

IBL/SN/May/001

12th May 2026

1. **Ms. Bigleap Technologies & Soluations private Limited,**
Represent by its Director Mr. Vinay Kotra,
F No.210, Second Floor, Level II,
91, Bhuvana Towers, S D Road, Secunderabad,
Above Minerva Coffee Shop
Hyderabad, Telangana-500001 .. Borrower
2. **Mr. Vinay Kotra,**
Son of Mr. Kotra Ram Roa,
Flat No.1003, Block A, Jalvayu Towers,
Lower Tank Bund Road,
Gandhinagar, Secuderabad,
Hyderabad, Teangana-500080 ... Co-Borrower
3. **Mr. James Johnson**
S/o. Suder Rao,
18-67, Gopal Nagar, Malkajgiri,
K.V. Rangareddy
Telangana-500047 ... Co-Borrower
4. **Mr. Manoj Yadav,**
S/o. T Ashok Yadav
Plot No.35, Chinna Thokatta,
Hanuman Nagar Colony,
New Bowenpallay, Secunderabad,
Hyderabad, Telangana-500011 ... Co-Borrower

Dear Sir/Madam,

Sub: Intimation of Sale of property

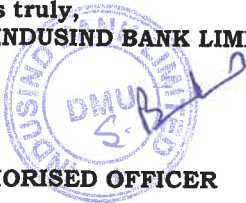
Ref: Notice under Rule 8(6) of the Security Interest (Enforcement) Rules 2002 issued on 21/11/2025

This has reference to above mentioned subject and reference to Notice sent to you under Rule 8(6) dated **21/11/2025 Dispatched on 22/11/2025**, under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002, we wish to inform you as under.

1. That Bank has issued Notice dated **21/11/2025** asking you to repay the entire outstanding and close the loan but till date we have not received any response from you all despite multiple reminders.

2. The Notice hereby given to you, that under signed being Authorized officer of INDUSIND Bank Ltd, now proceeds to sell the secured asset by adopting any one of the methods mentioned in Rule 8(5) of above Rules as you all have fail or neglect to pay the entire outstanding loan amount of INDUSIND Bank Ltd within stipulated time frame therefore, Bank shall now proceed to sell the secured property at the reserve price under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002.

Yours truly,
'For INDUSIND BANK LIMITED



AUTHORISED OFFICER

Enclosed: Copy of auction notice

Cathedral Road Office : IndusInd Bank Limited, Block 2, 2ND Floor, No-25/14, Steeple Reach, Radhakrishnan Salai, Cathedral Road, Chennai – 600 086- Tel (44) 400 61800

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.

Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.bank.in

CIN : L65191PN1994PLC076333



भारतीय डाक
डाक सेवा - जन सेवा

Tevnammet West S.O (600006) Counter No. 1
SP-D ET056035601IN IVR:6984056035601
13-05-2026 10:32:33, 40qms (Phy.),
To: VINAY KOTRA, GANDHI NAGAR
Gandhinagar, TELANGANA - 500080
From: TNDUSTND BANK LTD-600086
(Base:57.00)
PDD-Rn.10

India Post
Dak Seva - Jan Seva

Track@ www.indiapost.gov.in Dial-18002666666

भारतीय डाक
डाक सेवा - जन सेवा

Tevnammet West S.O (600006) Counter No. 1
SP-D ET056035592IN IVR:6984056035592
13-05-2026 10:32:33, 40qms (Phy.),
To: JAMES JOHNSON, GOPAL NAGAR
Malkajgiri S, TELANGANA - 500047
From: TNDUSTND BANK LTD-600086
(Base:57.00)
PDD-Rn.10

India Post
Dak Seva - Jan Seva

Track@ www.indiapost.gov.in Dial-18002666666

भारतीय डाक
डाक सेवा - जन सेवा

Tevnammet West S.O (600006) Counter No. 1
SP-D ET056035589IN IVR:6984056035589
13-05-2026 10:32:33, 40qms (Phy.),
To: MANOJ YODAV, HANUMAN NAGAR COLONY
Bowdhanilly S, TELANGANA - 500011
From: TNDUSTND BANK LTD-600086
(Base:57.00)
PDD-Rn.10

India Post
Dak Seva - Jan Seva

Track@ www.indiapost.gov.in Dial-18002666666

भारतीय डाक
डाक सेवा - जन सेवा

Tevnammet West S.O (600006) Counter No. 1
SP-D ET056035575IN IVR:6984056035575
13-05-2026 10:32:33, 40qms (Phy.),
To: BIGLEAF TECHNOLOGIES, S D ROAD
Pulibowli S, TELANGANA - 500001
From: TNDUSTND BANK LTD-600086
(Base:57.00)
PDD-Rn.10

India Post
Dak Seva - Jan Seva

Track@ www.indiapost.gov.in Dial-18002666666

भारतीय डाक
डाक सेवा - जन सेवा

Booking Ref.ID: 2466010813052617131
GSTIN:33AAAGT028-IN121 Article Count: 4
Total Basic Tariff: 228
Total CGST: 21 Total SGST: 21

