Indian Overseas Bank
Asset Recovery Management Branch,
#48-14-111, Sri Nithya Complex,
Visakhapatnam – 530013

Phone : 0891-2567546
E-Mail : iob2579@iob.bank.in

Ref No: 2579/E-AUCTION/6/BHAVYASRI /1/2026-27 Dt : 04.11.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To

M/s. Bhavyasri Chillies Exports **Rep By : Proprietor : Mrs. Gottam Radha** **D No.14/A/B, Near APMC Market** **GT Road, Guntur-522001**	**..... Borrower**
Mrs. Gottam Radha, W/o Venkata Reddy **Flat No.103,Ground Floor,Padmaja Towers,** **Kundula Road,Via Sivam Merit School,** **Via APHB Colony, Guntur-522001**	**..... Borrower/ Mortgagor**
Mrs. Gottam Venkata Reddy **Flat No.103,Ground Floor,Padmaja Towers,** **Kundula Road,Via Sivam Merit School,** **Via APHB Colony, Guntur-522001**	**..... Guarantor/ Mortgagor**

Sir/Madam,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated 24.12.2019 issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in Andhra Prabha (daily) and New Indian Express (daily) on 28.12.2019 by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 and the Rules there under.
3. You the above named borrowers / mortgagors / guarantors have failed to pay the dues in full save and except the recovery amounting to Rs.1,01,000/-(Rupees One Lakh One Thousand only) after issuance of demand notice dated 16.07.2019. Hence it is proposed to sell the secured assets mentioned in the Schedule below on **"as is where is" and "as is what is" and "whatever there is basis"** condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. After appropriating the aforesaid recovery, the dues in the loan account as on **dt. 31.10.2026** is **Rs.-7,50,78,466/- (Rupees seven crores fifty lakhs seventy-eight thousand four hundred sixty-six only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. We hereby give you statutory notice not less than 15 days that the below mentioned secured assets shall be sold by the undersigned on **25.11.2026 between 10.30 AM and 12.30 PM** hours with auto extension of **10 minutes** through e-auction using (**baanknet.com/eauction-psb**).
6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc. is enclosed for your ready information. Please also be advised that the said sale notice will also be published in leading newspapers of which one is in vernacular language shortly. A copy of the proposed paper publication is also enclosed.

इंडियन ओवरसीज़ बैंक Indian Overseas Bank Authorised Officer प्राधिकृत अधिकारी

Schedule of Secured Assets

(Property standing in the name of Mr . Gottam Venkata Reddy, S/o.Rama Koti Reddy)
(Property covered by document no.197/2016 dated 06.01.2016 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 336 sq yds or 280.93 sq Mts.at Sy No.D 816/G,Plot No.7 & 14 ,Challavaripalem Village, Challavaripalem Village Panchayat area,Ankireddyapalem sivaru, Nallapadu Sub District, Guntur District in the name of Gottam Venkata Reddy,S/o.Rama Koti Reddy .

Bounded by :

East :: 24 Width road left for ingress and egress 28'
South :: Site of Plot No.7 and Plot No.14 Belongs to vender 108'
West :: 24 Width road left for ingress and egress 28'
North :: Site of plot No.8 at some extant 51' & site of Plot No.13 at some extent as per plan in total 108'

(Property standing in the name of Mr . Gottam Radha , W/o. Gottam Venkata Reddy)
(Property covered by document no.10174/2016 dated 17.10.2012 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 360 sq yards or 300.99 Sq Mts in Plot No.8 (170 Sq Yards) Plot No.13 (190 Sq Yards) at Sy No.D 816/G,Plot No.8 & 13 ,Challavaripalem Village, Challavaripalem Village Panchayat area, Ankireddyapalem sivaru, Nallapadu Sub District, Guntur District in the name of Gottam Radha,W/o. Venkata Reddy.

Bounded by :
East :: 24 Width road left by the Vender 30'
South :: Site for PlotNo.14 108'
West :: 24' Width road left by the Vendor 30'
North :: Site of plot No.9 ,12 as per plan 108'

(Property standing in the name of Mr . Gottam Venkata Reddy, S/o.Rama Koti Reddy)
(Property covered by document no.6768/2013 dated 07.08.2013 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 596.44 sq yards or 498.68 Sq mts in an extent of 1003.11 Sq Yards Southern side in Plot No.26 out of Ac.1-95 Cents at Survey No.807/C1 Plot No.26 , Challavaripalem Village Panchayat area , Ankireddyapalem village sivaru, Nallapadu Sub District, Guntur District in the name of Gottam Venkata Reddy,S/o.Rama Koti Reddy.

