



इण्डियन ओवरसीज़ बैंक
Good People To Grow With

Indian Overseas Bank

IVth MAIN ROAD BRANCH (2075)

Plot No 4035, V Block, Door No 83, IVth Main
Road, Anna Nagar Chennai - 600040

Phone No:89259 52075, Email id:
iob2075@iob.in

Date: 03.07.2026

**SALE NOTICE OF IMMOVABLE/MOVABLE SECURED ASSETS
ISSUED UNDER RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES
2002**

To,

1.M/s SRI SAI INDUSTRIES,

Address: SY NO.406/ 2&4, MUKKALATHUR VILLAGE,
G D NELLORE, CHITTOOR(DT), ANDRA PRADESH -517125

2. Mrs.RUCKMANI M,

Address: 1/111, Kammavar Street,
Ponpadi Village, Tirutani,
Thiruvallur,-631213

(Mortgagor / Guarantor)

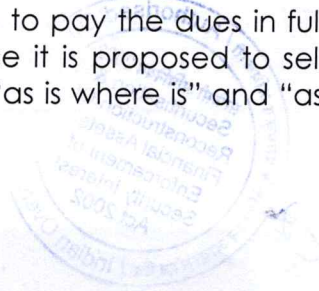
3. Mrs. M SUMATHI

Address: 1/111, Kammavar Street,
Ponpadi Village,
Tirutani, Thiruvallur,-631213

(Mortgagor / Guarantor)

Sir/ Madam,

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 29.10.2025 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 **"THE NEW INDIAN EXPRESS"** and **"DINAMANI"** on 02.11.2025 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 have failed to pay the dues in full after issuance of demand notice dated 04.08.2025 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. After appropriating the aforesaid repayments, the dues in the loan account as on 30.06.2026 is **Rs. 1,98,06,410.33 (Rupees One Crore Ninety Eight Lakhs Six Thousand Four Hundred Ten and Thirty Three Paise Only)** as on 30.06.2026 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 30 days that the below mentioned secured assets shall be sold by the undersigned on **23.07.2026** between 11:00 AM to 3:00 PM with auto extension of 10 Minutes through e-auction using <https://baanknet.com/> web portal.
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 two newspapers of which one is in Vernacular shortly. A copy of the proposed paper publication is also enclosed.

DESCRIPTION OF IMMOVABLE/MOVABLE PROPERTIES

Description of the Immovable Property

ITEM NO.1: All that piece and parcel of the land and buildings, comprised Survey No.406/2 & 406/4 in Chittoor District - Chittoor rural Sub District - Chittoor Zilla Parishad - Gangadhara Nellore Mandal - Mukkalathur Gram Panchayat- Mukkalathur Revenue Village accounts

1.Dry Survey No.406/2-Extent Ac.1.45 Cents or 0.585 Hecs

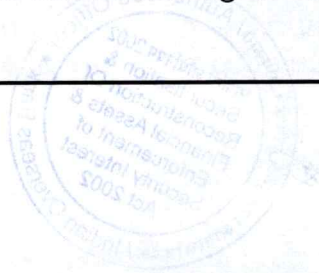
2. Dry Survey No.406/4-Extent Ac.1.45 Cents or 0.585 Hecs

Bounded by :

	As per Sale Deed	As per Actual
North by	Land of E.Lokama Naidu	Land of E.Lokama Naidu
South by	Land of K Venkataswamy Naidu	Land of K Venkataswamy Naidu
East by	Chittoor to Ambodarapalli Main Road	Chittoor to Ambodarapalli Main Road
West by	Land of E.Lokama Naidu	Land of E.Lokama Naidu

Property in the name of SRI SAI INDUSTRIES

ITEM NO.2: All the part and parcel of Machinery available at unit address of **M/S SRI SAI INDUSTRIES**, SY NO.406/ 2&4, MUKKALATHUR VILLAGE, G D NELLORE, CHITTOOR(DT), ANDRA PRADESH -517125.The machineries are Ball Mill ,Silo's & Raw Material Screw Conveyors , Inclined Belt Conveyors ,Bagged Cement Transfer Conveyors ,Blower,Raw material silos , Finished Goods Silos, Packing Section ,Motors and Lab equipment etc.



