



आपका अपना बैंक, हर कदम आपके साथ
Your Own Bank, Always with You

4-5-23 गणेश चौक, पटीमीडा
GANESH CHOWK, PATIMEEDA
निडदावोलशाखा Nidadavole Branch
जिला : वेस्ट गोदावरी Distt. West Godavari
आंध्र प्रदेश Andhra Pradesh - 534301
दूरभाष Phone : 08813-221157
ईमेल Email:- nidadavole@indianbank.co.in

NOTICE OF SALE

Branch: Nidadavole
Phone No: 9775896959

Notice of 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,

(BORROWER) 1. M/s Surya Agro Industries Mg Partner: Sri Madukuri Suresh Babu RS No.33/1 Daravaram Village Nidadavole – 534 301.	(MANAGING PARTNER MORTGAGOR & GUARANTOR) 2. Mr Madukuri Suresh Babu S/o Sri M Venkata Rao Near Anjaneya Swamy Statue Door No.1-114 DARAVARAM Village – 534 301 Chagallu Mandal
(PARTNER, MORTGAGOR & GUARANTOR) 3. Smt. Maddukuri Udaya W/o Mr M Suresh Babu Door No.1-114 DARAVARAM Village – 534 301 Chagallu Mandal	(PARTNER, MORTGAGOR & GUARANTOR) 4. Mr Maddukuri Venu Gopal S/o Sri M Ramachandra Rao D No.1-116/2 DARAVARAM Village – 534 301 Chagallu Mandal
(PARTNER, MORTGAGOR & GUARANTOR) 5. Mrs. Triveni Maddukuri W/o Sri Maddukuri Srinivasa Rao D N-16-31-433,434,435/305 6th Phase, KPHB Colony, KUKATPALLY, HYDERABAD – 500 072. Telangana State	(PARTNER, MORTGAGOR & GUARANTOR) 6. Mr. Peddu Rambabu S/o Sri Peddu Narasimha Rao D N-2-299/13, Flat No-304, Venkatram Mansion, Gadde Rama Mohana Rao, RTC Colony PORANKI – 521 137, Krishna Dist.,
(PARTNER, MORTGAGOR & GUARANTOR) 7. Mr. Maddukuri Ramesh Babu S/o Sri Maddukuri Veerraju D N-3-284, Main Road Near Anjaneya Swamy Statue Daravaram Village – 534 301. Chagallu Mandal, EG	(PARTNER, MORTGAGOR & GUARANTOR) 8. Mr. Boddu Veera Venkata Srinivas S/o Sri Boddu Kameswararao D N-4-317 Daravaram Village – 534 301 Chagallu Mandal
(PARTNER, MORTGAGOR & GUARANTOR) 9. Mr. Maddukuri Naresh	(PARTNER, MORTGAGOR & GUARANTOR) 10. Mr. Maddukuri Mohan Ganesh

S/o Sri Maddukuri Narasimhamurthy D N-1-116/2, Garlamma Temple Street <u>Daravaram Village</u> – 534 301 Chagallu Mandal, EG	S/o Sri Maddukuri Ramachandrarao D N-1-116 <u>Daravaram Village</u> – 534 301 Chagallu Mandal, EG
(MORTGAGOR & GUARANTOR) 11. Mrs. Uppuluri Veera Venkata Kasi naga Kumari W/o Sri Uppuluri Venkata Satyanarayana D N-86-2-29/1 Sangeetha Venkata Reddy Street Jawaharlal Nehru Road <u>Rajahmundry</u> – 533 101.	(MORTGAGOR & GUARANTOR) 12. Mr. Uppuluri Venkata Satyanarayana S/o Sri Uppuluri Subbarao D N-3-59, Main Road <u>Thogummi</u> – 534 350, Kovvur Mandal, EG
(MORTGAGOR & GUARANTOR) 13. Mr. Srinivasa Rao Maddukuri S/o Sri Lakshmana Rao Maddukuri D No.16-31-433,434,435/305 6 th Phase, KPHB Colony, Kukatpally <u>Hyderabad</u> – 500 072. Telangana State	(MORTGAGOR & GUARANTOR) 14. Mrs. Maddukuri Anantha Lakshmi W/o Sri Maddukuri Lakshmana Rao D N-2-45, Main Road <u>Daravaram Village</u> – 534 301. Chagallu Mandal, EG Dist

Sub: Loan account – Your OCC-6100874813, Limit (o/s) -Rs 1097.72 lacs/Term Loan-6467656231, Limit(o/s) -Rs 51.33 lacs/ GECLS-6887769074, Limit(o/s) -Rs 47.92 lacs/GECLS 1.0-7187280437, Limit(o/s) - Rs 498.62 lacs/BG-6120283635, Limit-Rs 18.40 lacs, Total Limit of Rs 1713.99 lakhs with Indian Bank, Nidadavole Branch as on 01.08.2025