Bounded by :
East :: Land of Lakireddy Nagi Reddy 88'
South :: Site of Plot No.14,15 as per Plan 61'
West :: 30 Width road left by the Vender 88'
North :: Northern side of Plot No.26 sold to Gottam Radha 61'

(Property standing in the name of Mr . Gottam Radha , W/o. Gottam Venkata Reddy)
(Property covered by document no.6767/2013 dated 07.08.2013 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 406.67 sq yards or 340.02 Sq Mts in an extent of 1003.11 Sq Yards on Northen side in Plot No.26 out of Ac 1-95 cents at Sy No.807/C1 Plot No.26,Ankireddypalem Village Sivaru ,Challavaripalem Village Panchayat area,Nallapadu Sub District, Guntur District in the name of Gottam Radha,W/o. Venkata Reddy.

Bounded by :
East :: Land of Lakireddy Nagi Reddy 60'
South :: Southern side of Plot No.26 sold to Gottam Venkata Reddy 61'
West :: 30' Width road left by the Vendor 60'
North :: Site of plot No.27,28 as per plan 61'

(Property standing in the name of Mr . Gottam Venkata Reddy, S/o.Rama Koti Reddy)
(Property covered by document no.655/2015 dated 22.01.2015 with SRO Nallpadu)

इंडियन ओवरसीज़ बैंक
Indian Overseas Bank
Authorised Officer
प्राधिकृत अधिकारी

Schedule-A :

An extent of 868.4 Sq Yards out of extent 1971 Sq Yards Site in that an Undivlded Share Unspecified share of Property measuring 39.22 Sq Yards or 32-79 Sq Mts. at Sy No.175/A,176/A of Nallapadu Village , Guntur District, Nallapadu sub district, within the Guntur Municipal Limits but not town Survey,Nallapadu in the name of Gottam Venkata Reddy,S/o. Rama Koti Reddy.

Bounded by :
East :: Property belongs to Marthala Rama Devi Dwarachala Tirupathi Reddy atmakuri Lakshmi Sujatha 128'
West :: 30 ft Width Road 128'
North :: 33 ft Width Road 60'
South :: Property belongs to Dronavalli Ramesh 62'-06"

Schedule-B :

All the part parcel of the Residental flat No.103, Ground Floor with plinth area 950 Sq ft inculding common area and car parking in Padmaja Towers, situated at Sy No.175/A,176/A of Nallapadu Village , Guntur District, Nallapadu sub district, within the Guntur Municipal Limits but not town Survey,Nallapadu in the name of Gottam Venkata Reddy,S/o. Rama Koti Reddy.

Bounded By :
East :: Common Corridor
West :: Open to sky
North :: Open to sky
South :: Open to sky

Yours Faithfully

Authorised officer

इंडियन ओवरसीज़ बैंक Indian Overseas Bank Authorised Officer प्राधिकृत अधिकारी

Encl:

1. **E-auction notice Dt. 02.11.2026 containing terms and conditions**
2. **Proposed paper publication of E-auction notice Dt. 02.11.2026**

ANNEXURE 16

Indian Overseas Bank
Asset Recovery Management Branch,
#48-14-111, Sri Nithya Complex,
Visakhapatnam – 530013

Phone : 0891-2567546
E-Mail : iob2579@iob.bank.in

Ref No: 2579/E-AUCTION/BHAVYASRI /1/2026-27 **Dt : 04.11.2026**

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property /ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) whereas, the Authorized Officer of **Indian Overseas Bank** has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on **'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS' and "WHAEVER THERE IS BASIS"** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (baanknet.com/eauction-psb).

Schedule of Secured Assets

(Property standing in the name of Mr . Gottam Venkata Reddy, S/o.Rama Koti Reddy)
(Property covered by document no.197/2016 dated 06.01.2016 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 336 sq yds or 280.93 sq Mts. at Sy No.D 816/G,Plot No.7 & 14 ,Challavaripalem Village, Challavaripalem Village Panchayat area,Ankireddyapalem sivaru, Nallapadu Sub District, Guntur District in the name of Gottam Venkata Reddy, S/o.Rama Koti Reddy .

