

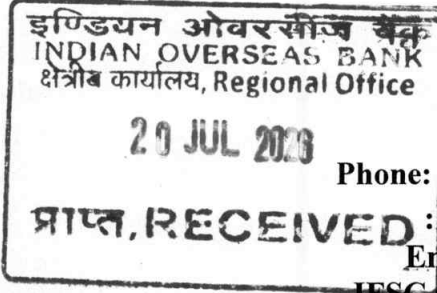


Indian Overseas Bank

Ring Road Branch

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

Ref: ADV/OTH/ /2024-25



Phone: (866) 2475029 (Gen)

(866) 2485260 (Mgr)

Email: iob1067@iob.in

IFSC Code: IOBA0001067

Date: 17.07.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

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

To,

Borrower	Mortgagors/Guarantor
(1). a) M/s.Mulpuri Fisheries Pvt Ltd. (Borrower/Mortgagor) 54-15-5A, 4th Floor, Lakshmi Avenue, Srinivasa Nagar Bank Colony, Ring Road, Vijayawada, Krishna Dist, Andhra Pradesh, PIN: 520008 b) Registered Office: M/s.Mulpuri Fisheries Pvt Ltd. (Borrower/Mortgagor) D.No. 3-93, Ramannagudem, Vattigudipadu Post, Nuzvid, Krishna Dist Andhra Pradesh-52121 1	(2).Shri. Mulpuri Lakshmana Swamy (Mongagor/Guarantor) S/o. Mulpuri Venkateswara Rao, D.No. 12-136, Ramanagaram,Challapalli Mandal, Krishna DistrictAndhra Pradesh-521 126. BORROWER (3). (a)Shri. Mulpuri Umamaheswara Rao (Mortgagor/Guarantor) S/o. Mulpuri Venkateswara Rao, D.No. 12-136, Ramanagarm,Mulpuri Vaari Street, Near Telephone Exchange, Challapalli Mandal,Krishna District Andhra Pradesh-521 126. (b)Shri. Mulpuri Umamaheswara Rao, (Mortgagor/Guarantor) S/o. Mulpuri Venkateswara Rao, H.No. 12-100, Main Road,Near Lakshmi Theatre, Ramanagaram,Lakshmipuram, Challapalle,Krishna District - 521 131. (4).Smt. Mulpuri Jalaja Kumari (Mortgagor/Guarantor) W/o. Mulpuri Lakshmana Swamy, D.No. 12-136, Ramanagaram,Challapalli Mandal, Krishna DistrictAndhra Pradesh-521 126 (5)Shri. Mulpuri Venkateswara Rao (Mortgagor/Guarantor) S/o Mulpuri Copala Krishna, D.No. 12-136, Ramanagarm, Mulpuri Vaari Street,Near Telephone Exchange, Challapalli Mandal,Krishna District Andhra Pradesh-521 126



RECEIVED
 08.08.2012
 REGIONAL OFFICE
 SEAS BANK

(6).Smt. Mulpuri Ratna Manikyamma,

(Mortgagor/Guarantor)

W/o Mulpuri Venkateswara Rao

D.No. 12-136, Ramanagarm,

Mulpuri Vaari Street,Near Telephone Exchange,
 Challapalli Mandal,Krishna District

Andhra Pradesh-521 126

(7)Shri. Mulpuri Hari Krishna,

(Mortgagor/Guarantor)

Slo. Lakshmana Swamy,

D.No. 59A-10-5, Flot No.m,

Sri Anagadevi Residency,K P Nagar, Patamata
 Vijayawada-520010

(8)Shri. Mulpuri Ravi Krishna,

(Modgagor/Guarantor)

S/o. Mulpuri Lakshmana Swamy,

D.No. 59,4-10-5, 4th Floor,

Sri Anagadevi Residency,K P Nagar, Patamata
 Vijayawada-520010

(9)Shri Mulpuri Rama Krishna,

(Mortgagor/Guarantor)

S/o. Lakshmana Swamy,

Flat No. 38, Durga Residency,

Green Land Road,Brindavan Colony,

Vijayawada-520010

(10).Shri. Kanneboyina Subba Rao,

(Mortgagor/Guarantor)

