

IBL/SN/July/001

17th July 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 05/06/2026

This has reference to above mentioned subject and reference to Notice sent to you under Rule 8(6) dated **05/06/2026 Dispatched on 06/06/2026**, 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 **05/06/2026** 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 : IndusInd Bank-Limited, Cathedral Road, Chennai office, Block 2, 3rd 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

INLAND SPEED POST DOCUMENT
POD/ePOD

ET049324639IN

Dely Office & Pincode: Bowenpally S.O(500011)

Booking Office: Teynampet West S.O (600006)

Counter No. 1, 17-07-2026 15:07:35

GSTNo.33AAAGT0284N1Z1 BkgRefID: 2966010817072609417

ChargedWeight(gms):25 Phy.Wt(gms):25 Vol.Wt(gms):NA(L:NA B:NA H:NA)

ModeofPayment: ONLINE PaymentTransactionID: S418164082505
(POD/ePOD-Rs.10.00)

Sender	Receiver
INDUS IND BANK LIMITED Mobile No.1234567890 TNAGAR	MANOJ YADAV Mobile No.1234567890 SECUNDERABAD
CHENNAI TAMIL NADU-600017	HYDERABAD TELANGANA-500011

Track on www.indiapost.gov.in OR Dial 18002666868 : IVR NO : 6984049324639In case of any complaint, please visit <https://crm.indiapost.gov.in/customer>

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17-07-2026 15:07:47

INLAND SPEED POST DOCUMENT
POD/ePOD

ET049324642IN

Dely Office & Pincode: Putlibowli S.O(500001)

Booking Office: Teynampet West S.O (600006)

Counter No. 1, 17-07-2026 15:07:35

GSTNo.33AAAGT0284N1Z1 BkgRefID: 2966010817072609417

ChargedWeight(gms):25 Phy.Wt(gms):25 Vol.Wt(gms):NA(L:NA B:NA H:NA)

ModeofPayment: ONLINE PaymentTransactionID: S418164082505
(POD/ePOD-Rs.10.00)

Sender	Receiver
INDUS IND BANK LIMITED Mobile No.1234567890 TNAGAR	BIGLEAP TECHNOLOGIES Mobile No.1234567890 SECUNDERABAD
CHENNAI TAMIL NADU-600017	HYDERABAD TELANGANA-500001

Track on www.indiapost.gov.in OR Dial 18002666868 : IVR NO : 6984049324642In case of any complaint, please visit <https://crm.indiapost.gov.in/customer>

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INLAND SPEED POST DOCUMENT
POD/ePOD

ET049324625IN

Dely Office & Pincode: Anandbagh S.O(500047)

Booking Office: Teynampet West S.O (600006)

Counter No. 1, 17-07-2026 15:07:35

GSTNo.33AAAGT0284N1Z1 BkgRefID: 2966010817072609417

ChargedWeight(gms):50 Phy.Wt(gms):50 Vol.Wt(gms):NA(L:NA B:NA H:NA)

ModeofPayment: ONLINE PaymentTransactionID: S418164082505
(POD/ePOD-Rs.10.00)

Sender	Receiver
INDUS IND BANK LIMITED Mobile No.1234567890 TNAGAR	JAMES JOHNSON Mobile No.1234567890 RANGAREDDY
CHENNAI TAMIL NADU-600017	HYDERABAD TELANGANA-500047

Track on www.indiapost.gov.in OR Dial 18002666868 : IVR NO : 6984049324625In case of any complaint, please visit <https://crm.indiapost.gov.in/customer>

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17-07-2026 15:07:47

INLAND SPEED POST DOCUMENT
POD/ePOD

ET049324744IN

Dely Office & Pincode: Gandhinagar S.O(500080)

Booking Office: Teynampet West S.O (600006)

Counter No. 1, 17-07-2026 15:07:35

GSTNo.33AAAGT0284N1Z1 BkgRefID: 2966010817072609417

ChargedWeight(gms):50 Phy.Wt(gms):50 Vol.Wt(gms):NA(L:NA B:NA H:NA)

ModeofPayment: ONLINE PaymentTransactionID: S418164082505
(POD/ePOD-Rs.10.00)

Sender	Receiver
INDUS IND BANK LIMITED Mobile No.1234567890 TNAGAR	VINAY KOTRA Mobile No.1234567890 RANGAREDDY
CHENNAI TAMIL NADU-600017	HYDERABAD TELANGANA-500080

Track on www.indiapost.gov.in OR Dial 18002666868 : IVR NO : 6984049324744In case of any complaint, please visit <https://crm.indiapost.gov.in/customer>

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17-07-2026 15:07:47

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 **07/08/2026**, for recovery of Rs. 6,40,07,119.75 (Rupees Six Crore Forty Lakhs Seven Thousand One Hundred Nineteen and Seventy Five Paise Only) as on 14/07/2026 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, Secuderabad, Hyderabad, Telangana-500047 3. Mr. James Johnson S/o. Suder Rao 18-67,Gopal Nagar,Malkajigiri, 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. 8,07,99,300/- (Rupees Eight Crores Seven Lakhs Ninety Nine Thousand and Three Hundred Only)
Earnest Money Deposit (EMD)	Rs. 80,79,930/- (Rupees Eighty Lakhs Seventy Nine Thousand Nine Hundred and Thirty Only)
Date & Time of E-auction	07/08/2026 between 11:00 AM to 12:00 PM
Last date of submission of bids along with EMD	06/08/2026 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: 7032854444 (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: IndusInd Bank Limited, Cathedral Road, Chennai office, Block 2, 3rd 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: 17/07/2026
Place: Hyderabad


Authorised Officer
IndusInd Bank Ltd

Cathedral Road: IndusInd Bank Limited, Cathedral Road, Chennai office, Block 2, 3rd 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.

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