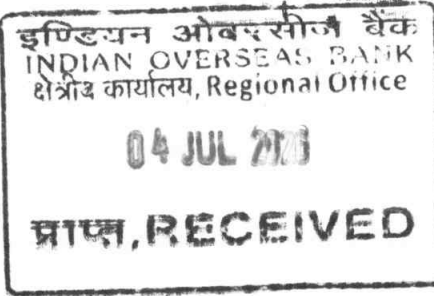




Indian Overseas Bank
Ring Road Branch
 # 40-9-27, Ring Road, Ground Floor,
 Benz Circle, Vijayawada-520008

Ref: ADV/OTH/ /2026-27



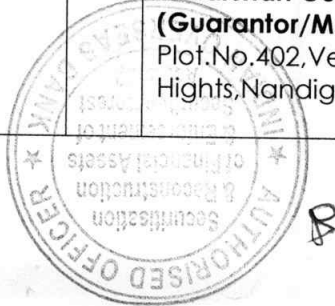
Phone: (866) 2475029 (Gen)
 : (866) 2485260(Mgr)
Email: job1067@iob.in
IFSC Code: IOBA0001067
Date: 03.07.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

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

To,

Borrower	S. No	Proprietor/Guarantor
(1)M/s. SAS Textiles (Prop: Chinnam Sailaja) PAN: BIFPC3471D AADHAAR No: 990000825544 MSME Udyog AADHAR No. AP06B0005588 GSTIN:37BIFPC3471D1ZM Reg. Office Address: Shed No.1, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185 (2)M/s.Sri Raja Malleswari Textiles Prop.I.Malleswari PAN: AEMPI6423F GSTIN: 37AEMPI6423F1ZH Reg. Office Address: Shed No.2, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185. (3) M/s. Sri Rama Textiles (Prop: Chirimamilla RamaDevi) [PAN: AYUPC5366R] [GSTIN: 37AYUPC5366R1ZD] Reg. Office Address: Shed No.3, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185 (4)M/s: ISHANVI TEXTILES [Proprietor: Inturi Geya Saila Vasavya] PAN: AESPI2780R AADHAR: 605123786454 UDYOG AADHAR NUMBER: AP06B0005587 GSTIN: 37AESPI2780R1ZI	1	Smt Inturi Malleswari(Director of M/S Navyandhra Textiles Pvt Ltd) (Guarantor/Mortgagor) W/o I Seetha Ramaiah 3-87c,Cheruvu kammu palem, nangigama. AP-521185 PAN:AEMPI6423F AADHAR No.389026897895
	2	Smt Chirumamilla Ramadevi (Director of M/S Navyandhra Textiles Pvt Ltd) (Guarantor/Mortgagor) W/o Ch Subba Rao, Main Road, Katha Bellam Kanda Vari Palem, Nandigama(M), Krishna Dist. AP-521178. PAN:AYUPC5366R.ADHAAR: 355195213274
	3	Smt Chinnam Sailaja(Proprietor of SAS Textiles) (Guarantor/Mortgagor) Address 1: W/o Ch Purna Chandra Rao 1-7,Bandipalem Village, Jaggaihpeta Mandal, Krishna Dist, AP-521178 PAN: BIFPC3471D.ADHAAR:990000825544
	4	Smt Inturi Geya Saila Vasavya (Director of M/S Navyandhra Textiles Pvt Ltd) (Guarantor/Mortgagor) W/o I Ramesh, 3-87c,Cheruvu kammu palem, nangigama. AP-521185 PAN: AESPI2780R.ADHAAR:605123786454
	5	Chinnam Purna Chandra Rao(Managing Partner M/s. Sudarshan Constructions) (Guarantor/Mortgagor) 1-7,Bandipalem Village, Jaggaihpeta Mandal, Krishna Dist-521178 PAN: AFXPC0306D. ADHAAR:255658121930
	6	Chirumamilla Subba Rao(Partner M/s. Sudarshan Constructions) (Guarantor/Mortgagor) Plot.No.402,Venkateswara Hights,Nandigama,Krishna Dist, AP-521185