D.No. 12-28,

Ponnekallu,Thadikonda Mandat,

Guntur. AP. PIN-522018

(11).Smt. Parvathaneni Venkata Ratnamamba,

(Mortgagor/Guarantor) Rajendranagar 4th Lane,

Gudivada. PIN-521301

(12)Shri. Mulpuri Nagavalleswara Rao,

(Mongagor/Guarantor)

25/1 73E, Near Vani Nursing Home,

NUZVIDU. PIN-521201

(13).Smt. Mulpuri Rudramadevi,

(Mongagor/Guarantor)

25/1 73E, Near Vani Nursing Home,

NUZVIDU.Andhra Pradesh-521126

(14).Shri. Parvathaneni Venkata Krishnaiah,

(Mortgagor/Guarantor)

Katrenipadu Village,Krishna District.

PIN-521207



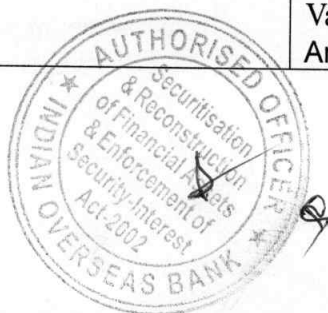
	(15)Smt. Marupudi Lakshmi (Mortgagor/Guarantor) 31-6-6, Maruthi Nagar, Vijayawada. PIN-520004
	(16).Smt. Yarlagadda Vishnu Priya (Mortgagor/Guarantor) D.No.: 19-85, Ammavari Thota,Nuzvidu PIN-520002
	(17).Shri. Koneru Satyanarayana (Mortgagor/Guarantor) Gudapadu Village,Movva Mandal Krishna Dist.PIN-521135
	(18).Shri Parvathaneni Phani Krishna, (Mortgagor/Guarantor) Katrenipadu,Musunuru Mandal. AP. PIN-521207
	(19).Shri. Parvathaneni Vijaya Krishna (Mortgagor/Guarantor) Katrenipadu, Musunuru Mandal. AP. PIN-521207
	(20).Shri. Yarlagadda Siva Ram Prasad, (Mortgagor/Guarantor) D.No.: 19-85, Ammavari Thota, Nuzvidu. PIN-520002
	(21)Shri. Bobbili Vijaya Rama Rao, (Mortgagor/Guarantor) NUZVIDU, Krishna District. PIN-521201
	(22).Shri. Bobbili Kondala Rao, (Mortgagor/Guarantor) D.No: 20-237, Dwaraka Road,Nuzividu. PIN-521201
	(23).Smt. Kanneboyina Vijaya Lakshmi, W/o Subbarao, (Mortgagor/Guarantor) D.No. 12-28, Ponnekallu, Thadikonda Manda', Guntur Dist. PIN-522018
	(24).Shri. Gadde Sudhakar, (Guarantor) NUZVIDU,Krishna District. PIN-521201
	(25).Shri. Y Raja Gopala Rao, (Personal Guarantee only) NUZVIDU,Krishna District. PIN-521201



	(26).Smt. Mulpuri Charitha, (Personal Guarantee only) W/o Mulpuri Rama Krishna, D.No. 59A-10-5, 4 th Floor, Sri Anagadevi Residency, K P Nagar, Patamata, Vijayawada- PIN-520010
	(27).Shri. P Samabasiva Rao, (Personal Guarantee only) D. No 6-16,Katrenipadu. AP. PIN-521207
	(28).Shri. K V Dhanunjaya, (Personal Guarantee only) D.No. 3-1 1, Arugolanu, Bapulapadu (M), Krishna Dt.PIN-521106

Corporate Guarantee:

	Name of the Account
	(29).M/S Mulpuri Poultries, (Mortgagor/Guarantor) D.No. 12-136, Ramanagaram,Challapalli Mandal, Krishna District, Andhra Pradesh-521 126.
	(30).M/S Sri Venkateswara Poultry Farm, (Mortgagor/Guarantor) D.No. 4-177, Ramanagaram, Challapalli Mandal, Krishna District, Andhra Pradesh-521 126
	(31).M/S RHR Herbals and Aromatics, (Mortgagor/Guarantor) D.No. 12/135, Ramanagaram, Challapalli Mandal, Krishna District, Andhra Pradesh-521 126
	(32).M/S Mulpuri Agrotech Pvt. Ltd., (Mortgagor/Guarantor) D.No:12-97/1, Ramanagaram,Challapalli Mandal, Krishna District, Andhra Pradesh- 521 126.
	(33).M/S Mulpuri Foods and Feeds Pvt. Ltd., (Mortgagor/Guarantor) D.No: 3-93 Ramannagudem, Vattigudipadu Post, NUZVIDU. Andhra Pradesh-52121 1