M/s Surya Agro Industries(Managing Partner-Maddukuri Suresh Babu), Mr. Madukuri Suresh Babu (Managing Partner, Mortgagor and Guarantor), Smt. Maddukuri Udaya(Partner, Mortgagor and Guarantor), Mr. Maddukuri Venu Gopal(Partner, Mortgagor and Guarantor), Mrs. Triveni Maddukuri (Partner, Mortgagor and Guarantor), Mr. Peddu Rambabu(Partner, Mortgagor and Guarantor) , Mr. Maddukuri Ramesh Babu (Partner, Mortgagor and Guarantor), Mr. Boddu Veera Venkata Srinivas (Partner, Mortgagor and Guarantor), Mr. Maddukuri Naresh(Partner, Mortgagor and Guarantor), Mr. Maddukuri Mohan Ganesh(Partner, Mortgagor and Guarantor), Mrs. Uppuluri Veera Venkata Kasi Naga Kumari(Mortgagor and Guarantor), Mr. Uppuluri Venkata Satyanarayana(Mortgagor and Guarantor), Mr. Srinivasa Rao Maddukuri(Mortgagor and Guarantor), Mrs. Maddukuri Anantha Lakshmi(Mortgagor and Guarantor) availed OCC-6100874813, Limit (o/s) -Rs 1097.72 lacs/Term Loan-6467656231, Limit(o/s) -Rs 51.33 lacs/ GECLS-6887769074, Limit(o/s) -Rs 47.92 lacs/GECLS 1.0-7187280437, Limit(o/s) - Rs 498.62 lacs/BG-6120283635, Limit-Rs 18.40 lacs, Total Limit of Rs 1713.99 lakhs with Indian Bank, Nidadavole Branch as on 01.08.2025, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as “the Properties”.

M/s Surya Agro Industries(Managing Partner-Maddukuri Suresh Babu), Mr. Madukuri Suresh Babu (Managing Partner, Mortgagor and Guarantor), Smt. Maddukuri Udaya(Partner, Mortgagor and Guarantor), Mr. Maddukuri Venu Gopal(Partner, Mortgagor and Guarantor), Mrs. Triveni Maddukuri (Partner, Mortgagor and Guarantor), Mr. Peddu Rambabu(Partner, Mortgagor and Guarantor) , Mr. Maddukuri Ramesh Babu (Partner, Mortgagor and Guarantor), Mr. Boddu Veera Venkata Srinivas (Partner, Mortgagor and Guarantor), Mr. Maddukuri Naresh(Partner, Mortgagor and Guarantor), Mr. Maddukuri Mohan Ganesh(Partner, Mortgagor and Guarantor), Mrs. Uppuluri Veera Venkata Kasi Naga Kumari(Mortgagor and Guarantor), Mr. Uppuluri Venkata Satyanarayana(Mortgagor and Guarantor), Mr. Srinivasa Rao Maddukuri(Mortgagor and Guarantor), Mrs. Maddukuri Anantha Lakshmi(Mortgagor and Guarantor) failed to pay the

outstanding dues to the Bank. Therefore a Demand Notice dated 29.04.2024 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 M/s Surya Agro Industries(Managing Partner-Maddukuri Suresh Babu), Mr. Madukuri Suresh Babu (Managing Partner, Mortgagor and Guarantor), Smt. Maddukuri Udaya(Partner, Mortgagor and Guarantor), Mr. Maddukuri Venu Gopal(Partner, Mortgagor and Guarantor), Mrs. Triveni Maddukuri (Partner, Mortgagor and Guarantor), Mr. Peddu Rambabu(Partner, Mortgagor and Guarantor) , Mr. Maddukuri Ramesh Babu (Partner, Mortgagor and Guarantor), Mr. Boddu Veera Venkata Srinivas (Partner, Mortgagor and Guarantor), Mr. Maddukuri Naresh(Partner, Mortgagor and Guarantor), Mr. Maddukuri Mohan Ganesh(Partner, Mortgagor and Guarantor), Mrs. Uppuluri Veera Venkata Kasi Naga Kumari(Mortgagor and Guarantor), Mr. Uppuluri Venkata Satyanarayana(Mortgagor and Guarantor), Mr. Srinivasa Rao Maddukuri(Mortgagor and Guarantor), Mrs. Maddukuri Anantha Lakshmi(Mortgagor and Guarantor) liable to the Bank to pay the amount due to the tune of Rs 20,42,49,376/- (Rupees Twenty crores Forty Two Lakhs Forty Nine Thousand Three Hundred Seventy Six Only) as on 29.04.2024. With further interest, costs, other charges and expenses thereon.