Bounded by :

East :: 24 Width road left for ingress and egress 28'
South :: Site of Plot No.7 and Plot No.14 Belongs to vender 108'
West :: 24 Width road left for ingress and egress 28'
North :: Site of plot No.8 at some extant 51' & site of Plot No.13 at some extent as per plan in total 108'

Reserve price: Rs.32,26,000/- **Date & Time of auction: 25.11.2026** 10.30 a.m. to 12.30 p.m.
EMD:Rs. 3,22,600/- **Bid increase amount** : Rs.20,000/ Auto extension time: 10 minutes
Known Encumbrance if any: Nil
Inspection Date& Time : 06.11.2026, 10.00 AM to 24.11.2026,5.00 PM

(Property standing in the name of Mr . Gottam Radha , W/o. Gottam Venkata Reddy)
(Property covered by document no.10174/2016 dated 17.10.2012 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 360 sq yards or 300.99 Sq Mts in Plot No.8 (170 Sq Yards) Plot No.13 (190 Sq Yards) at Sy No.D 816/G,Plot No.8 & 13 ,Challavaripalem Village, Challavaripalem Village Panchayat area, Ankireddyapalem sivaru, Nallapadu Sub District, Guntur District in the name of Gottam Radha,W/o. Venkata Reddy.

Bounded by :
East :: 24 Width road left by the Vender 30'

इंडियन ओवरसीज़ बैंक Indian Overseas Bank Authorised Officer प्राधिकृत अधिकारी

South :: Site for PlotNo.14 108'
West :: 24' Width road left by the Vendor 30'
North :: Site of plot No.9 ,12 as per plan 108'

Reserve price: Rs.34,56,000/- **Date & Time of auction: 25.11.2026** 10.30 a.m. to 12.30 p.m.
EMD:Rs. 3,45,600/- **Bid increase amount** : Rs.20,000/ Auto extension time: 10 minutes
Known Encumbrance if any: Nil
Inspection Date& Time : 06.11.2026, 10.00 AM to 24.11.2026,5.00 PM

(Property standing in the name of Mr . Gottam Venkata Reddy, S/o.Rama Koti Reddy)
(Property covered by document no.6768/2013 dated 07.08.2013 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 596.44 sq yards or 498.68 Sq mts in an extent of 1003.11 Sq Yards Southern side in Plot No.26 out of Ac.1-95 Cents at Survey No.807/C1 Plot No.26 , Challavaripalem Village Panchayat area , Ankireddyapalem village sivaru, Nallapadu Sub District, Guntur District in the name of Gottam Venkata Reddy,S/o.Rama Koti Reddy.

Bounded by :
East :: Land of Lakireddy Nagi Reddy 88'
South :: Site of Plot No.14,15 as per Plan 61'
West :: 30 Width road left by the Vender 88'
North :: Northern side of Plot No.26 sold to Gottam Radha 61'

Reserve price: Rs.52,49,000/- **Date & Time of auction: 25.11.2026** 10.30 a.m. to 12.30 p.m.
EMD:Rs. 5,24,900/- **Bid increase amount** : Rs.20,000/ Auto extension time: 10 minutes
Known Encumbrance if any: Nil
Inspection Date& Time : 06.11.2026, 10.00 AM to 24.11.2026,5.00 PM

(Property standing in the name of Mr . Gottam Radha , W/o. Gottam Venkata Reddy)
(Property covered by document no.6767/2013 dated 07.08.2013 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 406.67 sq yards or 340.02 Sq Mts in an extent of 1003.11 Sq Yards on Northen side in Plot No.26 out of Ac 1-95 cents at Sy No.807/C1 Plot No.26,Ankireddypalem Village Sivaru ,Challavaripalem Village Panchayat area,Nallapadu Sub District, Guntur District in the name of Gottam Radha,W/o. Venkata Reddy.

