

E-Auction Sale Proclamation Notice under SARFAESI ACT 2002

Sale of immovable asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act).

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned property was mortgaged / charged to the secured creditor, being IndusInd Bank Limited, the possession of under mentioned property had been taken by the Authorised Officer of the IndusInd Bank Limited under S. 13(4) of the Act, will be sold by E- Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc. as detailed below.

The property described below is being sold on "As is where is", "As is what is", and "Whatever there is" under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

Name of Borrower	Mrs. Mamidi Lakshmi Venkata Naga Damayanthi
Co-borrowers/Guarantors	1. Mr. Mamidi Adi Venkata Naga Veeranjaneya Gupta, 2. Mr. Murali Mohan Srinivas Atyam
Total Amount Due as per 13(2) notices	Rs.2,09,14,340.00/- (Rupees Two Crores Nine Lakhs Fourteen Thousand Three Hundred and Forty only) together with further interest at documented rate from 01.04.2024 to the date of payment and other cost, expenses. In the Loan Ac. No. 542000008414.
Total Amount Due as on 30-04-2026	Rs. 2,50,92,851/- (Rupees Two Crores Fifty Lakhs Ninety Two Thousand Eight Hundred and Fifty One only)
Nature of Possession	Possession
Earnest Money Deposit (10% of Reserve Price)	RTGS/NEFT/Fund Transfer to the credit of "IndusInd Bank Ltd", Account No. 00043564604005, IFSC: INDB0000004
Bid Increment	Rs.50,000/- (Rupees Fifty Thousand only)
Mode of Auction	E-AUCTION
Description of Immovable Properties:	<u>Property of Mr. Mamidi Adi Venkata Naga Veeranjaneya Gupta, S/o. Mamidi Pichayya (Sale Deed No.6494 of 2014 dated: 15-10-2014)</u> All that piece and parcel of an extent of Ac 0.50 cents of converted land in R.S. No.130/1, Ibrahimpatnam Village and Panchayath, Krishna District, on the file of Sub Registrar, Ibrahimpatnam, Vijayawada District Registrar.
Reserve Price	Rs. 1,85,19,656/- (Rupees One Crore Eighty Five Lakhs Nineteen Thousand Six Hundred and Fifty Six only)
EMD	Rs. 18,51,966/- (Rupees Eighteen Lakhs Fifty One Thousand Nine Hundred and Sixty Six only)
Auction Date & Time :	23/06/2026 11:00 am to 12:00 pm with unlimited extension of 5 minutes (i.e. time mentioned in sale notice or up to 5 minutes from last bid placed by any bidder, whichever is later.)
Date of Inspection of Properties	15/06/2026 between 11:00 AM to 01:00 PM, contact person Mrs. G.V.L. Prasanna, Mobile No. 9030929327, Godavarthi.Prasanna@indusind.com
Date of Submission of bids (E-auction)	22/06/2026 up to 04:00 PM
Details of encumbrances over the property, as known to the Bank	NIL to the knowledge to the bank.
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known to the best of knowledge of the Bank.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditors Website i.e. <https://www.indusindbank.com>, regarding 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.bankauctions.com> or contact service provider as below
Begumpet: IndusInd Bank Limited, Regional Office, Hyderabad. IndusInd Bank Limited, # 4-10-72, 3rd floor, Ashoka Jaharajani Chambers, Begumpet, Hyderabad-500016.



12. After expiry of the last date of submission of bids with EMD, Authorised officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc) to the service provider M/s. C1 India Private Limited to enable them to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.
13. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders and bidders can bid in multiples of Rs. 50,000/- (Rupees Fifty Thousand Only).
14. Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 5 minutes, the auction will get extended for another 5 minutes. The process will continue until there are no valid bids during last 5 minutes.
15. In no eventuality the property would be sold below the Reserve Price.
16. The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.
17. The successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), immediately on closure of the E-auction sale proceedings through the mode of payment mentioned in Clause (3). The successful bidder is advised to note the business hours of the Bank to avoid technical issues/default.
18. The balance amount of the purchase money shall be paid to the Authorized Officer of IndusInd Bank Limited on or before 15th day from the date of E-Auction or such extended period as agreed upon in writing by the Authorized Officer. In case of any default of respective payment within the stipulated period, the sale will automatically stand revoked and the entire deposit made by the bidder together with the earnest money shall be forfeited without any notice and the property shall be resold. The defaulting bidder shall not have any recourse/claim against the Bank/Authorised Officer.
19. The EMD of the unsuccessful bidders will be returned on the closure of the E-auction sale proceedings without interest.
20. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties.
21. **The sale certificate will be issued in the name of the successful bidder only** and for the successful bid amount as sale consideration, after payment of the entire successful bid amount/closing bid amount and other charges if any.
22. The defaulting purchaser/bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
23. The property is sold in “**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**” in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges/encumbrances on the property, of any authority, besides the Bank’s charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid.
24. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc, will be entertained after submission of the bid/confirmation of sale.
25. The Authorized Officer/Bank will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc or any other dues to the Government, local authority or anybody, in respect of the property under sale.
26. Prospective bidders are advised to peruse the copies of title deed, if any available with the Secured Creditor and also carry out their own inquires to satisfy themselves regarding title to the property, marketability, right, interest, encumbrances, dues if any, over the property. It is the sole responsibility of the prospective buyer and no claim against the bank will be entertained.
27. The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or add/delete/change any of the terms and conditions of this sale at any time without prior notice to the owner, bidder, public etc and without assigning any reason.



ANNEXURE 1

BID FORM

- Name/s of Bidder/s (*In Capital*)* :
- Individual / Company :
- Father's / Husband's Name* :
(In case of Company, please give Name of Authorized Official)
- Date of Birth / Incorporation* :
- Nationality* :
- Permanent/Registered Address* :
- Postal Address of Bidder/s* :
- Mobile Number & Email ID* :
- Fax Number* :
- PAN/TAN Number* :
- Aadhaar Number :
- Brief Description of Property / Secured assets :
- EMD Details
- Date of Demand Draft :
- Name of Bank :
- Branch :
- Bidder's Offer / Bid Amount : Rs. _____/- (Rupees _____
(in words and figures) _____ only)
- Date of submission of Bid :

I declare that I have read and understood all the general, technical and other terms and conditions of the auction sale and shall abide by all of them. I also undertake to improve my bid by minimum one increment value notified in the sale notice if I am the sole bidder.

(Signature of the Bidder/s)

Encl.:

- Copy/s of Photo ID
- Copy/s of PAN/TAN/AADHAR Card
- Copy of address proof of the Bidder(s)
- In case of bidder/s staying abroad / NRIs / PIOs / bidder/s holding dual citizenship, bidder/s must submit copy/s of his / her valid Indian passport.
- In case of bidder/s staying abroad / NRIs / PIOs / bidder/s holding dual citizenship, bidder/s shall also submit a separate declaration by way of an affidavit in the format attached herein as
- Exhibit I.

*** Please carry original at the time of auction for the purposes of verification.**