The intending bidders may place only a combined bid for properties under item 1 & 2 above and not individually for items mentioned under item No.1 & 2

The Combined Reserved Price will be Rs. 2,78,56,000.00

(For Item No.1 : Reserve Price: Rs. 2,32,56,000/-+1% TDS ; Item No.2; Reserve Price: Rs.46,00,000/-+Applicable GST on all Machineries)

EMD: 10% of reserve price

BID Increment: Rs.50,000/-

Yours Faithfully



Authorized officer

Encl:

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





**Indian Overseas Bank
IVth MAIN ROAD BRANCH (2075)**

**Plot No 4035, V Block, Door No 83, IVth Main Road, Anna Nagar
Chennai – 600040, Phone No:89259 52075, Email id: iob2075@iob.in**

**PAPER PUBLICATION FORMAT OF E- AUCTION NOTICE FOR SALE OF IMMOVABLE
PROPERTIES/MOVABLE ASSETS**

**PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES /MOVABLE
ASSETS**

Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) whereas, the Authorized Officer of **Indian Overseas Bank** has taken possession of the following property 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 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. The sale will be done by the undersigned through e-auction platform provided at the Web Portal <https://baanknet.com/>

Name and Address of the Borrower & Mortgagor

1.M/s SRI SAI INDUSTRIES

Address: SY NO. 406/2&4, MUKKALATHUR VILLAGE,
G D NELLORE, CHITTOOR(DT), ANDRA PRADESH -517125

2. Mrs.RUCKMANI M,

Address: 1/111, Kammavar Street,
Ponpadi Village, Tirutani,
Thiruvallur,-631213

(Mortgagor / Guarantor)

3. Mrs. M SUMATHI

Address: 1/111, Kammavar Street,
Ponpadi Village,
Tirutani, Thiruvallur,-631213

(Mortgagor / Guarantor)

Date of NPA: 01.05.2025

Date of Demand notice: 04.08.2025



Dues claimed in Demand Notice: **Rs. 1,80,17,794.32** (Rupees One Crore Eighty Lakhs Seventeen Thousand Seven Hundred Ninety Four and Paise Thirty Two Only) as on 31.07.2025 with further interest & costs.

Date of possession notice: 29.10.2025

Dues claimed in Possession Notice: **Rs.1,83,54,972.53/-** (Rupees One Crore Eighty Three Lakhs Fifty Four Thousand Nine Hundred and Seventy Two Paise Fifty Three only) as on **29.10.2025** with further interest & costs.

*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.) – Not Known

DESCRIPTION OF IMMOVABLE/MOVABLE PROPERTIES

Description of the Immovable Property

ITEM NO.1: All that piece and parcel of the land and buildings, comprised Survey No.406/2 & 406/4 in Chittoor District - Chittoor rural SubDistrict - Chittoor Zilla Parishad - Gangadhara Nellore Mandal - Mukkalathur Gram Panchayat- Mukkalathur Revenue Village accounts

1.Dry Survey No.406/2-Extent Ac.1.45 Cents or 0.585 Hecs

2. Dry Survey No.406/4-Extent Ac.1.45 Cents or 0.585 Hecs

Bounded by :

	As per Sale Deed	As per Actual
North by	Land of E.Lokama Naidu	Land of E.Lokama Naidu
South by	Land of K Venkataswamy Naidu	Land of K Venkataswamy Naidu
East by	Chittoor to Ambodarapalli Main Road	Chittoor to Ambodarapalli Main Road
West by	Land of E.Lokama Naidu	Land of E.Lokama Naidu

Property in the name of SRI SAI INDUSTRIES

ITEM NO.2: All the part and parcel of Machinery available at unit address of **M/S SRI SAI INDUSTRIES**, SY NO.406/2&4, MUKKALATHUR VILLAGE, G D NELLORE, CHITTOOR(DT), ANDRA PRADESH -517125.The machineries are Ball Mill ,Silo's & Raw Meterial Screw Conveyors , Inclined Belt Conveyors ,Bagged Cement Transfer Conveyors ,Blower, Raw material silos , Finished Goods Silos, Packing Section ,Motors and Lab equipment etc.

The intending bidders may place only a combined bid for properties under item 1 & 2 above and not individually for items mentioned under item No.1 & 2

The Combined Reserved Price will be Rs. 2,78,56,000.00

(For Item No.1 : Reserve Price: Rs. 2,32,56,000/-+1% TDS ; Item No.2; Reserve Price: Rs.46,00,000/-+Applicable GST on all Machineries)

EMD: 10% of reserve price

BID Increment: Rs.50,000/-



Date & Time of auction: **23.07.2026 between 11:00 AM to 3:00 PM**

With auto extension of 10 Minutes each till sale is completed

Auto extension time: 10 minutes

Known Encumbrance if any: Nil

Bank's dues have priority over the statutory dues

For terms and conditions please visit:

<https://baanknet.com/> (web portal of e-auction of service provider)

Website – <https://baanknet.com/>

Date: 03.07.2026

Place: Chennai



Authorised Officer
Indian Overseas Bank





Indian Overseas Bank
IVth MAIN ROAD BRANCH (2075)

**Plot No 4035, V Block, Door No 83, IVth Main Road, Anna Nagar
Chennai – 600040, Phone No:89259 52075, Email id: iob2075@iob.in**

.....