Reg. Office Address: Shed No.4, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185.	7	Inturi Ramesh (Partner M/s. Sudarshan Constructions) (Guarantor/Mortgagor) 3-87c, Cheruvu kammu palem, Nandigama. AP-521185 PAN: ADGPI5221E, ADHAAR:846797771084
	8	Corporate Guarantee: i)M/s Navyandhra Textiles Pvt Ltd, Rep by Mng Director I G S Vasavya [Date of Incorporation:16.11.2016] [PAN:AAFCN4106J] [Reg Address:D.No.8-48/b8 OLD CURRENT OFFICE ROAD NANDIGAMA,KRISHNA DIST,AP-521185]
	9	Corporate Guarantee: ii)M/s Sudarshan Constructions(Rep by Mng Partner CH Purna Chandra Rao and partners namely Ch Subba Rao & I Ramesh[Date of Incorporation:15.05.2016][PAN:ADNFS5165 N] [Reg Address:Plot No.402, Venkateswara Hights,Nandigama,Krishna Dist, AP-521185]

Dear Sir/Ma'am,

- 1) This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
- 2) Please refer to the possession notice dated 03.08.2024 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 English Newspaper- The HANS INDIA (daily) and Telugu Newspaper- Andhraprava (daily) on 08.08.2024 respectively 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 borrowers / mortgagors / guarantors have failed to pay the dues in full after issuance of demand notice dated 11.10.2023. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "**AS IS WHERE IS**" and "**AS IS WHAT IS**" and "**WHATEVER THERE IS**" basis condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

The Total dues in the loans of (1)M/s. SAS Textiles. (2)M/s.Sri Raja Malleswari

Textiles,(3)M/s. Sri Rama Textiles, (4)M/s: Ishanvi Textiles as on 23.06.2026 is

Rs.4,23,08,561.17/- (Rupees Four Crore Twenty-three Lakh Eight thousand Five Hundred Sixty One and paise Seventeen only) with Indian Overseas Bank, Ring Road

Branch, Branch Code-1067) along With further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

- 4) 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 AM (1100 hrs) and 02.00 PM (1400 hrs)** with auto extension of 5.00 (five) minutes through e-auction using <https://baanknet.com> (Web portal).
- 5) 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 **English Newspaper- The Indian Express (daily)** and **Telugu Newspaper-Enadu (daily)** shortly. A copy of the proposed paper publication is also enclosed.



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Description of the Immovable Property

Description of Property:(Industrial Shed)

Property Owner: M/s Navyandhra Textiles Pvt Ltd(Represented by Its Managing Director I G Saila Vasavya. Director, Smt Inturi Malleswari & Director, Smt Chirumamilla Ramadevi)

Industrial shed of an Extent of Ac 1.05 cents equivalent to 0.4252 Hec. Out of Ac.3.57 cents in RS No.249 with structures therein situated at Peddavaram Village and Grama Panchayat, Nandigama Mandal, Krishna Dist. Nandigama Sub-registry.

Bounded by:

East	Road
West	Property of Ammineni Vanajakshamma
North	Property of Vadlamudi Madhavarao
South	Remaining Property of Vendors
Extent	5082.00 Sq. Yds

Place: Vijayawada

Date: 03.07.2026

Sd/-



**Authorised Officer
Indian Overseas Bank**

Enclosed:

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





Indian Overseas Bank

Ring Road Branch

40-9-27, Ring Road, Ground Floor, Benz Circle, Vijayawada-520008

Phone: (866) 2475029 (Gen); (866) 2485260 (Mgr)

E-mail: iob1067@iob.in

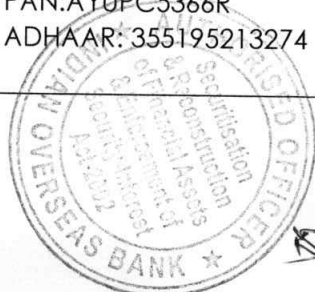
Date: 03.07.2026

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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 public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property/ies, mortgaged/charged to the secured creditor, possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Ring Road Branch (the Secured Creditor), and will be sold on **"AS IS WHERE IS"** and **"AS IS WHAT IS"** and **"WHATEVER THERE IS"** basis. **The Total dues in all the loan accounts of (1)M/s. SAS Textiles. (2)M/s.Sri Raja Malleswari Textiles,(3)M/s. Sri Rama Textiles, (4)M/s: Ishanvi Textiles as on 23.06.2026 is Rs.4,23,08,561.17/- (Rupees Four Crore Twenty three Lakh Eight thousand Five Hundred Sixty One and paise Seventeen only) Sale of immovable property/ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) and whereas, the Authorized Officer of Indian Overseas Bank has taken possession of the following property/ies 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"** and **"WHATEVER THERE IS"** for realization of Bank's dues plus interest & costs as detailed hereunder 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://baanknet.com>**