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 13.08.2020** 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 Indian Express(daily) and Telugu Newspaper-Prajasakti on **19.08.2020** 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 27.05.2020. 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.
- 4) **The Total dues in all the loan accounts as on 17.07.2026 is Rs.196,46,67,625.42/- (Rupees One Hundred Ninety Six crore Forty Six Lakh Sixty Seven Thousand Six Hundred Twenty Five and Paise Forty Two 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.
- 5) We hereby give you notice of 30 days that the below mentioned secured assets shall be sold by the undersigned on **20.08.2026** 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).
- 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 English Newspaper- The Indian Express (daily) and Telugu Newspaper-Sakshi (daily) shortly. A copy of the proposed paper publication is also enclosed.



B

Description of the immovable property

Schedule of Secured Assets

Property No-1

Property Owner: Mr.Bobbili Vijaya Rama Rao.

All the part and parcel of an extent of **8905.60 Sq. Yards of Vacant land** Situated at R.S. No: 583, D.no: 7-321, Asst.No:1071002718, Old Asst.No 3265, Nuzvid Town and Nuzvid Municipality, Krishna Dist, Nuzvidu Sub Registry limits- as per registered Partition Deed No.1123/1967 dated 02.05.1967 being bounded by

East: Plots in L.P.No.141/89 belongs to depositors,

South: Plots in L.P.No.141/89 belongs to depositors,

West: Road,

North: Mango Garden belongs to Thatavarthi Jagannadham.

Google Co-ordinator: 16.779561, 80.842503

Property No-2

Property Owner:

Mr. Yarlagadda Sivarama Prasad.

All the part and parcel of an extent of 487.20 Sq. Yds of land bearing R.S. No:755/1, D.No. 19/85, Asst. 1071007375 Situated at Nuzvidu, Krishna District, Nuzvidu Sub Registry limits as per registered sale deed document No.2905/1977 dated 15.05.1977. being bounded by

East: Road,

South: Remaining Property of Vendors,

West: Panchayath Road,

North: Property of Akkineni Nageswara Rao.

Google Co-ordinator: 16.785655, 80.852221

Property No-3

Property Owner:

Mrs. Kanneboyina Vijayalakshmi W/o Mr. Subbarao.

All the part and parcel of an extent of 280.00 Sq.Yds or 234.08 Sq.mts of Residential Plot bearing R.S.No: 607, L.P.No. 1/2005, Plot No.11 situated at D.No: 18-415, Sri Datta Sai Nagar, Vijayawada Road, Nuzvid Town, Krishna District, Nuzvid Sub Registry limits as per registered sale deed 3915/2008 dated 30.07.2008 being bounded by

East: Plot No.6,

South: Plot No.10,

West: 40 feet wide Road,

North: Plot No.12.

Google Co-ordinator: 16.776236, 80.850212

Place: Vijayawada

Date: 17.07.2026



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: 17.07.2026

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

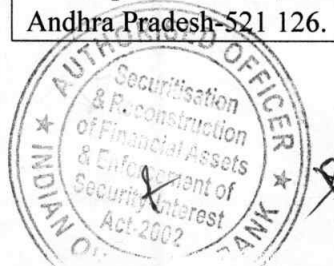
E-auction sale notice for Sale of immovable Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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 as on 17.07.2026 is Rs.196,46,67,625.42/- (Rupees One Hundred Ninety Six crore Forty Six Lakh Sixty Seven Thousand Six Hundred Twenty Five and Paise Forty Two only) with Indian Overseas Bank, Ring Road Branch, Branch Code-1067)**

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](https://baanknet.com)

