

करीमनगरशाखा
KARIMNAGAR BRANCH
3-5-335, गांधीरोडGandhi Road
फोनPhone: 0878-2260086, 9948125184
करीमनगर KARIMNAGAR - 505001
ईमेलE mail: karimnagar@indianbank.co.in

इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

(Sale notice format for Borrower/Guarantor/Mortgagor)

NOTICE OF SALE

Date: 06.10.2026

Branch: Kairmnagar

Phone No: 9948125184

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. Vageesha Poultry Farm, Proprietorship firm (Borrower) Proprietor: Mrs. Kommireddy Sarala (Borrower/Mortgagor) Sy No 445/1/1, Bheemaram Medipalle, Jagityal 505453	2. Mrs. Kommireddy Sarala (Borrower /Guarantor/Proprietor) H No 3-51, Venkatraopet, Medipelli Mandal, Karimnagar Telangana 505453
3. Mr. Kommireddy Thirupati Reddy (Guarantor) H No 3-51, Venkatraopet, Medipelli Mandal, Karimnagar Telangana 505453	

Sub: Issue of Sale Notice on Your M/s. Vageesha Poultry Farm, Term Loan -POULTRY Account No. 7504659653 for Rs.120.00 Lakhs and RURAL CC-POULTRY-MCLR1Y Account No. 7470501715 for Rs. 80.00 Lakhs with Indian Bank, LAXMI NAGAR, KARIMNAGAR Branch

M/s. Vageesha Poultry Farm, Proprietorship firm (Borrower) availed **Term Loan -POULTRY Account No. 7504659653 for Rs.120.00 Lakhs and RURAL CC-POULTRY-MCLR1Y Account No. 7470501715 for Rs. 80.00 Lakhs** from Indian Bank, Lakshmi Nagar Branch, the repayment of which is secured by Mortgage of Scheduled mentioned properties hereinafter referred to as "the Properties".

M/s. Vageesha Poultry Farm, represented by proprietor Mrs Kommireddy Sarala to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 31.03.2026 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 Borrower(s), Guarantor(s) **referred as above** liable to the Bank to pay the amount due to the tune of Rs.1,85,23,592/-(Rupees one crore eighty five lakh Twenty three thousand five hundred ninety two rupees Only) as on 31.03.2026 with further interest, costs, other charges and expenses thereon. Both failed to make the entire payment despite Demand Notice dated 31.03.2026.

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M/s. Vageesha Poultry Farm, represented by proprietor Mrs Kommireddy Sarala failed to make entire payment despite Demand Notice, the Authorized Officer took symbolic possession of the schedule mentioned properties under the Act on 16.06.2026 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:

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 05.10.2026 is Rs. 1,93,71,895/- (One Crore Ninety Three Lakhs Seventy One Thousand Eight Hundred and Ninety Five Rupees 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 15 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 **10.10.2026 to 26.10.2026 between 10.00 am to 5.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The terms and conditions of e-auction is available in the website (<https://baanknet.com>).

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 27.10.2026 by 5.00PM. The registration and e KYC 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

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Authorised Officer

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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
6484398335, E-AUCTION EMD ACCOUNT	VIDYANAGAR, INDIAN BANK, IDIB000V138

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

SCHEDULE

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

Details/ Description of Mortgaged Assets	Property 1:
	EM of Open land in Sy No 445/1/1, admeasuring 3025.00SqYds (Ac 0-25 Gts), Bheemaram Village and Mandal, Medipalli, Jagtial District Telangana Pin Code 505453, belonging to Mrs. Kommireddy Sarala. East: Open Place of Gouda Sangam West: Open Place of K Sarala North: PWD Road leading from Bheemaram to

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Authorized Officer

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kacharam
 South: Open Place of K Sarala

Property 2:

EM of Open land where **Construction of Poultry farm building done** in Sy No 445/1/1, admeasuring 363.00 Sq Yds (Ac 0-03 Gts), Bheemaram Village and Mandal, Medipalli, Jagtial District Telangana Pin Code 505453, belonging to Mrs. Kommireddy Sarala.

East: Open Place of Poddutoori Raji Reddy
 West: Open Place of Mittapelli Hanmakka
 North: PWD Road leading from Bheemaram to kacharam
 South: Open Place of K sarala (Acquired through Dharani Regd Sale Deed no 1416/2022 of Tahsildar and Jt Sub Register, Medipally Mandal).

Property 3:

EM of Open land where **Construction of Poultry farm building done** in Sy No 445/2/2, admeasuring 7260.00Sq yards (Ac 1-20 Gts) Bheemaram Village and Mandal, Medipalli, Jagtial district Telangana Pin Code 505453 belonging to Kommireddy Sarala.

Boundaries:

East: Open Place of Kommireddy Thirupati Reddy
 West: Open Palce of Poddutoori Raji Reddy
 North: Open Place of Pidugu Rahda
 South: Open Place of Godishela Raju

Reserve Price (in Lakhs)	Rs. 2,40,00,000/-
EMD (in Lakhs)	Rs. 24,00,000/-
Date, Time for e-auction	28.10.2026 10AM TO 4PM
Property ID	IDIB074705017150
Bid Incremental Amount	Rs. 30,000/-

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.

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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>. Other terms and conditions are as per bank norms.

Place: KARIMNAGAR

Date: 06.10.2026

For INDIAN BANK
Authorised Officer
AUTHORISED OFFICER