ANNEXURE- B

इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

Kakinada Branch, 37-1-7/2, Gold Market Centre, Main Road, Kakinada.

(Format for uploading in BAANKNET site along with photograph)

APPENDIX- IV-A" [See proviso to rule 8 (6)]

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 8 (6) 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 **Constructive(Symbolic)/Physical** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank, **KAKINADA** branch, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" on 20.11.2026**, for recovery of **Rs.38,33,654/- (Rupees Thirty Eight Lakh Thirty Three Thousand Six Hundred and Fifty Four Only)** as on 29.10.2026 due to the Indian Bank, **KAKINADA** branch, Secured Creditor, from **1.Sri.Golla Varahalu Babu**,S/o.Golla Nookaraju AND **2.Smt.Peketi Manga,** W/o.Sri.Golla Varahalu Babu, Dr.No.4-96, Kodada,Vakadaripeta Village,Kona Forest,Thondangi Mandalam,East Godavari Dist, Andhra Pradesh-533 408.

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

Detailed description of the Property :

All that piece and parcel of site to an extent of 253.33 sqyds or 211.81 sqmts of vacant site bearing Plot No.173 in L.P.No.132/89, approved by the Director of Town and Country Planning ,Hyderabad to an extent of Ac1.00 cents of land divided into house sites and plots western side out of Ac 1.40 cents western side out of Ac 2.00 cents out of Ac 9.34 cents which is full extent of Survey No.179, Zeroyiti Wet land situated at Ramanayyapeta Village and Gramapanchayati, Kakinada Rural Mandal, Kakinada District, within the purview of Sarpavaram Sub Registry, bounded as follows:

East : 38'0" or 11.58 Mtrs : Plot No.170 ;
West : 38'0" or 11.58 Mtrs : 33ft wide Road ;
North : 60'0" or 18.29 Mtrs : Plot No.172 ;
South : 60'0" or 18.29 Mtrs : Plot No.174 ;

Within the above said boundaries to an extent of 253.33 sq yds of vacant site with all easement rights etc.

Property ID No.	Reserve Price	EMD	Date, Time for e-auction	Prior Encumbrance
IDIB006808104034	Rs.34,00,000/-	Rs.3,40,000/-	20.11.2026 10 am to 4 pm	NIL
Bid incremental amount : Rs.10,000/-				

For INDIAN BANK

Authorized Officer

ANNEXURE- B

The intending Bidders/ Purchasers are requested to register with online portal (**https://www.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 **19.11.2026** i.e before the e-Auction Date and 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://www.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. : 7522012366
   A/c. Name : E-AUCTION EMD ACCOUNT,ZONAL OFFICE RAJAHMUNDRY;
   Branch name : Morampudi Branch
   IFS Code : IDIB000M290.

   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.

For **INDIAN BANK**

Authorized Officer

ANNEXURE- B

8. Platform (**https://www.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://www.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://www.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 **baanknet (https://www.baanknet.com).**

11. The intending Bidders / Purchasers are requested to register on portal (**https://www.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 (>=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).

For **INDIAN BANK**

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ANNEXURE- B

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, **KAKINADA** Branch, Gold Market Centre, Main Road,Kakinada.

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).

For **INDIAN BANK**

Authorized Officer

(Authorised Officer)

Place: Kakinada,
Date: 30.10.2026.