<u>Borrower</u>	<u>Mortgagors/Guarantor</u>
(1). a) M/s.Mulpuri Fisheries Pvt Ltd. (Borrower/Mortgagor) 54-15-5A, 4 th Floor, Lakshmi Avenue, Srinivasa Nagar Bank Colony, Ring Road, Vijayawada, Krishna Dist, Andhra Pradesh, PIN: 520008	(2).Shri. Mulpuri Lakshmana Swamy (Mongagor/Guarantor) S/o. Mulpuri Venkateswara Rao, D.No. 12-136, Ramanagaram,Challapalli Mandal, Krishna DistrictAndhra Pradesh-521 126. BORROWER (3). (a)Shri. Mulpuri Umamaheswara Rao (Mortgagor/Guarantor) S/o. Mulpuri Venkateswara Rao, D.No. 12-136, Ramanagarm,Mulpuri Vaari Street, Near Telephone Exchange, Challapalli Mandal,Krishna District Andhra Pradesh-521 126.



b) Registered Office:

M/s.Mulpuri Fisheries Pvt Ltd.

(Borrower/Mortgagor)

D.No. 3-93, Ramannagudem,

Vattigudipadu Post,

Nuzvid, Krishna Dist

Andhra Pradesh-52121 1

(b)Shri. MUIpuri Umamaheswara Rao,
(Mortgagor/Guarantor)

S/o. Mulpuri Venkateswara Rao,

H.No. 12-100, Main Road,Near Lakshmi Theatre,

Ramanagaram,Lakshmipuram,

Challapalle,Krishna District - 521 131.

(4).Smt. Mulpuri Jalaja Kumari

(Mortgagor/Guarantor)

W/o. Mulpuri Lakshmana Swamy,

D.No. 12-136,

Ramanagaram,Challapalli Mandal,

Krishna DistrictAndhra Pradesh-521 126

(5)Shri. Mulpuri Venkateswara Rao

(Mortgagor/Guarantor)

S/o Mulpuri Copala Krishna,

D.No. 12-136, Ramanagarm,

Mulpuri Vaari Street,Near Telephone Exchange,

Challapalli Mandal,Krishna District

Andhra Pradesh-521 126

(6).Smt. Mulpuri Ratna Manikyamma,
(Mortgagor/Guarantor)

W/o Mul uri Venkateswara Rao

D.No. 12-136, Ramanagarm,

Mulpuri Vaari Street,Near Telephone Exchange,

Challapalli Mandal,Krishna District

Andhra Pradesh-521 126

(7)Shri. Mulpuri Hari Krishna,

(Mortgagor/Guarantor)

S/o. Lakshmana Swamy,

D.No. 59A-10-5, Flot No.m,

Sri Anagadevi Residency,K P Nagar, Patamata

Vijayawada-520010

(8)Shri. Mulpuri Ravi Krishna,

(Modgagor/Guarantor)

S/o. Mulpuri Lakshmana Swamy,

D.No. 59,4-10-5, 4th Floor,

Sri Anagadevi Residency,K P Nagar, Patamata

Vi'a awada-520010

(9)Shri Mulpuri Rama Krishna,

(Mortgagor/Guarantor)

S/o. Lakshmana Swamy,

Flat No. 38, Durga Residency,

Green Land Road,Brindavan Colony,

Vijawada-520010



	(10).Shri. Kanneboyina Subba Rao, (Mortgagor/Guarantor) D.No. 12-28, Ponnekallu, Thadikonda Mandat, Guntur. PIN-522018
	(11).Smt. Parvathaneni Venkata Ratnamamba, (Mortgagor/Guarantor) Rajendranagar 4th Lane, Gudivada. PIN- 521301
	(12)Shri. Mulpuri Nagavalleswara Rao, (Mongagor/Guarantor) 25/1 73E, Near Vani Nursing Home, NUZVIDU. PIN-521201
	(13).Smt. Mulpuri Rudramadevi, (Mongagor/Guarantor) 25/1 73E, Near Vani Nursing Home, NUZVidU. Andhra Pradesh-521126
	(14).Shri. Parvathaneni Venkata Krishnaiah, (Mortgagor/Guarantor) Katrenipadu Village, Krishna District. PIN-521207
	(15)Smt. Marupudi Lakshmi (Mortgagor/Guarantor) 31-6-6, Maruthi Nagar, Vijayawada. PIN-520004
	(16).Smt. Yarlagadda Vishnu Priya (Mortgagor/Guarantor) D.No.: 19-85, Ammavari Thota, Nuzvidu PIN-520002
	(17).Shri. Koneru Satyanarayana (Mortgagor/Guarantor) Gudapadu Village, Movva Mandal Krishna Dist. PIN-521135
	(18).Shri Parvathaneni Phani Krishna, (Mortgagor/Guarantor) Katrenipadu, Musunuru Mandal. AP. PIN-521207
	(19).Shri. Parvathaneni Vijaya Krishna (Mortgagor/Guarantor) Katrenipadu, Musunuru Mandal. AP. PIN-521207
	(20).Shri. Yarlagadda Siva Ram Prasad, (Mortgagor/Guarantor) D.No.: 19-85, Ammavari Thota, Nuzvidu. PIN-520002



