इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD
YOUR OWN BANK. ALWAYS WITH YOU.

HANAMKONDA 100 FT ROAD
35-6-823,
TV Tower Colony,
Beside SPR School,
HANAMKONDA, Telangana – 506 001
hanamkonda100ftroad@indianbank.co.in
Ph:0870-2571000
GST No. : 36AAACI1607G3ZY

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch: Hanamkonda 100ft Road
Phone No: **9760801232/9640905747**

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 ROOPAN PROJECTS (Proprietorship firm)** Prop. Mrs. Vadnala Padmavyas W/O Vandala Srinivas Sy No. 341, Plot no.B 22 & 23 IDA Rampur,Hanamkonda,Warangal Urban Telangana-505156	**(Borrower)**
2.	**M/s ROMIT AGRO APPLIANCES (Proprietorship firm)** Prop. Mrs. Vadnala Padmavyas W/O Vandala Srinivas Sy No. 341, Plot no.B 22 & 23 IDA Rampur,Hanamkonda,Warangal Urban Telangana-505156	**(Borrower)**
3	**Mrs. Vadnala Padmavyas W/O Vandala Srinivas** 2-10-361/3,Teachers colony,Phase 2,Road no.5,Subedari,Hanamkonda,Telangana.506001	**(Guarantor)**
4.	**Ms. Vadnala Sri Bhavani D/O Vandala Srinivas** 2-7-593 Excise colony, Subedari,Hanamkonda,Telangana.506001	**(Guarantor)**
5	**M/s. Annapurna Agro Appliances** **(Formerly Known as MS Gayathri Industries)** Prop. Mrs. V Padmavyas W/O Vandala Srinivas Sy No. 341, Plot no.B 22 & 23 IDA Rampur,Hanamkonda,Warangal Urban Telangana-505156	**(Guarantor& Mortgagor)**

Sub: Your Credit Facilities MSME LAP OD 8172418570 & 8167297946, Term Loan under IND SME Secure Scheme – 7640524130 availed with Indian Bank, Hanamkonda Branch – Reg

M/s ROOPAN PROJECTS Prop. Mrs. Vadnala Padmavyas & M/s ROMIT AGRO APPLIANCES Prop. Mrs. Vadnala Padmavyas (Borrower/Guarantor) availed MSME Loan facility from Indian Bank, **Hanamkonda 100Ft Road Branch**, and the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties".

M/s ROOPAN PROJECTS Prop. Mrs. Vadnala Padmavyas & M/s ROMIT AGRO APPLIANCES Prop. Mrs. Vadnala Padmavyas (Borrower/Guarantor) failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **22.06.2026** under Sec. 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security

For: Indian Bank
Authorized Officer

Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower (s), Co-Borrower(s) referred as above liable to the Bank to pay the amount due to the tune of **Rs. Rs.4,14,90,263.00 (Rupees Four Crore Fourteen Lakh Ninty Thousand Two Hundred and Sixty three Only) as on 22.06.2026** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **22.06.2026**.

As **M/s ROOPAN PROJECTS Prop. Mrs. Vadnala Padmavyas & M/s ROMIT AGRO APPLIANCES Prop. Mrs. Vadnala Padmavyas (Borrower/Guarantor)** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **08.09.2026** 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 6 (2) and 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' notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **02.11.2026** is **Rs. 4,34,83,884/- in words (Rupees Four Crore Thirty Four Lakhs Eighty three Thousand Eight Hundred Eighty Four only)** with further interest, costs, other charges and expenses thereon from **02.11.2026**.

Please take note that this is notice of 30 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 07.12.2026 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 03.11.2026 to 05.12.2026 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, a PSB Alliance Pvt. Ltd.) and using the provisions 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 (The intending Bidders/ Purchasers are requested to register with online portal **(https://baanknet.com, a PSB Alliance Pvt. Ltd.)** using their mobile number and email id. Further, after completing their eKYC, the

For Indian Bank
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intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 05.12.2026, **4.00 PM**. 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, a PSB Alliance Pvt. Ltd.) for depositing in bidders Global 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 IFS Code
A/c no. – 465722788, Name- I B , ZONAL OFFICE HYDERABAD	Branch Name – HIMAYAT NAGAR, IFSC code - 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.