Bounded by :
East :: Land of Lakireddy Nagi Reddy 60'
South :: Southern side of Plot No.26 sold to Gottam Venkata Reddy 61'
West :: 30' Width road left by the Vendor 60'
North :: Site of plot No.27,28 as per plan 61'

Reserve price: Rs. 35,79,000/- **Date & Time of auction: 25.11.2026** 10.30 a.m. to 12.30 p.m.
EMD:Rs. 3,57,900/- **Bid increase amount** : Rs.20,000/ Auto extension time: 10 minutes
Known Encumbrance if any: Nil
Inspection Date& Time : 06.11.2026, 10.00 AM to 24.11.2026,5.00 PM

(Property standing in the name of Mr . Gottam Venkata Reddy, S/o.Rama Koti Reddy)
(Property covered by document no.655/2015 dated 22.01.2015 with SRO Nallpadu)

Schedule-A :

An extent of 868.4 Sq Yards out of extent 1971 Sq Yards Site in that an Undivided Share Unspecified share of Property measuring 39.22 Sq Yards or 32-79 Sq Mts. at Sy No.175/A,176/A of Nallapadu Village , Guntur District, Nallapadu sub district, within the Guntur Municipal Limits but not town Survey,Nallapadu in the name of Gottam Venkata Reddy,S/o. Rama Koti Reddy.

इंडियन ओवरसीज़ बैंक Indian Overseas Bank Authorised Officer प्राधिकृत अधिकारी

Bounded by :
East :: Property belongs to Marthala Rama Devi Dwarachala Tirupathi Reddy atmakuri Lakshmi Sujatha 128'
West :: 30 ft Width Road 128'
North :: 33 ft Width Road 60'
South :: Property belongs to Dronavalli Ramesh 62'-06"

Schedule-B :

All the part parcel of the Residental flat No.103, Ground Floor with plinth area 950 Sq ft inculding common area and car parking in Padmaja Towers, situated at Sy No.175/A,176/A of Nallapadu Village , Guntur District, Nallapadu sub district, within the Guntur Municipal Limits but not town Survey,Nallapadu in the name of Gottam Venkata Reddy,S/o. Rama Koti Reddy.

Bounded By :
East :: Common Corridor
West :: Open to sky
North :: Open to sky
South :: Open to sky

Reserve price: Rs.26,98,000/- **Date & Time of auction: 25.11.2026** 10.30 a.m. to 12.30 p.m.
EMD:Rs. 2,69,800/- **Bid increase amount** : Rs.20,000/ Auto extension time: 10 minutes
Known Encumbrance if any: Nil
Inspection Date& Time : 06.11.2026, 10.00 AM to 24.11.2026,5.00 PM

***To the best of Bank's knowledge, there are no outstanding statutory dues. However, bidders must conduct independent due diligence. Bank's dues have priority over the statutory dues.**

For terms and conditions please visit: https://www.baanknet.com/eauction-psb

Date: 04.11.2026
Place: Visakhapatnam

इंडियन ओवरसीज़ बैंक Indian Overseas Bank SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 Authorised Officer प्राधिकृत अधिकारी

Authorised Officer
Indian Overseas Bank

ANNEXURE 17

Indian Overseas Bank
Asset Recovery Management Branch,
#48-14-111, Sri Nithya Complex,
Visakhapatnam – 530013

Phone : 0891-2567546
E-Mail : iob2579@iob.bank.in

Ref No: 2579/E-AUCTION/BHAVYASRI /1/2026-27 **Dt : 04.11.2026**

e- AUCTION SALE NOTICE
SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas **M/s. Bhavyasri Chillies Exports** has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 16.07.2019 calling upon the borrowers **M/s. Bhavyasri Chillies Exports** and the guarantors/mortgagors **Mrs. Gottam Radha (Borrower and Mortgagor)** & **Mr. Gottam Venkata Reddy (Guarantor and Mortgagor)** to pay the amount due to the Bank, being Rs.3,15,49,084/-(Rupees Three Crores Fifteen Lakhs Forty Nine Thousand Eighty Four Only) as on 30.06.2019 payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on 24.12.2019 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under Section13(4) of the Act read with Rules 8 &9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as Rs.3,35,20,354/-(Rupees Three Crore Thirty Five Lac Twenty thousand Three hundred Fifty Four only) as on dt. 24.12.2019 payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice. The dues of the borrower as on 31.10.2026 works out to **Rs.-7,50,78,466/- (Rupees seven crores fifty lakhs seventy-eight thousand four hundred sixty-six only)** after reckoning recovery amounting to Rs.1,01,000/- subsequent to the Bank issuing demand notice.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

SCHEDULE OF PROPERTY

Item No :-1 (Property standing in the name of Mr . Gottam Venkata Reddy, S/o.Rama Koti Reddy)
(Property covered by document no.197/2016 dated 06.01.2016 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 336 sq yds or 280.93 sq Mts. at Sy No.D 816/G,Plot No.7 & 14 ,Challavaripalem Village, Challavaripalem Village Panchayat area,Ankireddyapalem sivaru, Nallapadu Sub District, Guntur District in the name of Gottam Venkata Reddy,S/o.Rama Koti Reddy .