	(21)Shri. Bobbili Vijaya Rama Rao, (Morigagor/Guarantor) NUZVidU, Krishna District. PIN-521201
	(22).Shri. Bobbili Kondala Rao, (Mortgagor/Guarantor) D.No: 20-237, Dwaraka Road,Nuzividu. PIN-521201
	(23).Smt. Kanneboyina Vijaya Lakshmi, W/o Subbarao, (Mortgagor/Guarantor) D.No. 12-28, Ponnekallu, Thadikonda Manda', Guntur Dist. PIN-522018
	(24).Shri. Gadde Sudhakar, (Guarantor) NUZVidU,Krishna District. PIN-521201
	(25).Shri. Y Raja Gopala Rao, (Personal Guarantee only) NUZVidU,Krishna District. PIN-521201
	(26).Smt. Mulpuri Charitha, (Personal Guarantee only) W/o Mulpuri Rama Krishna, D.No. 59A-10-5, 4th Floor, Sri Anagadevi Residency, K P Nagar, Patamata, Vijayawada- PIN-520010
	(27).Shri. P Samabasiva Rao, (Personal Guarantee only) D. No 6-16,Katreni adu. AP. PIN-521207
	(28).Shri. K V Dhanunjaya, (Personal Guarantee only) D.No. 3-1 1, Arugolanu, Bapulapadu (M), Krishna Dt.PIN-521106

Corporate Guarantee:

	Name of the Account
	(29).M/S Mulpuri Poultries, (Mortgagor/Guarantor) D.No. 12-136, Ramanagaram,Challapalli Mandal, Krishna District,Andhra Pradesh-521 126.



	(30).M/S Sri Venkateswara Poultry Farm, (Mortgagor/Guarantor) D.No. 4-177, Ramanagaram, Challapalli Mandal, Krishna District, Andhra Pradesh-521 126
	(31).M/S RHR Herbals and Aromatics, (Mortgagor/Guarantor) D.No. 12/135, Ramanagaram, Challapalli Mandal, Krishna District, Andhra Pradesh-521 126
	(32).M/S Mulpuri Agrotech Pvt. Ltd., (Mortgagor/Guarantor) D.No:12-97/l, Ramanagaram,Challapalli Mandal, Krishna District, Andhra Pradesh- 521 126.
	(33).M/S Mulpuri Foods and Feeds Pvt. Ltd., (Mortgagor/Guarantor) D.No: 3-93 Ramannagudem, Vattigudipadu Post, NUZVIDU. Andhra Pradesh-52121 1

(3)	Date of NPA	31.12.2016
(4)	Date of Demand notice	27.05.2020
(5)	Dues claimed in Demand Notice	Rs1,41,81,69,000/-
(6)	Date of possession notice	13.08.2020
(7)	Dues claimed in Possession Notice	Rs1,46,06,23,244/-
(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
Schedule of Secured Assets

Property No-1

Property Owner: Mr.Bobbili Vijaya Rama Rao.

All the part and parcel of an extent of **8905.60 Sq. Yards** of **Vacant land** Situated at R.S. No: 583, D.no: 7-321, Asst.No:1071002718, Old Asst.No 3265, Nuzvid Town and Nuzvid Municipality, Krishna Dist, Nuzvidu Sub Registry limits- as per registered Partition Deed No.1123/1967 dated 02.05.1967 being bounded by

East: Plots in L.P.No.141/89 belongs to depositors,

South: Plots in L.P.No.141/89 belongs to depositors,

West: Road,

North: Mango Garden belongs to Thatavarthi Jagannadham.