Borrower	S. No	Proprietor/Guarantor
(1)M/s. SAS Textiles (Prop: Chinnam Sailaja) PAN: BIFPC3471D AADHAAR No: 990000825544 MSME Udyog AADHAR No. AP06B0005588 GSTIN:37BIFPC3471D1ZM Reg. Office Address: Shed No.1, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185 (2)M/s.Sri Raja Malleswari Textiles Prop.I.Malleswari PAN: AEMPI6423F GSTIN: 37AEMPI6423F1ZH	1	Smt Inturi Malleswari(Director of M/S Navyandhra Textiles Pvt Ltd) (Guarantor/Mortgagor) W/o I Seetha Ramaiah 3-87c,Cheruvu kammu palem, nangigama. AP-521185 PAN:AEMPI6423F AADHAR No.389026897895
	2	Smt Chirumamilla Ramadevi (Director of M/S Navyandhra Textiles Pvt Ltd) (Guarantor/Mortgagor) W/o Ch Subba Rao, Main Road, Katha Bellam Kanda Vari Palem, Nandigama(M), Krishna Dist. AP-521178. PAN:AYUPC5366R ADHAAR: 355195213274



Reg. Office Address: Shed No.2, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185.	3	Smt Chinnam Sailaja(Proprietor of SAS Textiles) (Guarantor/Mortgagor) Address 1: W/o Ch Purna Chandra Rao 1-7,Bandipalem Village, Jaggaihpeta Mandal, Krishna Dist, AP-521178 PAN: BIFPC3471D, ADHAAR:990000825544
(3) M/s. Sri Rama Textiles (Prop: Chirimamilla RamaDevi) [PAN: AYUPC5366R] [GSTIN: 37AYUPC5366R1ZD] Reg. Office Address: Shed No.3, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185	4	Smt Inturi Geya Saila Vasavya (Director of M/S Navyandhra Textiles Pvt Ltd) (Guarantor/Mortgagor) W/o I Ramesh, 3-87c,Cheruvu kammupalem, nangigama. AP-521185 PAN: AESPI2780R, ADHAAR:605123786454
(4)M/s: ISHANVI TEXTILES [Proprietor: Inturi Geya Saila Vasavya] PAN: AESPI2780R AADHAR: 605123786454 UDYOG AADHAR NUMBER: AP06B0005587 GSTIN: 37AESPI2780R1ZI Reg. Office Address: Shed No.4, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185.	5	Chinnam Purna Chandra Rao(Managing Partner M/s. Sudarshan Constructions) (Guarantor/Mortgagor) 1-7,Bandipalem Village, Jaggaihpeta Mandal, Krishna Dist-521178 PAN: AFXPC0306D. ADHAAR:255658121930
	6	Chirumamilla Subba Rao(Partner M/s. Sudarshan Constructions) (Guarantor/Mortgagor) Plot No.402, Venkateswara Hights,Nandigama,Krishna Dist, AP-521185
	7	Inturi Ramesh (Partner M/s. Sudarshan Constructions) (Guarantor/Mortgagor) 3-87c,Cheruvu kammupalem, Nangigama. AP-521185 PAN: ADGPI5221E, ADHAAR:846797771084
	8	Corporate Guarantee: i)M/s Navyandhra Textiles Pvt Ltd, Rep by Mng Director I G S Vasavya [Date of Incorporation:16.11.2016] [PAN:AAFCN4106J] [Reg Address:D.No.8-48/b8 OLD CURRENT OFFICE ROAD NANDIGAMA,KRISHNA DIST,AP-521185
	9	Corporate Guarantee: ii)M/s Sudarshan Constructions(Rep by Mng Partner CH Purna Chandra Rao and partners namely Ch Subba Rao & I Ramesh[Date of Incorporation:15.05.2016][PAN:ADNFS5165N] [Reg Address:Plot No.402, Venkateswara Hights,Nandigama,Krishna Dist, AP-521185



