

 इंडियन बैंक Indian Bank इलाहाबाद ALLAHABAD YOUR OWN BANK, ALWAYS WITH YOU		MANGALAM BRANCH PLOT NO.6, GARUDADRI NAGAR OPP KURAPATI LAYOUT BUS STOP KARAKAMBADI ROAD THIMMINAIDUPALEM, TIRUPATI Email:karakambadi@indianbank.co.in
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(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Date : **06.10.2026**

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,

1. M/s Harsha Traders (Borrower) Address:D.no.1-2-273 & 1-3-279, Prakasham Road, Tirupati, Andhra Pradesh-517501	2. Mr. Padiga Veeranjanyulu S/o P Paleti Address : 6/7, Yadapalli,Botlacheruvu, cuddapah, Andhra Pradesh-516269
3. Mrs. Padiga Kavitha W/o Padiga Veeranjanyulu Address : Kuravapalle,Yandapalle, Rayachoti,cuddapa Andhra Pradesh-516269	

Sub: OCC – IB TRADE WELL Loan A/c No. 7459470600 and INDSME-SECURE-TL-MSE-REPO 7561005908 with our Mangalam Branch – Reg.

M/s M/s Harsha Traders is a Proprietary concern and) Padiga Veeranjanyul S/o P Paleti is the proprietor, availed facilities from Indian Bank, Mangalam Branch, the repayment of which are secured by mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **The Borrower** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **08.06.2026**, 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 the Borrower(s) liable to the Bank to pay the amount due to the tune of **Rs. 1,63,90,956/- (Rupees One Crore Sixty three lakhs ninety thousand nine hundred and fifty six only)** as on **07.06.2026** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand notice dated 08.06.2026.

As Padiga Veeranjanyul S/o P Paleti failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 11.08.2026 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:

[Handwritten Signature]



THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6(2) AND Rule 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 of intended sale is required to be given and hence we are issuing this notice

The amount due as on **05.10.2026** is of Rs. **1,69,87,514 (Rupees One Crore Sixty Nine lakh Eighty Seven thousand Five hundred fourteen only)** with further interest, costs, other charges and expenses thereon from **06.10.2026**.

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 30 days.

The date of sale is fixed as 28.10.2026 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 **26.10.2026 to 27.10.2026** 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://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 from **10.10.2026 to 27.10.2026** between **10.00 am to 4.00 pm**.

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 they are requested to upload requisite KYC documents. Once the KYC document are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers have to transfer the EMD amount in his Global EMD wallet by 28.09.2026 before the e-Auction date by and time in portal. The registration, verification of KYC documents 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.

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Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c No:- 6173500682 e auction EMD account CHITTOOR Zone	INDIAN BANK, CHITTOOR BRANCH 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 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*)

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 (Rs.)	EMD (Rs.)	Date, Time for e-auction and Property ID No.	Prior Encumbrance
1st Item:- Tirupati District, Tirupati Sub-District, Tirupati Urban Mandal, Tirupati Town, No.29, Tirupati village accounts, Tirupati Municipal Corporation ward No:1, Prakasam Road Commercial area Town survey No.1406,1409 in this site constructed RCC Room Door No.1-2-273, municipal assessment No.1012004881 and Door No.1-3-279 municipal assessment No.1012004881 bounded on the East : House of Venkatamuni West : House of S.Jilani North : Property belongs to K.Mahaboob Basha, M.S.Mahammad Ali South : Prakasam Road and Shop of S.M.Shareef In between site measuring East-West Southern side 41 ft or 12.505 mts; East-West Northern side 42 ft or 12.81 mts; North-South eastern side 28 ft. or 8.540 mts; North-south western side 29.6 ft or 8.997 mts; Admeasuring 1193.125 Sq.ft or 132.56 Sq. yards of site and in this site constructed RCC commercial Rooms admeasuring 1193.125 sq.ft 3 rooms,	2,09,00,000/-	20,90,000/-	28.10.2026 Between (11.00 AM to 4.00 PM) Property ID No. IDIB7561005 908 Incremental amount of bid 100000/-	NIL



Doors, Door Frames, ventilations, almiarar, electricity wiring, electricity service, up-stair, easement rights etc., fully and all fixtures and fittings thereon.

2nd Item:-

Tirupati District, Tirupati Sub-District, Tirupati Urban Mandal, Tirupati Town, No.29, Tirupati village accounts, Tirupati Municipal Corporation ward No:1, Peddapeerla chavidi area Town survey No.1409 in this site constructed RCC Room Door No.1-3-279, bounded on the

East : Property belongs to K. Mahaboob Basha, M.S. Mahammad Ali

West : Municipal Sandhu

North : House of S.Masthan S.Sadik Basha

South : House of S.Jilani, S.Khaleel

In between site measuring East-West 29 ft or 8.839 mts; North-South side 29 ft or 8.839 mts; Admeasuring 841 Sq.ft or 93.44 Sq.yards in this 477 Sq.feet or 53 Sq.yards of site and

3rd Item:-

Tirupati District, Tirupati Sub-District, Tirupati Urban Mandal, Tirupati Town, No.29, Tirupati village accounts, Tirupati Municipal Corporation ward No:1, Prakasam Road Commercial area Town survey No.1405 in this site constructed RCC Room Door No.1-2-272/B, Assessment No.1012004880, bounded on the

East : House of Venkatamuni Setty

West : Property of Jilani and 1feet width Sandhu

North : Property of Item No.2,

South : Prakasam Road,

In between site measuring East-West Northern side 9 ½ ft or 2.897 mts; East-West Northern side 9 ½ ft or 2.897 mts; North-South Eastern side 5 ½ ft or 1.601 mts; North-South Western side 6 ¼ ft. or 1.906 mts; Admeasuring 54.62 Sq.ft or 6.06 Sq.yards of site and Total 1203.62 Sq feet or 133.73 Sq.yards of site and 1203.62 sq.feet of Rcc shops and 54.62 Sq.feet RCC First Floor Shops and 54.62 Sq.feet RCC Second Floor Shops with all Doors, Door Frames, ventilations, almaras, electricity wiring, electricity service, up-stair, easement rights etc., fully and all fixtures and fittings thereon.

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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://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 : Tirupati
Date: 06.10.2026




AUTHORISED OFFICER
INDIAN BANK