Google Co-ordinator: 16.779561, 80.842503

Reserve Price: Rs 4,54,81,000/-; EMD: Rs 45,48,100/-; Bid increase amount: Rs1,00,000

Property No-2

Property Owner:

Mr. Yarlagadda Sivarama Prasad.

All the part and parcel of an extent of 487.20 Sq. Yds of land bearing R.S. No:755/1, D.No. 19/85, Asst. 1071007375 Situated at Nuzvidu, Krishna District, Nuzvidu Sub Registry limits as per registered sale deed document No.2905/1977 dated 15.05.1977. being bounded by

East: Road,

South: Remaining Property of Vendors,

West: Panchayath Road,

North: Property of Akkineni Nageswara Rao.

Google Co-ordinator: 16.785655, 80.852221

Reserve Price: Rs 71,97,000/-; EMD: Rs 7,19,700/-; Bid increase amount: Rs1,00,000

Property No-3

Property Owner:

Mrs. Kanneboyina Vijayalakshmi W/o Mr. Subbarao.

All the part and parcel of an extent of 280.00 Sq. Yds or 234.08 Sq.mts of Residential Plot bearing R.S.No: 607, L.P.No. 1/2005, Plot No.11 situated at D.No: 18-415, Sri Datta Sai Nagar, Vijayawada Road, Nuzvid Town, Krishna District, Nuzvid Sub Registry limits as per registered sale deed 3915/2008 dated 30.07.2008 being bounded by

East: Plot No.6,

South: Plot No.10,

West: 40 feet wide Road,

North: Plot No.12.

Google Co-ordinator: 16.776236, 80.850212

Reserve Price: Rs 15,96,000/-; EMD: Rs 1,59,600/-; Bid increase amount: Rs 50,000



Date & Time of auction:	20.08.2026 & 11.00AM to 2:00PM
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 19.08.2026 before 4.00 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	20.07.2026 onwards, with prior appointment from Bank
Submission of online application for bid with EMD	20.07.2026 onwards
Last date for submission of online application for BID with EMD	20.08.2026, Before 11:00 AM

***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	PSBAlliance "eBKray" Address: Corporate Office Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037

Place: Vijayawada

Date: 17.07.2026

Sd/-



D. S. S.
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: 17.07.2026

(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

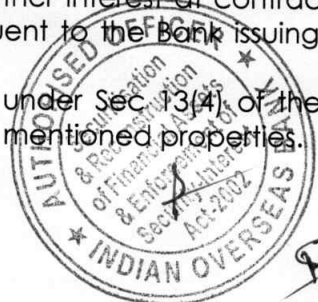
Whereas **Borrower, M/s: Mulpuri Fisheries Pvt Ltd, Address: D.No: 3-93 Ramannagudem, Vattigudpadu post, Nuzvid, Krishna District, AP-521211, Represented by it's Directors/ Mortgager/Guarantors 01. Mulpuri Lakhmanaswamy, 02. Yarlagadda Raja Gopala Rao. 03. Mulpuri rama Krihsna .04. Mulpuri Ravi Krishna .5 Mulpuri Charita, W/o- Mulpuri rama Krihsna.** 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 **27.05.2020**, calling upon the borrower **M/s: Mulpuri Fisheries Pvt Ltd, Address: D.No: 3-93 Ramannagudem, Vattigudpadu post, Nuzvid, Krishna District, AP-521211, Represented by it's Directors/ Mortgager/Guarantors 01. Mulpuri Lakhmanaswamy, 02. Yarlagadda Raja Gopala Rao. 03. Mulpuri rama Krihsna .04. Mulpuri Ravi Krishna .5 Mulpuri Charita, W/o- Mulpuri rama Krihsna.**

-to pay the amount due to the Bank, being **the The Total dues in all the loan accounts as on 27.05.2020 (Date of Demand Notice) is Rs1,41,81,69,000/- (Rupees One hundred forty One Crore Eighty One lakh Sixty Nine thousand 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 **13.08.2020** 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 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.1,46,06,23,244/- (Rupees One hundred forty six Crore Six Lakh Twenty three Thousand Two hundred Forty four Only as on 13.08.2020) 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 17.07.2026 (Date of sale notice) works out to Rs.196,46,67,625.42/- (Rupees One Hundred Ninety Six crore Forty Six Lakh Sixty Seven Thousand Six Hundred Twenty Five and Paise Forty Two only) with Indian Overseas Bank, Ring Road Branch, Branch Code-1067).** 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
Schedule of Secured Assets

Property No-1

Property Owner: Mr.Bobbili Vijaya Rama Rao.