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(3)	Date of NPA	M/s. SAS Textiles. dated:29.08.2023 M/s.Sri Raja Malleswari Textiles. dated:27.08.2023 M/s.Sri Rama Textiles. dated: 27.08.2023 M/s: Ishanvi Textiles.dated:27.08.2023
(4)	Date of Demand notice	M/s. SAS Textiles. dated:11.10.2023 M/s.Sri Raja Malleswari Textiles. dated: 11.10.2023 M/s.Sri Rama Textiles. dated: 11.10.2023 M/s: Ishanvi Textiles.dated: 11.10.2023
(5)	Dues claimed in Demand Notice	As on 30.09.2023, with further interest & costs. M/s. SAS Textiles. Rs 1,10,74,217.60 M/s.Sri Raja Malleswari Textiles. Rs 51,12,077.66 M/s.Sri Rama Textiles. Rs 1,00,15,505.78 M/s: Ishanvi Textiles. Rs 58,93,180.45 Total of all four accounts is Rs 3,20,94,981.49
(6)	Date of possession notice	03.08.2024
(7)	Dues claimed in Possession Notice	As on 03.08.2024, with further interest & costs. M/s. SAS Textiles. Rs 1,21,30,864.60 M/s.Sri Raja Malleswari Textiles. Rs 56,89,947.00 M/s.Sri Rama Textiles. Rs 1,10,72,446.00 M/s: Ishanvi Textiles. Rs 65,50,736.45 Total of all four accounts is Rs 3,54,43,994.05
(8)	*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 Immovable Property

Property No-1(Industrial Shed)

Property Owner: M/s Navyandhra Textiles Pvt Ltd(Represented by Its Managing Director I G Saila Vasavya Director, Smt Inturi Malleswari & Director, Smt Chirumamilla Ramadevi)

Industrial shed of an Extent of Ac 1.05 cents equivalent to 0.4252 Hec out of Ac.3.57 cents in RS No.249 with structures therein situated at Peddavaram Village and grama Panchayat, Nandigama Mandal, Krishna Dist. Nandigama Sub-registry.

Bounded by:

East	Road
West	Property of Ammineni Vanajakshamma
North	Property of Vadlamudi Madhavarao
South	Remaining Property of Vendors
Extent	5082.00 Sq. Yds

Reserve Price: Rs 1,72,61,000/-; EMD Rs.17,26,100/-; Bid increase amount: Rs1,00,000/-

Date & Time of auction:	23.07.2026 between 11:00 AM and 02.00 PM
EMD Remittance	The intending Bidders /Purchasers are requested to register on portal https://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 2.00 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.
Bid increase amount:	Mentioned above separately for each property
Auto extension time:	5 minutes for each property till sale is completed.
Known Encumbrance if any	Nil for all properties
Inspection Date & Time	07.07.2026 onwards, with prior appointment from Bank
Submission of online application for bid with EMD	07.07.2026 onwards
Last date for submission of online application for BID with EMD	23.07.2026, Before 2:00PM

***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://baanknet.com>

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

For further details, please contact: -

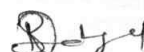
Bank	Service Provider
The Branch Manager, Indian Overseas Bank Address: 40-9-27, Ring Road, Ground Floor, Benz Circle, Vijayawada-520008 Phone: (866) 2475029 (Gen); (866) 2485260 (Manager) Mobile No: +91- 96080 09002	a. PSBalliance "eBKray " b. Address: c. Corporate Office d. Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 e. .Email:psba@psballiance.com f. Contact No.8291220220(Operation Time HelpDesk.8:00am to 8:00pm)

Place: Vijayawada

Date: 03.07.2026

Sd/-




Authorised Officer
Indian Overseas Bank





Indian Overseas Bank

Ring Road Branch

40-9-27, Ring Road, Ground Floor, Benz Circle, Vijayawada-520008

Phone: (866) 2475029 (Gen); (866) 2485260 (Mgr)

E-mail: iob1067@iob.in

Date:03.07.2026

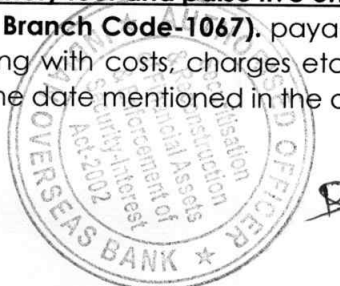
(e-AUCTION SALE NOTICE)

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

Whereas Borrowers (1)M/s. SAS Textiles ,(Prop: Chinnam Sailaja) (2)M/s.Sri Raja Malleswari Textiles, Prop.I.Malleswari. (3) M/s. Sri Rama Textiles, (Prop: Chirimamilla RamaDevi). (4)M/s: Ishanvi Textiles,(Proprietor: Inturi Geya Saila Vasavya), have borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 11.10.2023 calling upon the borrower **Borrowers, (1)M/s. SAS Textiles ,(Prop: Chinnam Sailaja) (2)M/s. Sri Raja Malleswari Textiles, Prop.I.Malleswari. (3) M/s. Sri Rama Textiles, (Prop: Chirimamilla RamaDevi). (4)M/s: Ishanvi Textiles,(Proprietor: Inturi Geya Saila Vasavya),** Registered Address of **Borrower No.1.** Reg. Office Address: Shed No.1, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185. Registered Address of **Borrower No.2.** Reg. Office Address: Shed No.2, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185. Registered Address of **Borrower No.3.** Reg. Office Address: Shed No.3, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185. Registered Address of **Borrower No.4.** Reg. Office Address: Shed No.4, Survey No.249, Peddavaram Village Nandigama, Krishna Dist, AP-521185.