India Post
Dak Seva - Jan Seva

Net Amount: 270 13-05-2026 10:32:33
Track @ www.indiapost.gov.in

APPENDIX IV-A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

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 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower (s), / Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on **07/11/2025** by the Authorised Officer of IndusInd Bank Limited. The Secured assets will be sold on "As and where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on **04/06/2026**, for recovery of Rs. 6,20,48,604 (Rupees Six Crore Twenty Lakhs Forty-Eight Thousand Six Hundred and Four Only) as on 28/04/2026 together with further interest, cost & expenses, etc., due to the Secured Creditor from following Borrower, & Co Borrowers. The reserve price and earnest money to be deposited is mentioned below respectively.

That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of "IndusInd Bank Ltd having Account No. **00073564611092**, IFSC: **INDB0000007**, and Branch Address: **No. 3, Village Road, Nungambakkam, Chennai-600034**.

Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% of EMD amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Borrower and Co Borrowers, with Address	Borrower: 1. Ms.Bigleap Technologies & Soluations private Limited, Represent by its Director Mr. Vinay Kotra, F No.210, Second Floor, Level II, 91,Bhuvana Towers, S D Road, Secunderabad, Above Minerva Coffee Shop, Hyderabad, Telangana-500001 Co-Borrowers:- 2. Mr. Vinay Kotra, Son of Mr. Kotra Ram Roa, Flat No.1003, Block A, Jalvayu Towers, Lower Tank Bund Road, Gandhinagar, Secunderabad, Hyderabad, Telangana-500047 3. Mr. James Johnson S/o. Suder Rao 18-67,Gopal Nagar,Malkajgiri, K.V.Rangareddy,Telangana-500047 4. Mr.Manoj Yodav, S/o. T Ashok Yadav, Plot No.35, Chinna Thokatta, Hanuman Nagar Colony, New Bowenpallay, Secunderabad,Hyderabad,Telangana-500011
Loan Account Numbers	AHA01115N
Reserve Price	Rs. 8,97,77,160/- (Rupees Eight Crores Ninety Seven Lakhs Seventy Seven Thousand One Hundred and Sixty Only)
Earnest Money Deposit (EMD)	Rs.89,77,716/- (Rupees Eighty Nine Lakhs Seventy Seven Thousand Seven Hundred Sixteen Only)
Date & Time of E-auction	04/06/2026 between 11:00 AM to 12:00 PM
Last date of submission of bids along with EMD	03/06/2026 till 4:00 PM
Minimum bid Increment amount	Rs. 50,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	With pre appointment
E auction Website Address	https://www.bankeauctions.com
Contact	Mrs. Bindu Moul – 7550285926: (Authorised Officer) Mr. – Sateesh Abbadi – Mobile No: (Bank Officer)
Description Of The Immovable Property/ Secured Asset	All that piece and parcel of the Second Floor Portion in Door No 4-1-331, together with all structures having a buildup area of 9068.45ft, including common area, out of total built up area of 13877 Sq. ft., and Undivided share of land admeasuring 247.53 Sq. yards, out of 2828 Sq. yards, bearing H NO 4-1-327,4-1-328, 4-1-329, 4-1-330, 4-1-331, 4-1-332, 4-1-333, 4-1-334, 4-1-335, 4-1-335/1 & 2, 4-1-336, 4-1-337, of "SAGAR PLAZA" Situated at Troop Bazar, Hyderabad.

Cathedral Road Office : IndusInd Bank Limited, Block 2, 2ND Floor, No-25/14, Steeple Reach, Radhakrishnan Salai, Cathedral Road, Chennai – 600 086- Tel (44) 400 61800

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.

Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.bank.in

CIN : L65191PN1994PLC076333



For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.indusind.com> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, sector 44, Gurgaon, 122003 Haryana. Support No.: 7291981124,25,26, & Contact Sh. Dharani Krishna: 9948182222 Support e-mail ID: support@bankeauctions.com

This notice of 15 days is being given to all of you in compliance of Rule 8, sub rule 6 of SARFAESI Rules under the SARFAESI Act 2002

Terms and Conditions:-

- 1) E-auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online".
- 2) The auction will be conducted through IndusInd Bank approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com.
- 3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. <https://www.indusind.com> or website of service provider i.e. <https://www.bankeauctions.com>
- 4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of IndusInd Bank.
- 5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, sector 44, Gurgaon, 122003 Haryana. Support No.: 7291981124,25,26, & Contact Mr. Sh. Dharani Krishna 9948182222 Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Bank Officer Mrs. S. Bindu Moul- 75502 85926.
- 6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail.
- 7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- 8) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: 12/05/2026
Place: Hyderabad


Authorised Officer
IndusInd Bank Ltd

Cathedral Road Office: IndusInd Bank Limited, Block 2, 2ND Floor, No-25/14, Steeple Reach, Radhakrishnan Salai, Cathedral Road, Chennai – 600 086- Tel (44) 400 61800

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