All the part and parcel of an extent of **8905.60 Sq. Yards of Vacant land** Situated at R.S. No: 583, D.no: 7-321, Asst.No:1071002718, Old Asst.No 3265, Nuzvid Town and Nuzvid Municipality, Krishna Dist, Nuzvidu Sub Registry limits- as per registered Partition Deed No.1123/1967 dated 02.05.1967 being bounded by

East: Plots in L.P.No.141/89 belongs to depositors,

South: Plots in L.P.No.141/89 belongs to depositors,

West: Road,

North: Mango Garden belongs to Thatavarthi Jagannadham.

Google Co-ordinator: 16.779561, 80.842503

Reserve Price: Rs 4,54,81,000/-; EMD: Rs 45,48,100/-; Bid increase amount: Rs1,00,000

Property No-2

Property Owner:

Mr. Yarlagadda Sivarama Prasad.

All the part and parcel of an extent of 487.20 Sq. Yds of land bearing R.S. No:755/1, D.No. 19/85, Asst. 1071007375 Situated at Nuzvidu, Krishna District, Nuzvidu Sub Registry limits as per registered sale deed document No.2905/1977 dated 15.05.1977. being bounded by

East: Road,

South: Remaining Property of Vendors,

West: Panchayath Road,

North: Property of Akkineni Nageswara Rao.

Google Co-ordinator: 16.785655, 80.852221

Reserve Price: Rs 71,97,000/-; EMD: Rs 7,19,700/-; Bid increase amount: Rs1,00,000

Property No-3

Property Owner:

Mrs. Kanneboyina Vijayalakshmi W/o Mr. Subbarao.

All the part and parcel of an extent of 280.00 Sq.Yds or 234.08 Sq.mts of Residential Plot bearing R.S.No: 607, L.P.No. 1/2005, Plot No.11 situated at D.No: 18-415, Sri Datta Sai Nagar, Vijayawada Road, Nuzvid Town, Krishna District, Nuzvid Sub Registry limits as per registered sale deed 3915/2008 dated 30.07.2008 being bounded by

East: Plot No.6,

South: Plot No.10,

West: 40 feet wide Road,

North: Plot No.12.

Google Co-ordinator: 16.776236, 80.850212

Reserve Price: Rs 15,96,000/-; EMD: Rs 1,59,600/-; Bid increase amount: Rs 50,000

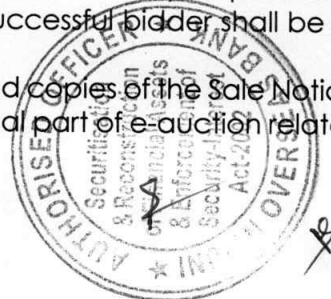


Date & Time of auction:	20.08.2026 & 11.00AM to 2:00PM
EMD Remittance	The intending Bidders /Purchasers are requested to register on portal https://baanknet.com using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by 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 19.08.2026 before 4.00 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	20.07.2026 onwards, with prior appointment from Bank
Submission of online application for bid with EMD	20.07.2026 onwards
Last date for submission of online application for BID with EMD	20.08.2026, Before 11:00AM
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

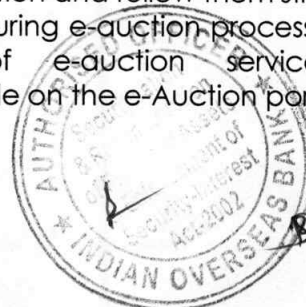
***Bank's dues have priority over the Statutory dues.**

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 **19.08.2026 before 4.00 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://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 IBAPI portal <https://baanknet.com>



- 5) The submission of online application for bid with EMD shall start from **20.07.2026, 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 19.08.2026** 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.

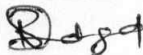


- 20) Once the e-auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.
- 21) Platform <https://baanknet.com> for e-auction will be provided by service provider M/S PSBAlliance eBKray, office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, 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: 17.07.2026

Sd/-




Authorised Officer