FORMAT OF E-AUCTION SALE NOTICE FOR IMMOVABLE PROPERTIES/MOVABLE ASSETS

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 **M/s SRI SAI INDUSTRIES** SY NO.406/2&4, MUKKALATHUR VILLAGE, G D NELLORE, CHITTOOR(DT), ANDRA PRADESH -517125 and (1) **Mrs. RUCKMANI M (Guarantor/ Mortgagor)** No.1/111, Kammavari Street, Ponpadi Village, Tirutani, Thiruvallur,-631213 (2) **Mrs. M SUMATHI(Guarantor/ Mortgagor)**Address: 1 /111 KAMMAVAR STREET PONPADI VILLAGE(POST) TIRUTTANI (TK) TAMIL NADU -631213 have borrowed monies from Indian Overseas Bank against the mortgage of the immovable property 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 – 04.08.2025 calling upon the borrowers **M/s SRI SAI INDUSTRIES** SY NO.406/ 2&4, MUKKALATHUR VILLAGE, G D NELLORE, CHITTOOR(DT), ANDRA PRADESH -517125 and (1) **Mrs. RUCKMANI M (Guarantor/ Mortgagor)** No.1/111, Kammavari Street, Ponpadi Village, Tirutani, Thiruvallur,-631213 (2) **Mrs. M SUMATHI(Guarantor/ Mortgagor)**Address: 1 /111 KAMMAVAR STREET PONPADI VILLAGE(POST) TIRUTTANI (TK) TAMIL NADU -631213 to pay the amount due to the Bank, being **Rs. 1,98,06,410.33 (Rupees One Crore Ninety Eight Lakhs Six Thousand Four Hundred Ten and Thirty Three Paise Only)** as on 30.06.2026 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 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 29.10.2025 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 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.1,83,54,972.53** (Rupees One Crore



Eighty Three Lakhs Fifty Four Thousand Nine Hundred seventy Two and Paise Fifty Three Only) as on **29.10.2025** 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 **30.06.2026** works out to **Rs. 1,98,06,410.33 (Rupees One Crore Ninety Eight Lakhs Six Thousand Four Hundred Ten and Thirty Three Paise Only)**, after reckoning repayments, if any, amounting to Rs. 0.00 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 IMMOVABLE/MOVABLE PROPERTIES

Description of the Immovable Property																	
ITEM NO.1: All that piece and parcel of the land and buildings, comprised Survey No.406/2 & 406/4 in Chittoor District - Chittoor rural Sub District - Chittoor Zilla Parishad - Gangadhara Nellore Mandal - Mukkalathur Gram Panchayat- Mukkalathur Revenue Village accounts 1. Dry Survey No.406/2-Extent Ac.1.45 Cents or 0.585 Hecs 2. Dry Survey No.406/4-Extent Ac.1.45 Cents or 0.585 Hecs Bounded by : <table border="1"> <thead> <tr> <th></th> <th>As per Sale Deed</th> <th>As per Actual</th> </tr> </thead> <tbody> <tr> <td>North by</td> <td>Land of E.Lokama Naidu</td> <td>Land of E.Lokama Naidu</td> </tr> <tr> <td>South by</td> <td>Land of K Venkataswamy Naidu</td> <td>Land of K Venkataswamy Naidu</td> </tr> <tr> <td>East by</td> <td>Chittoor to Ambodarapalli Main Road</td> <td>Chittoor to Ambodarapalli Main Road</td> </tr> <tr> <td>West by</td> <td>Land of E.Lokama Naidu</td> <td>Land of E.Lokama Naidu</td> </tr> </tbody> </table> Property in the name of SRI SAI INDUSTRIES ITEM NO.2: All the part and parcel of Machinery available at unit address of M/S SRI SAI INDUSTRIES, SY NO.406/2&4, MUKKALATHUR VILLAGE, G D NELLORE, CHITTOOR(DT), ANDRA PRADESH -517125. The machineries are Ball Mill ,Silo's & Raw Meterial Screw Conveyors , Inclined Belt Conveyors ,Bagged Cement Transfer Conveyors ,Blower, Raw material silos , Finished Goods Silos, Packing Section ,Motors and Lab equipment etc. The intending bidders may place only a combined bid for properties under item 1 & 2 above and not individually for items mentioned under item No.1 & 2 The Combined Reserved Price will be Rs. 2,78,56,000.00 (For Item No.1 : Reserve Price: Rs. 2,32,56,000/-+1% TDS ; Item No.2; Reserve Price: Rs.46,00,000/-+Applicable GST on all Machineries) EMD: 10% of reserve price BID Increment: Rs.50,000/-				As per Sale Deed	As per Actual	North by	Land of E.Lokama Naidu	Land of E.Lokama Naidu	South by	Land of K Venkataswamy Naidu	Land of K Venkataswamy Naidu	East by	Chittoor to Ambodarapalli Main Road	Chittoor to Ambodarapalli Main Road	West by	Land of E.Lokama Naidu	Land of E.Lokama Naidu
	As per Sale Deed	As per Actual															
North by	Land of E.Lokama Naidu	Land of E.Lokama Naidu															
South by	Land of K Venkataswamy Naidu	Land of K Venkataswamy Naidu															
East by	Chittoor to Ambodarapalli Main Road	Chittoor to Ambodarapalli Main Road															
West by	Land of E.Lokama Naidu	Land of E.Lokama Naidu															

