

इंडियन बैंक  Indian Bank  इलाहाबाद ALLAHABAD Your own bank, Always with you Email : nellore@indianbank.co.in	75  आज़ादी का अमृत महोत्सव	Near Gandhi Statue, Sai Vishwanatha Shopping Complex, First floor, Trunk Road, Nellore- 524001, 08612327359 Website : www.indianbank.in
--	---	--

ANNEXURE VIII

NOTICE OF INTENDED SALE

Notice of intended 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	Guarantor
1. Mr Dandi Suresh (Borrower) S/o D Veera Raghavaiah 11-1-90, Santhi Nagar, 2nd street (Veterinary Hospital Road) Kovuru-524 137, Nellore District	2. Mr Dandi Srinivasulu (Guarantor) S/o D Veera Raghavaiah D No. 11/1/265, Ramamandiram Street Kovuru-524 137, Nellore District

Sub: Your Term Loan A/c No.6682727220 with Indian Bank, Nellore Branch – reg.

Dear Sir,

Sub: Your Term Loan A/c No. 6682727220 with Indian Bank, Nellore Branch

Mr Dandi Suresh availed a term loan facility from Indian Bank, Nellore Branch, the repayment of which are secured by mortgage of schedule mentioned property hereinafter referred to as "the property". Mr Dandi Suresh failed to pay the outstanding, therefore a Demand Notice dated 02.03.2022 under Sec 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorised Officer calling upon Mr Dandi Suresh and other liable to the bank to pay the amount due to the tune of Rs. 1,13,68,910/- (Rupees One Crore Thirteen Lakhs Sixty Eight Thousand Nine Hundred and Ten Only) as on 02.03.2022 with further, costs, other charges and expenses thereon. Mr Dandi Suresh and other failed to make payment despite Notice dated 02.03.2022

As Mr Dandi Suresh and other failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned property under the Act on 08.09.2022 after complying with all legal formalities.

As per section 13(4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realise the proceeds towards the outstanding balance. In accordance with the same, the Undersigned / Authorized Officer intend selling the schedule mentioned securities in the following mode:

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 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 22.07.2026 is Rs. 2,18,37,759/- (Rupees Two Crores Eighteen lakhs thirty seven thousand seven hundred and fifty nine only) in the loan account with further interest, cost, other charges and expenses thereon from 23.07.2026.

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 12.08.2026 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 11.08.2026 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 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://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://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 11.08.2026 i.e before 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://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 IFSC Code
A/c.Number: 6173500682	Chittoor Branch
Name: E-Auction EMD account Chittoor Zone	IDIB000C026

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, as is what is and whatever there is" basis and no representations and warranties are given by the Bank relating to condition of the properties, 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.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder: **Mortgaged Assets:**

Detailed description of the Property	Land and semi-finished Multi Storied apartment building (Stilt+G+4) at S.No.1040/2C & 1035/3 in the land converted into house plots vide LP No.65/2009 of DTCP, Nellore as per approved layout plan, plot bearing No's.1,2 & 3, total land area 128.24 Ankanams or 1025.92 sq yards or 857.909 sq mts. Apartment with 25 flats in the name style "DS Homes", opposite to Saibaba Temple, Bye pass, Adipireddy Layout, Kovur Village, Nellore District with the following boundaries: East: 33 ft width Layout Road South: Plot No.4 West: Land of Athipalli Hymavathamma and others North: Road Note: Property valued is a semi-finished RCC residential apartment building with Stilt+Ground+Four upper floors. Each floor consists of 5 two bed rooms residential flats. Structure of the building is completed and internal works are in different stages for different floors. It is observed that the plan for the above building is not approved due to some technical reasons. As the property is valued for SARFAESI purpose the total
--------------------------------------	--



	construction value is considered as per the present condition of the building.
Encumbrances on property known to Bank if any	NIL
Reserve Price	Rs.2,86,20,000/-
EMD Amount	Rs.28,62,000/-
Bid incremental amount	Rs.1,00,000/-
Date and time of e-auction @ https://www.baanknet.com	12-08-2026 11:00 AM to 02:00 PM
Property ID No.	IDIB6682727220

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.ebkay@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.ebkay@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://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://baanknet.com>.

Place: Nellore
Date: 22-07-2026




AUTHORISED OFFICER