंक Indian Overseas Bank Hindupur Branch(BranchCode: 1933) Ground Floor, Sy No. 114-1A1A Opp Municipal Office & TTD Srinivasa Nagar, Hindupur 515201 Dist. Sri Satya Sai Phone no.08556 224066 Mobile: 9439362723	M/s PSB Alliance having Registered Office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 Email: support.BAANKNET@psballiance.com Help desk: +91 82912 20220

Place: Hindupur
Date: 04.07.2026



इण्डियन ओवरसीज बैंक

Indian Overseas Bank
Hindupur Branch(BranchCode: 1933)
Ground Floor, Sy No. 114-1A1A
Opp Municipal Office & TTD
Srinivasa Nagar, Hindupur 515201
Dist. Sri Satya Sai



Phone: 9439362723

E mail: iob1933@iob.in

Date: 04.07.2026

E-Auction Sale Notice

SALE OF IMMOVABLE ASSET MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas M/s Sai Krupa Concrete Blocks Industries Prop: Mr N Krupakar Reddy (Borrower/Mortgagor) have borrowed monies from Indian Overseas Bank, Hindupur 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** to the Borrowers/mortgagors under Section 13(2) of the SARFAESI Act, 2002 (Act) on **18.12.2021** calling upon the borrower M/s Sai Krupa Concrete Blocks Industries Prop: Mr N Krupakar Reddy (Borrower/Mortgagor) to pay the amount due to the Bank, being Rs 65,63,528.95/- (**Rupees sixty five lakhs sixty three thousand five hundred and twenty eight and ninety five paise only**) 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 **16.06.2023** under Section 13(4) of the Act with the right to sell the same in "As is where is" and "As is what is" 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.77,77,834.95 /- (Rupees seventy seven lakhs seventy seven thousand eight hundred and thirty four and ninety five paise only)** as on **31.05.2023**, 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 **04.06.2026** is **Rs 1,12,29,968/- (Rupees One Crore twelve lakhs twenty nine thousand nine hundred and sixty eight only)** after reckoning repayments if any subsequent to the bank issuing the demand notice.



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

Security No-1

All the parts and parcel of the following :

Land and Factory building/ shed situated at Sno: 99/3a , Srikantapuram Village, Kaggallu Gram Panchayath , Hindupur , Sri Sathyasai District Owned By Mr N Krupakar Reddy S/o N Govinda Reddy , Total Extent : 1.60 Acres or 7744 Sq Yards or 160 cents

Boundaries:

North : The Property of Narasimha Reddy and Others

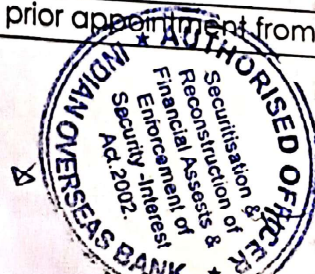
South : The Property of Radha swamy And, Gorantla Road

East : Railway Line

West : The Property of Radha Swamy and Shanawaz

Reserve price: Rs.1,00,80,000/-; EMD: Rs.10,08,000/-; Bid increase amount: Rs. 50,000/-

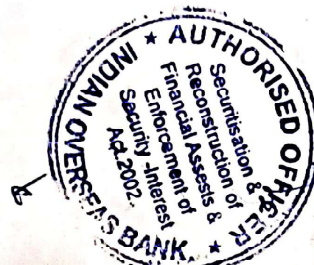
Date and time of e-auction	23.07.2026 & 11.00 AM TO 1.00 PM
EMD Remittance	The intending Bidders/Purchasers are requested to register on portal https://www.baanknet.com using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified 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 23.07.2026 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 any	NIL for all security
Inspection Date & Time	06.07.2026 onwards, with prior appointment from bank



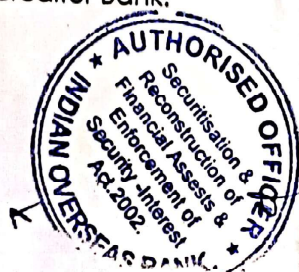
submission of online application for BID with EMD	06.07.2026 onwards
Last date for submission of online application for BID with EMD	23.07.2026 before 1.00 PM
Outstanding dues of Local Self Government (Property Tax, Water Sewerage, Electricity Bills etc.)	To be ascertained by the bidders and to be paid by the successful bidder

Terms and Conditions

1. 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.
2. 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 23.07.2026 **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 30.01.2026, 10.00 AM onwards.
6. Bidder's Global Wallet should have sufficient balance ($\geq$ 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, Hindupur Branch" to the credit of A/C No: 19330113035001, Indian Overseas Bank, Hindupur Branch, Hindupur, Sri Satya Sai Dist-515201. Branch Code: 1933, IFSC Code: IOBA0001933.**
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.
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, **Hindupur** Branch, Ground Floor, Sy No. 114-1A1A Opp Municipal Office & TTD Srinivasa Nagar, Hindupur 515201 during office hours from **06.07.2026** 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 assistance 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:Hindupur
Date:04.07.2026