M/s Surya Agro Industries(Managing Partner-Maddukuri Suresh Babu), Mr. Madukuri Suresh Babu (Managing Partner, Mortgagor and Guarantor), Smt. Maddukuri Udaya(Partner, Mortgagor and Guarantor), Mr. Maddukuri Venu Gopal(Partner, Mortgagor and Guarantor), Mrs. Triveni Maddukuri (Partner, Mortgagor and Guarantor), Mr. Peddu Rambabu(Partner, Mortgagor and Guarantor) , Mr. Maddukuri Ramesh Babu (Partner, Mortgagor and Guarantor), Mr. Boddu Veera Venkata Srinivas (Partner, Mortgagor and Guarantor), Mr. Maddukuri Naresh(Partner, Mortgagor and Guarantor), Mr. Maddukuri Mohan Ganesh(Partner, Mortgagor and Guarantor), Mrs. Uppuluri Veera Venkata Kasi Naga Kumari(Mortgagor and Guarantor), Mr. Uppuluri Venkata Satyanarayana(Mortgagor and Guarantor), Mr. Srinivasa Rao Maddukuri(Mortgagor and Guarantor), Mrs. Maddukuri Anantha Lakshmi(Mortgagor and Guarantor) failed to make payment despite Demand Notice dated 29.04.2024

As the above parties failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 07.11.2024 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:

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.

*As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 01.08.2025 is **Rs. 17,13,98,586/- (Rupees Seventeen Crores Thirteen Lakhs Ninety Eight Thousand Five Hundred Eighty Six Only)** with further interest, costs, other charges and expenses thereon from 02.08.2025

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 30.07.2026 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 27.07.2026 to 29.07.2026 between 10.00 am to 4.00 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://www.baanknet.com> (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.baanknet.com> (PSB Alliance Pvt. Ltd.) 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 29.07.2026 till 4.00 PM i.e till 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.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.baanknet.com> (PSB Alliance Pvt. Ltd.) for depositing in bidders 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 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. and A/c. Name	Branch name and IFS Code
Current A/c No: 7522012366 E auction EMD Account Rajahmundry Zone	IDIB000M290 Indian Bank Morampudi Road Branch.

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*)

****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 DRT/ 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
Godown Building in 3388.00 Sq.Yds belongs to Mr. Maddukuri Mohana Ganesh & Mr. Maddukuri Venugopal Item No. 1: Ac. 0.45 Cents belongs to Mr. Maddukuri Mohan Ganesh Land situated in Erstwhile West Godavari District, Presently east Godavari District, Nidadavole Sub Registry, Chagallu Mandal, Daravaram Gram Panchayath Area, Daravaram Village, R S No. 33/1, from out of full extent of Ac. 4-45 Cents, on its North-West an extent of Ac. 0.45 Cents [2178 Sq.Yds] is bounded by on the: East : Land of Simhadri China Nagamma in R S No. 33/1 West : R and B Road South : Land of Karuturi Ramachandra Rao etc., North : Puntha Item No. 2: Ac. 0.25 Cents belongs to Mr. Maddukuri Venugopal Land situated in Erstwhile West Godavari District, Presently east Godavari District, Nidadavole Sub Registry, Chagallu Mandal, Daravaram Gram Panchayath Area, Daravaram Village, R S	Rs 18100000/-	Rs 1810000/-	30.07.2026 10:00 am to 6:00 pm Property id- IDIB06100874813A	Mortgaged to M/s Surya Agro Industries

No. 33/1, from out of full extent of Ac. 4-45 Cents, on its South from out Ac. 1-00 Cents, an extent of Ac. 0.25 Cents [1210 Sq.Yds] is bounded by on the: East : Land of Chilukuri Ramabhadra Sastry West : R and B Road South : Land of Surya Agro Industries North : Land of Maddukuri Mohan Ganesh Item No. 1 & 2 put together total an extent of Ac. 0.70 Cents or 3388 Sq.Yds. AC Sheet Roof Godown Building with BUA of 26751 Sq.Ft constructed in the above total extent of 3388 Sq.Yds or Ac. 0.70 Cents.				
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Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID: - support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://www.baanknet.com> and for clarifications related to this portal, please contact Helpdesk No.8291220220

Bidders are advised to use **Property ID Number** mentioned above while searching for the property in the website with <https://www.baanknet.com>.

For INDIAN BANK


Authorised Officer

AUTHORISED OFFICER

Place: Nidadavole

Date: 13.07.2026