

APPENDIX – IV-A [See Proviso to rule 9 (1)]

Sale notice for sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic** possession of which has been taken by the Authorised Officer of Indian Bank, MCB Guntur Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.10.2026** for recovery of **Rs. 45,74,36,990.00 (Rupees Forty-five crores seventy-four lakh and thirty-six thousand nine hundred and Ninety Only)** (as on 27.09.2026) due to the Indian Bank, SAM Large Hyderabad branch, Secured Creditor, from 1. **M/s Ajanta Spintex Private Limited (Borrower cum Mortgagor)**, Registered Office: 7-2-68, Old Police Station Road, Narasaraopet, Guntur Dist. Andhra Pradesh – 522 601. 2. **Mr. Ippala Srikanth Reddy (Managing Director cum Guarantor)**, Address: D.No.12-20-1/1, Prakash Nagar, Narsaraopet, Guntur, Andhra Pradesh– 522601. 3. **Mr. Ippala Dana Reddy (Director cum Mortgagor cum Guarantor)**, Address: D.No.12-20-1/1, Prakash Nagar, Narsaraopet, Guntur, Andhra Pradesh – 522601. 4. **Mr. Devagiri Narapa Reddy (Director cum Mortgagor cum Guarantor)**, Address: D.No.2-15, Karuchola(Vill.), Edlapadu- 522233. 5. **Ms. Chirra Krishna Reddy (Director cum Mortgagor cum Guarantor)**, Address: D.No.12-20-11/A, Prakash Nagar, Narsaraopet, Guntur, Andhra Pradesh – 522601 6. **Mr Ippala Sasikanth Reddy (Guarantor)**, Address: D.No.12-20-11/A, Prakash Nagar, Narsaraopet, Guntur, Andhra Pradesh – 522601. 7. **Mrs Ippala Pitchamma (Mortgagor cum Guarantor)**, Address: D.No.12-20-11/A, Prakash Nagar, Narsaraopet, Guntur, Andhra Pradesh – 522601 8. **Mrs. Chirra Sirisha (Mortgagor cum Guarantor)**, Address: D.No.12-20-11/A, Prakash Nagar, Narsaraopet, Guntur, Andhra Pradesh – 522601.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property No.1:

Detailed description of the Property	Property No.1:
	Item No.1 All that part and parcel of the land and building all or any description situated at Narasaraopet R.D. Narasaropet Sub-Dist. within the area of Narasaraopet Municipal Old Ward No.3, New ward No.18, Old Survey D.No.226 an extant of Acre 3-15 cents and in D.No.228/A, T.S No.1577, 1578, Acre. 0-15 1/2 cents or 750-2 Sq Yds of vacant site bearing Assessment No. 1075 situated at near door No. 17-11-91 property in the name of Ippala Dana Reddy and Ippala pitchamma is being bounded by :- East: 2nd Item Limit South: Land belongs to Polamreddy Bakireddy Limit West: Land belongs to Godavarthi Appa Rao etc. limit North: Chilakaluripet General Road Item No.2 All that part and parcel of the land situated at Narasaraopet R.D. Narasaropet Sub-Dist. within the area of Narasaraopet Municipality D No 264/A Acre 4-0 cents out of it Acre 0-27 cents or 1306-8 sq. yards property in the name of Ippala Dana Reddy and Ippala pitchamma is being bounded by :- East: 14 ft wall Bazaar Boundry South: Land belongs to Polamreddy Bakireddy Limit



	West: 1st Item Limit North: Chilakaluripet General Road Note : With in the above boundaries of 1 & 2 items in total 2057 Sq yards of site with all appurtenances there in.
*Encumbrances Known to the Bank	Nil
Reserve Price	Rs.5,28,00,000.00
EMD Amount	Rs.52,80,000.00
Bid incremental amount	Rs. 1,00,000.00
Date and time of e-auction	28.10.2026 11.00 AM TO 4:00 PM
Property ID No.	IDIB6091765801G

Property No.2:

Detailed description of the Property	All that part and parcel of the land and building situated at Narasaraopet R.D. Chilakaluripet Sub-Dist. within the area of Yedlapadu Mandal, karachola Grama panchayat & Village D. No. 373/2 an extant of Acre 0-25 Cents of site in the Name of Devagiri Narapa Reddy property is being bounded by:- East: Balance land of Kallam Sambi Reddy Limit 181-5 Sq. Ft. South: Balance land of Kallam Sambi Reddy Limit 60-07 Sq. Ft. West: Land belongs to K. Siva Reddy Limit 176-02 sq. ft. North: Cirkar Donka Limit 61-3 sq. ft.
*Encumbrances Known to the Bank	Nil
Reserve Price	Rs.43,00,000.00
EMD Amount	Rs.4,30,000.00
Bid incremental amount	Rs.25,000.00
Date and time of e-auction	28.10.2026 11.00 AM TO 4:00 PM
Property ID No.	IDIB6091765801F

Property No.3:

Detailed description of the Property	SCHEDULE PROPERTY - A All that part and parcel of property situated at Narasaraopet R.D. Narasaraopet Sub-Dist. within the area of Narasaraopet Municipal Limits, Narasaraopet Village, Prakash Nagar, next to Bhoomi Tanaka Bank. Narasaraopet Municipal old ward No.4, New ward No.10, old Survey D.No.351/A, out of Ac. 19.93 cents, Town Survey No.1802/A, old Assessment No.495, D.No.12-3-49 open site after demolition of existing building is being bounded by East: Site sold by Talla Aadilakshmi and Joint wall Limit 73-0 ft South: Municipal Bazaar Road Limit 117-9 ft West: G.D.C.C. Bank Limit, own wall 80-8 ft North: Katakam Venkataramaiah House, G. Prakasa Rao House, the property own wall Limit 118-3 ft Between these boundaries, An extent of 992 Sq. yards and out of which a UDS of 35 Sq. Yards including 4 Sq. Yards of car parking in the name of Chirra Krishna Reddy SCHEDULE PROPERTY -B All that part and parcel of the Flat No 602 located in 5th Floor North west corner of "AJANTHA ENCLAVE" Apartment constructed by "Ajantha Constructions" property is being bounded by:-
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	East: Common corridor South: Open to Sky and Flat No.601 West: Open to Sky North: Open to Sky Flat No 602 located in 5th Floor North west corner with plinth area 1196 Sq ft with all rights including all roof, timber , fittings, gates ,doors and windows.
*Encumbrances Known to the Bank	Nil
Reserve Price	Rs.34,50,000.00
EMD Amount	Rs.3,45,000.00
Bid incremental amount	Rs.25,000.00
Date and time of e-auction	16.09.2026 11.00 AM TO 4:00 PM
Property ID No.	IDIB6091765801D

Property No.4:

Detailed description of the Property	SCHEDULE PROPERTY - A All that part and parcel of property situated at Narasaraopet R.D. Narasaraopet Sub-Dist. within the area of Narasaraopet Municipal Limits, Narasaraopet Village, Prakash Nagar, next to Bhoomi Tanaka Bank. Narasaraopet Municipal old ward No.4, New ward No.10, old Survey D.No.351/A, out of Ac. 19.93 cents, Town Survey No.1802/A, old Assessment No.495, D.No.12-3-49 open site after demolition of existing building is being bounded by East: Site sold by Talla Aadilakshmi and Joint wall Limit 73-0 ft South: Municipal Bazaar Road Limit 117-9 ft West: G.D.C.C. Bank Limit, own wall 80-8 ft North: Katakam Venkataramaiah House, G. Prakasa Rao House, the property own wall Limit 118-3 ft Between these boundaries, An extent of 992 Sq. yards and out of which a UDS of 31 Sq. Yards including 4 Sq. Yards of car parking in the name of Ippala Dana Reddy. SCHEDULE PROPERTY -B All that part and parcel of the Flat No 601 located in 5th Floor South west corner of "AJANTHA ENCLAVE" Apartment constructed by "Ajantha Constructions" property is being bounded by: - East: Lift & Open to sky South: Open to Sky West: Open to Sky North: Common corridor and Flat No.602 Flat No 601 located in 5th Floor South west corner with plinth area 1196 Sq ft with all rights including all roof, timber, fittings, gates, doors and windows.
*Encumbrances Known to the Bank	Nil
Reserve Price	Rs.34,50,000.00
EMD Amount	Rs.3,45,000.00
Bid incremental amount	Rs.25,000.00
Date and time of e-auction	28.10.2026 11.00 AM TO 4:00 PM
Property ID No.	IDIB6091765801E



The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) 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 27.10.2026 i.e before the e-Auction Date and before the e-auction end time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com>) **for depositing in bidders e-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.
2. 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 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
A/c No. 465722642; Indian Bank SAM Branch Hyderabad	Indian Bank Himayatnagar branch/ IDIB000H008

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.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – IA of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. 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.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.**, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website <https://baanknet.com>**.



9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) <https://baanknet.com>
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from eBKray (<https://baanknet.com>).
11. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.
12. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.
15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt Ltd.. Details of which are available on the e-Auction portal.
16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).
17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.
18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, SAM Branch, Hyderabad.
19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

***No known encumbrances to the knowledge of the bank. However, the intending bidders are advised to make their own independent enquiries regarding the encumbrance, title of the properties put for auction and claims/rights/dues/affecting the property, prior to submitting the bid.**

Place: Hyderabad
Date: 28.09.2026



कृत इंडियन बैंक / For INDIAN BANK
10.11.2026
Chief Manager / Authorised Officer
मुख्य प्रबंधक / प्राधिकृत अधिकारी
SAM LARGE HYDERABAD BRANCH
सैम लार्ज हैदराबाद शाखा
(Authorised Officer)

श्री लाल प्रकाश शास्त्री
SAM LAL PRAKASH SHASTRI
मुख्य प्रबंधक / अधिकृत अधिकारी
Chief Manager / Authorized Officer
एन सी ई डी बैंक लि. फॉर इंडियन बैंक