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

For: Indian Bank
Authorized Officer

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 (In Rs. Lacs)	EMD (in Rs. Lacs)	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Commercial Plots (Factory land & Building) bearing Plot No. 22 & 23 (Site-B) to an extent of 7403.24 Sq Yards (or) 6190.00 Sq. Mtrs in Syrvey No. 341, situated at Rampur Village, APIIC IALA Rampur GP, Dharmasagar Mandal, Warangal District-506151 in the name of M/s. Annapurna Agro Appliances its Prop. Mrs. V Padmavyas registered vide Sale Deed No. 694/2005 executed on 02.07.2005 and registered at SRO on 17.08.2005. **Boundaries:** **As per Deed 694/2005 dated 17.08.2005** North: Open area of APIIC Ltd South: Plot No. 21 East: APIIC Ltd Boundary West: 12 Mt. Wide Road	**672.25/-**	**67.00/-**	**Date: 07.12.2026 Time: 10.00 AM to 4.00 PM** **Property ID No. IDIB8172418570**	Not Available

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 No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status

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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: Hanamkonda 100Ft Road

For: Indian Bank
Authorized Officer

AUTHORISED OFFICER

Date: 02.11.2026

Pre Closure Enquiry

\ SCR:032120 CC/OD Account Closure Enquiry

Account Number :	8172418570	**Customer No:**	30582794461
Account Name :	ROOPAN PROJECTS	**Customer Name:**	ROOPAN PROJECTS
Address Line 1:	PLOT NO 22 23 IDA RAMPUR		
Address Line 2 :	MADIKONDA		
Address Line 3:	HANAMKONDA WARANGAL		
Address Line 4:		**Post Code:**	506142
Acct Type :	4157		
Int Cat :	13		
Product Desc :	MSME-OD-LAP-REPO		

Current Balance:	19646332.00000-	**(Including uncleared funds)**	
Uncleared Funds:	.00000		
Accrued Dr Interest :	1261220.00000	**MLE**	1,96,221.020
Accrued Cr Interest :	.00000	**MOX**	0.000
Accrued Penalty Interest :	53794.00000		
Accr Commitment Interest :	.00000		
Prev Period Int Adjustments :	.00000		
Fees/Charges :	.00000		
Period/Event based fees :	.00000		
Prompt Repayment Incentive	0.0		
Claim Received Amount			
Net Closure Amount	21157567.00000-	**(Rounded)**	

***Calculate MOI on Claim Received Amount and add it in Net Closure Amount before Closure**

INDIAN BANK ★ Hanamkonda 100 Feet Road Br.

For: Indian Bank

Authorized Officer

Home Customer Management

PayOff Quote Details

\\ SCR:032110 Loans: Discharge Quote

Account Number:	7640524130 INR	**Customer No:**	30582794461
Ins Desc:	INDIAN BANK	**Discharge Ref:**	
Account Name:	ROOPAN PROJECTS		
Customer Name:	ROOPAN PROJECTS		
Address Line 1:	PLOT NO 22 23 IDA RAMPUR		
Address Line 2:	MADIKONDA		
Address Line 3:	HANAMKONDA WARANGAL		
Address Line 4:		**Post Code:**	506142
Cleared Balance:	1666650.00	**(excludes uncleared cheques)**	
Unearned Int Rebate:	0.00		
Share Refund:	0.00		
Share Int Refund - :	0.00		
Accrued Interest + :	132007.00	**MLE :**	0.000
Int Relief Subsidy + :	0.00	**MOX :**	0.000
Inflation Amount:	0.00	**Termination Fee:**	
Accrued Fees + :	0.00	**Trmn Start Date:**	dd/mm/yyyy
Arrears Penalty:	1925.00	**Trmn End Date:**	dd/mm/yyyy
Misc Debits + :	0.00	**Discharge Amount:**	1800582.00
Discharge Fee + :	0.00	**Discharge Date:**	01/11/2026
JL Handling Charges	0.00		
Discharge Tax + :	0.00	**Pre Payment Charge**	0.00
Agri Int Subvention:	0.00		
Period/Event based fees	0.00		
Discharge Amount (Rounded	1800582.00		
Difference Amt	0.00		
Claim Received Amount	0.00	*** Calculate MOI on Claim Received Amount and add it in Net Closure Amount before Closure.**	



For: Indian Bank

Authorized Officer

Pre Closure Enquiry

\ SCR:032120 CC/OD Account Closure Enquiry

Account Number :	8167297946	**Customer No:**	30572122616
Account Name :	ROMIT AGRO APPLIANCES	**Customer Name:**	ROMIT AGRO APPLIANCES
Address Line 1:	PLOT NO B22 23		
Address Line 2 :	IDA RAMPUR		
Address Line 3:	HANAMKONDA WARANGAL		
Address Line 4:	TELANGANA	**Post Code:**	506001
Acct Type :	4157		
Int Cat :	13		
Product Desc :	MSME-OD-LAP-REPO		

Current Balance:	19166468.00000-	**(Including uncleared funds)**	
Uncleared Funds:	.00000		
Accrued Dr Interest :	1130581.00000	**MLE**	1,79,955.900
Accrued Cr Interest :	.00000	**MOX**	0.000
Accrued Penalty Interest :	48730.00000		
Accr Commitment Interest :	.00000		
Prev Period Int Adjustments :	.00000		
Fees/Charges :	.00000		
Period/Event based fees :	.00000		
Prompt Repayment Incentive	0.0		
Claim Received Amount			
Net Closure Amount	20525735.00000-	**(Rounded)**	

***Calculate MOI on Claim Received Amount and add it in Net Closure Amount before Closure**

For: Indian Bank

Authorized Officer