Bounded by :

East :: 24 Width road left for ingress and egress 28'
South :: Site of Plot No.7 and Plot No.14 Belongs to vender 108'
West :: 24 Width road left for ingress and egress 28'
North :: Site of plot No.8 at some extant 51' & site of Plot No.13 at some extent as per plan in total 108'

इंडियन ओवरसीज़ बैंक Indian Overseas Bank Authorised Officer प्राधिकृत अधिकारी

Item No :-2 (Property standing in the name of Mr . Gottam Radha , W/o. Gottam Venkata Reddy)
(Property covered by document no.10174/2016 dated 17.10.2012 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 360 sq yards or 300.99 Sq Mts in Plot No.8 (170 Sq Yards) Plot No.13 (190 Sq Yards) at Sy No.D 816/G,Plot No.8 & 13 ,Challavaripalem Village, Challavaripalem Village Panchayat area, Ankireddyapalem sivaru, Nallapadu Sub District, Guntur District in the name of Gottam Radha,W/o. Venkata Reddy.

Bounded by :

East :: 24 Width road left by the Vender 30'
South :: Site for PlotNo.14 108'
West :: 24' Width road left by the Vendor 30'
North :: Site of plot No.9 ,12 as per plan 108'

Item No :-3 (Property standing in the name of Mr . Gottam Venkata Reddy, S/o.Rama Koti Reddy)
(Property covered by document no.6768/2013 dated 07.08.2013 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 596.44 sq yards or 498.68 Sq mts in an extent of 1003.11 Sq Yards Southern side in Plot No.26 out of Ac.1-95 Cents at Survey No.807/C1 Plot No.26 , Challavaripalem Village Panchayat area , Ankireddyapalem village sivaru, Nallapadu Sub District, Guntur District in the name of Gottam Venkata Reddy,S/o.Rama Koti Reddy.

Bounded by :

East :: Land of Lakireddy Nagi Reddy 88'
South :: Site of Plot No.14,15 as per Plan 61'
West :: 30 Width road left by the Vender 88'
North :: Northern side of Plot No.26 sold to Gottam Radha 61'

Item No :-4 (Property standing in the name of Mr . Gottam Radha , W/o. Gottam Venkata Reddy)
(Property covered by document no.6767/2013 dated 07.08.2013 with SRO Nallpadu)

All the part and parcel of Residential Vacant land Measuring an extant of 406.67 sq yards or 340.02 Sq Mts in an extent of 1003.11 Sq Yards on Northen side in Plot No.26 out of Ac 1-95 cents at Sy No.807/C1 Plot No.26,Ankireddypalem Village Sivaru ,Challavaripalem Village Panchayat area,Nallapadu Sub District, Guntur District in the name of Gottam Radha,W/o. Venkata Reddy.

Bounded by :

East :: Land of Lakireddy Nagi Reddy 60'
South :: Southern side of Plot No.26 sold to Gottam Venkata Reddy 61'
West :: 30' Width road left by the Vendor 60'
North :: Site of plot No.27,28 as per plan 61'

Item No :-5 (Property standing in the name of Mr . Gottam Venkata Reddy, S/o.Rama Koti Reddy)
(Property covered by document no.655/2015 dated 22.01.2015 with SRO Nallpadu)

Schedule-A :

An extent of 868.4 Sq Yards out of extent 1971 Sq Yards Site in that an Undivlded Share Unspecified share of Property measuring 39.22 Sq Yards or 32-79 Sq Mts. at Sy No.175/A,176/A of Nallapadu Village , Guntur District, Nallapadu sub district, within the Guntur Municipal Limits but not town Survey,Nallapadu in the name of Gottam Venkata Reddy,S/o. Rama Koti Reddy.

Bounded by :

East :: Property belongs to Marthala Rama Devi Dwarachala Tirupathi Reddy atmakuri Lakshmi Sujatha 128'
West :: 30 ft Width Road 128'
North :: 33 ft Width Road 60'
South :: Property belongs to Dronavalli Ramesh 62'-06"

Schedule-B :

All the part parcel of the Residental flat No.103, Ground Floor with plinth area 950 Sq ft including common

इंडियन ओवरसीज़ Indian Overseas Authorised प्राधिकृत अधिकारी

area and car parking in Padmaja Towers, situated at Sy No.175/A,176/A of Nallapadu Village , Guntur District, Nallapadu sub district, within the Guntur Municipal Limits but not town Survey,Nallapadu in the name of Gottam Venkata Reddy,S/o. Rama Koti Reddy.

