

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 **Physical** possession of which has been taken by the Authorised Officer of Indian Bank, Hanamkonda 100 FT Branch Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 06.11.2026 for recovery of **Rs.157,69,36,404/- (Rupees One fifty-seven crore sixty-nine lakh Thirty-six thousand and four hundred and four Only)** (as on 12.10.2026) due to the Indian Bank, SAM Large Hyderabad branch, Secured Creditor, from 1. **M/s Chaitanya Energy Private Limited** Address : 2-5-82/1, Beside E- seva Centre, Nakkalagutta, Hanamkonda, Pin – 506001.2. **Sri Akula Nagaraju S/o Sri Akula Venkataiah**, Address 1: H. No. 1-1-259/A/105, 100 ft Road, PGR Gardens, Waddepally, Hanamkonda - Pin -506001, Address 2: House bearing no 8-3-833/31 on plot no 3, SY no 69 situated at Yellareddyguda Vill, Kamalapuri Colony,Hyderabad, Pin -500073.3.**Smt. Akula Mansa W/o Sri Akula Nagaraju**, Address 1 : H. No. 1-1-259/A/105, 100 ft Road, PGR Gardens, Waddepally, Hanamkonda, Pin -506001, Address 2 : House bearing no 8-3-833/31 on plot no 3, SY no 69 situated at Yellareddyguda Vill, Kamalapuri Colony,Hyderabad, Pin -500073.4. **Sri. Anumulapalli Hari Kishan S/o Sri Anumulapally Krishnamurthy**, Address: 6, SLN Springs, Gachibowli, Hyderabad, Pin -500032.5. **Smt. Anumulapalli Rama Devi W/o Sri Anumulapally Krishnamurthy**, Address: H.NO: 11-25-27/3/401, Sri Jaganmatha's White House, Pochammaidan, Warangal, Pin -506002.6.**Sri Anumulapally Krishnamurthy S/o Sri Venkatesham**, Address : H.NO: 11-25-27/3/401, Jaganmatha White House Apartment, Pochammaidan, Warangal, Pin – 506002.7.**Sri Sirupa Ashok S/o Late Sirupa Bhavani Prasad Alias Sri Mittapalli Ashok adopted son of Late Mittapalli Sreehari** Address : HNO:11-25-27/3/301, Jaganmatha White House, Pochammaidan, Warangal, Pin -506002.8. **Smt. Sirupa Vani D/o Sri Sirupa Ashok**, Address : HNO: 11-25-27/3/301 Jaganmatha White House, Pochammaidan, Warangal , Pin -506002.9. **Smt. Anumulapalli Ashwini W/o Sri Anumulapalli Hari Kishan**, Address : H.NO:11-25-27/3/401, Jaganmatha White House Pochammaidan, Warangal , Pin -506002.10. **Smt. Akula Keerthimala W/o Sri Akula Venkataiah**, Address : H.NO: 1-1-20, Bank Street, Station Road, Jangaon, Pin -506167.11. **Smt. Varikupuala Ramulamma W/o Sri Ellaiah** Address 1: H.No:7-86, Chinnamadur, Madoorkalan. Devaruppula, Warangal District, Pin -506303.Address 2 : 6-2-7/30/5, Balaji Nagar, Jangaon town, Jangaon District.12. **Sri. Akula Venkata Chaitanya S/o Sri Akula Nagaraju**,Address 1 : H. No. 1-1-259/A/105, 100 ft Road, PGR Gardens, Waddepally, Hanamkonda -, Pin -506001.Address 2 : House bearing no 8-3-833/31 on plot no 3, SY no 69 situated at Yellareddyguda Vill, Kamalapuri Colony,Hyderabad , Pin -500073.13. **To the estate of the deceased Shri Akula Ravi Kumar (deceased on 24.12.2021) represented by legal heir "Smt. Akula Aruna W/o Late Akula Ravi Kumar"** Address : H.NO: 1-1-20, Bank Street Jangaon , Pin -506167.14. **To the estate of the deceased Shri Akula Ravi Kumar (deceased on 24.12.2021) represented by legal heir "Smt. Thadishetty Saritha D/o Late Akula Ravi Kumar"**Address : H.NO: 1-1-20, Bank Street Jangaon, Pin – 506167.15. **To the estate of the deceased Shri Akula Ravi Kumar (deceased on 24.12.2021) represented by legal heir "Sri. Akula Srujan Kumar S/o Late Akula Ravi Kumar"** Address: H.NO: 1-1-20, Bank Street Jangaon, Pin - 506167.16. **To the estate of the deceased Shri Akula Ravi Kumar (deceased on 24.12.2021) represented by legal heir "Smt. Oruganti @ Akula Swetha D/o Late Akula Ravi Kumar"** Address: H.NO: 1-1-20, Bank Street Jangaon, Pin -506167.