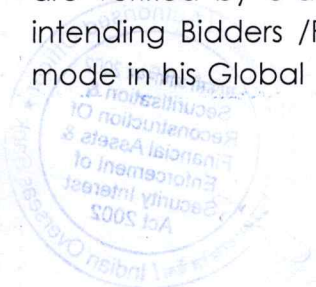


Date and time of e-auction	23.07.2026 - between -11:00 a.m. to 03:00 p.m. (time) with auto extension of 10 minutes each till sale is completed.
Reserve Price	The Combined Reserved Price will be Rs. 2,78,56,000.00 (For Item No.1 : Reserve Price: Rs. 2,32,56,000/-+1% TDS ; Item No.2; Reserve Price: Rs.46,00,000/-+Applicable GST on all Machineries) +Applicable GST on all Machineries)
Earnest Money Deposit	EMD(10% of reserve price):Rs.27,86,000/-
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of "SARFAESI Sale Parking Account" To the credit of A/C no.- 20750113035001 Indian Overseas Bank, IV MAINROAD Plot No 4035, V Block, Door No 83, IV th Main Road, Anna Nagar Chennai – 600040 Branch Code: 2075 IFSC Code: IOBA0002075
Bid Multiplier	Rs. 50,000.00 (the amount in multiples of which the bid is to be increased)
Inspection of Documents	From 06.07.2026 to 22.07.2026 From 10:00 AM to 4:00 PM
Submission of online application for bid with EMD	06.07.2026
Last date for submission of online application for BID with EMD	23.07.2026 up to 2:50 p.m.
Known Encumbrance if any	Nil
*Outstanding dues Rs..... of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	Not Known

*Bank's dues have priority over the statutory dues

Terms and Conditions

1. The property will be sold by e-auction through the service provider <https://baanknet.com/> under the supervision 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 before the E-Auction date and time



in the portal. 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 – support.baanknet@psballiance.com
5. The submission of online application for bid with EMD shall start from 06.07.2026
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 10 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. 10 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 10 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 favour of "**Indian Overseas Bank, IVth MAINROAD ANNANAGAR Branch**" to the credit of **A/C No. 20750113035001** Indian Overseas Bank, IV MAINROAD Plot No 4035, V Block, Door No 83, IVth Main Road, Anna Nagar Chennai – 600040 **Branch Code: 2075. IFSC Code: IOBA0002075.**
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. In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1.00 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. The above Reserve Prices are exclusive of applicable TDS. The bidders/purchaser shall bear the 1.00% of Income Tax /TDS extra on Reserve Price plus Bid Multiplier amount and the Bank shall not take any responsibility for the same.

*In case of any sale/transfer of immovable property of Rupees Fifty Lakhs and above, the transferee has to pay an amount equal to 1.00 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, IVth MAINROAD ANNANAGAR Branch**, Plot No 4035, V Block, Door No 83, IVth Main Road, Anna Nagar Chennai – 600040
Branch Code: 2075. IFSC Code: IOBA0002075. during office hours till **22.07.2026** between 10.00 a.m. to 4.00 p.m. on working days.

20. 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://baanknet.com/>) details of which are available on the e-Auction portal.
21. 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.



22. Platform (<https://baanknet.com/>) for e-auction will be provided by service provider Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (contact Phone +91 8291220220, support support.baanknet@psballiance.com).

Date: 03.07.2026
Place: Chennai



Authorized Officer