Bounded By :
East :: Common Corridor
West :: Open to sky
North :: Open to sky
South :: Open to sky

Date and time of e-auction	25.11.2026 between 10.30 a.m to 12.30 p.m (time) Iteam No : 1 to 5 with auto extension of 10 minutes each till sale is completed.
Reserve Price	Item No.1 Reserve Price : 32,26,000/- Item No.2 Reserve Price : 34,56,000/- Item No.3 Reserve Price : 52,49,000/- Item No.3 Reserve Price : 35,79,000/- Item No.3 Reserve Price : 26,98,000/- TDS 1% Will be collected on Successful bid amount of Rs.50 Lacs and Above
Earnest Money Deposit 10%	Item No.1 Rs.3,22,600/- Item No.2 Rs.3,45,600/- Item No.3 Rs.5,24,900/- Item No.4 Rs.3,57,900/- Item No.5 Rs.2,69,800/-
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of " IOB, Asset Recovery Management Branch" to the credit of A/C no. 25790113035001 Indian overseas bank, Asset Recovery Management Branch, #48-14-111, Sri Nithya Complex, Visakhapatnam – 530013 Branch Code: 2579 IFSC Code: IOBA0002579
Bid Multiplier	Rs.20,000/- (the amount in multiples of which the bid is to be increased)
Inspection of property	06.11.2026, 10.00AM to 24.11.2026 05.00 PM
Submission of online application for bid with EMD	06.11.2026 onwards till 24.11.2026 ,05.00 PM
Last date for submission of online application for BID with EMD	24.11.2026 , 05.00 PM
Known Encumbrance if any	Nil
*Outstanding dues Rs... of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	Not known

*Bank's dues have priority over the Statutory dues.

Terms and Conditions

1. The property will be sold by e-auction through the service provider **https:// baanknet.com** under the supervision of the Authorized Officer of the Bank.

2. The intending Bidders /Purchasers are requested to register on portal **https:// BAANKNET.com /eauction-psb/bidder-registration** using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his

Indian Overseas Bank
Authorised Officer

Global EMD Wallet account before the E-Auction date and time in the portal. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS/UPI mode through **https:// BAANKNET.com** in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from BAANKNET portal **(https:// BAANKNET.com).**

5. The submission of online application for bid with EMD shall start from 06.11.2026.

6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 10 minutes each till the sale is concluded.

8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **Rs.20,000/-**to the last higher bid of the bidders. 10 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 10 minutes to the last highest bid, the e-auction shall be closed.

9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of "**Indian Overseas Bank., Asset recovery Management Branch**" to the credit of A/C No.**257901130350O1- SARFAESI Sale Parking Account**, Indian Overseas Bank, Asset recovery Management Branch, 48-14-111, Sri Nithya Complex, Visakhapatnam – 530013. Branch Code: 2579; IFSC Code: IOBA0002579.

10. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

14. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

15. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.



16. Sale is subject to confirmation by the secured creditor Bank.

17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

18. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1.00 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1.00 % income tax on the bid multiplier amount and the bank shall not take any responsibility for the same.

*In case of any sale/transfer of immovable property of Rupees Fifty Lakhs and above, the transferee has to pay an amount equal to 1.00 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, **Guntur Branch /ARMB Visakhapatnam**, situated at D.No.48-14-111, Sri Nithya complex, Rama Talkies Road, Visakhapatnam – 530013 during office hours till **24.11.2026 between 10.00 a.m to 5.00 P.M on working days.**

20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistance is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider **https:// BAANKNET.com** details of which are available on the e-Auction portal.

21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

22. Platform **(https:// BAANKNET.com)** for e-auction will be provided by service provider M/S PSB Alliance Pvt Ltd having registered office at unit 1, 3Rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadalba East, Mumbai-400037 (contact Phone 8291220220, mail 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.**

Date : 04.11.2026
Place: Visakhapatnam

Authorized Officer

इंडियन ओवरसीज़ बैंक
Indian Overseas Bank
Authorised Officer
प्राधिकृत अधिकारी