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

Detailed description of the Property	Property No. 1 (Under Physical Possession) All that piece and parcel of plot No.50/A in Survey Nos.61, 62 & 66, admeasuring 608 Sq.Yds., or 508.28 Sq.Mtrs., Situated at Ward No.1, Block No.9, Ravindra Nagar, Habsiguda, under GHMC Uppal Circle, Uppal Mandal, Medchal-Malkajgiri District, Under S.R.O. Uppal and bounded by : <u>Boundaries:</u> North: Plot Nos.51 & 52 South: 25'-0" wide Road. East: Nala West : Plot No.50
Encumbrances on property, if any	*Nil
Reserve Price	Rs.2,85,00,000/-
EMD Amount	Rs.28,50,000/-
Bid incremental amount	Rs.1,00,000/-
Date and time of e-auction	06.11.2026 and 11:00 AM to 04:00 PM
Property ID No.	IDIBSAMHCEPL41

Detailed description of the Property	Property No. 2 (Under Physical Possession) All that piece and parcel of open plot admeasuring to 666.66 SqYds or 557.33 Sq.mts situated in Sy. No. 18, nearby H No. 1-10-152/1, Jangaon Town, Jangaon Mandal, District Warangal, Jangaon Municipality, District Sub Registration office Jangaon and District Registration Office Warangal. <u>Boundaries:</u> East: 30' wide Road West: 50' wide Road North: Plot of Gummala Chandramanemma South: Plot of V Malla Reddy
Encumbrances on property, if any	*Nil
Reserve Price	Rs.68,00,000/-
EMD Amount	Rs. 6,80,000/-
Bid incremental amount	Rs.25,000/-
Date and time of e-auction	06.11.2026 and 11:00 AM to 04:00 PM
Property ID No.	IDIBSAMHCEPL27

Detailed description of the Property	Property No. 3 (Under Physical Possession) Item - 1 All that piece and parcel of open plot with House No. 1-10-83 admeasuring to 2800 Sq. Yds in survey no 468,469,470 Situated at Grain Market Road, Jangaon Town, Jangaon Mandal, District Warangal, Jangaon Municipality, District Sub Registration office-5 Jangaon and District Registration Office Warangal. Boundaries: East: S C Railway Boundary West: 50' wide Road North: Open Land of Akula Nagaraju South: Open Land of Akula Padmavathi Item- 2 All that piece and parcel of Open plot admeasuring to 3697 Sq. Yds in
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	survey no 468,469,470 Situated at Grain Market Road, Jangaon Town, Jangaon Mandal, District Warangal, Jangaon Municipality, District Sub Registration office-5 Jangaon and District Registration Office Warangal Boundaries: East: S C Railway Boundary West: 50' wide Road North: Akula Padmavathi Land and Aurobindo High School South: Open Land of Akula Ravi kumar. Note : With in the above boundaries of 1 & 2 items in total 6497 Sq. yards of site with all appurtenances there in.
Encumbrances on property, if any	*Nil
Reserve Price	Rs.7,20,00,000/-
EMD Amount	Rs.72,00,000/-
Bid incremental amount	Rs.1,00,000/-
Date and time of e-auction	06.11.2026 and 11:00 AM to 04:00 PM
Property ID No.	IDIBSAMH2829

***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.**

The sale of the assets is subject to outcome of SA No. 410/2025, Pending before the Hon'ble DRT-I Hyderabad and WP No.39902/2025 pending before the Hon'ble High court of Telangana.

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 06.11.2026. i.e 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 – 1A 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 and Security Interest (Enforcement) Rules, 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.baanknet@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 email-id and mobile number for the completion of their eKYC. Once, the eKYC process is completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested 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 of their being declared as a successful bidder 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 Large Hyderabad Branch. Mr. Rohit Ranjan- Authorised Officer- 9304541787.
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 enquiries 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).

Place: Hyderabad
Date: 12.10.2026

कृते इंडियन बैंक / For INDIAN BANK

Rohit Ranjan

Chief Manager / Authorised Officer

मुख्य प्रबंधक / प्राधिकृत अधिकारी (Authorised Officer)

SAM LARGE HYDERABAD BRANCH

सैम लार्ज हैदराबाद शाखा



Chief Manager, Action Bank, Hyderabad
मुख्य प्रबंधक / एक्शन बैंक, हैदराबाद
SAM LARGE HYDERABAD BRANCH
सैम लार्ज हैदराबाद शाखा

कुर्ग इंडियन बैंक / For INDIAN BANK