-to pay the amount due to the Bank, being **the total dues of all the loan accounts,as on 11.10.2023(Date of Demand Notice) is Total of all four accounts is Rs 3,20,94,981.49/- (Rupees Three crore Twenty Lakh Ninety four Thousand Nine hundred Eighty one and Paise Forty nine only) with Indian Overseas Bank, Ring Road Branch, Branch Code-1067).** payable together with further interest at contractual rates and rests, along with costs, charges etc till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors 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 **03.08.2024** 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 Section13(4) of the Act read with Rules 8 &9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The total dues to the bank as on the date of taking possession was intimated as **Rs 3,54,43,994.05/- (Rupees Three Crore Fifty four Lakh Forty three Thousand Nine hundred Ninety four and paise five only as on 03.08.2024) with Indian Overseas Bank, Ring Road Branch, Branch Code-1067).** 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 23.06.2026 is Rs.4,23,08,561.17/- (Rupees Four Crore Twenty three Lakh Eight thousand Five Hundred Sixty One and paise Seventeen only)** along with further interest at contractual rates and rests, after reckoning repayments, if any, subsequent to the Bank issuing 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 immovable property	
Property No-1(Industrial Shed)	
Property Owner: M/s Navyandhra Textiles Pvt Ltd(Represented by Its Managing Director I G Saila Vasavya Director, Smt Inturi Malleswari & Director, Smt Chirumamilla Ramadevi)	
Industrial shed of an Extent of Ac 1.05 cents equivalent to 0.4252 Hec out of Ac.3.57 cents in RS No.249 with structures therein situated at Peddavaram Village and grama Panchayat, Nandigama Mandal, Krishna Dist. Nandigama Sub-registry.	
Bounded by:	
East	Road
West	Property of Ammineni Vanajakshamma
North	Property of Vadlamudi Madhavarao
South	Remaining Property of Vendors
Extent	5082.00 Sq. Yds
Reserve Price: Rs 1,72,61,000/-; EMD Rs.17,26,100/-; Bid increase amount: Rs1,00,000/-	

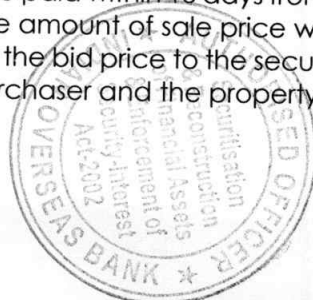
Date & Time of auction:	23.07.2026 between 11:00 AM and 02.00 PM
EMD Remittance	The intending Bidders /Purchasers are requested to register on portal https://baanknet.com using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are 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 2.00 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.
Bid increase amount:	Mentioned above separately for each property
Auto extension time:	5 minutes for each property till sale is completed.
Known Encumbrance if any	Nil for all properties
Inspection Date & Time	07.07.2026 onwards, with prior appointment from Bank
Submission of online application for bid with EMD	07.07.2026 onwards
Last date for submission of online application for BID with EMD	23.07.2026, Before 2:00PM
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.**

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://baanknet.com> under the supervision of the of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://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 2:00PM. 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://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://baanknet.com>
5. The submission of online application for bid with EMD shall start from **07.07.2026 11.00 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 shall be as mentioned for each property separately, 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, RING ROAD, Vijayawada, Andhra Pradesh, Account No: 10670113035001; IFSC CODE: IOBA0001067".**
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, Ring Road Branch, 40-9-27, Ring Road, Ground Floor, Benz Circle, Vijayawada-520008 during office hours till 22.07.2026 between 10.00AM to 5.00PM
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://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://baanknet.com> for e-auction will be provided by service provider M/S PSBAI Alliance eBKray, office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037. Email:psba@psbaallainac.com.)Contact No.8291220220. 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://baanknet.com>

Place: Vijayawada

Date: 03.07.2026

Sd/-




Authorized Officer
Indian Overseas Bank