

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

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

The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned properties are mortgaged / charged to the secured creditor, being IndusInd Bank Limited, the possession of under mentioned properties had been taken by the Authorised Officer of the IndusInd Bank Limited U/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 properties described below are 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 the Borrower/ Guarantors	Outstanding Dues	Date of Possession
1. M/s. Lakshmi Vallabha Exports, Rep. by its Proprietor Mr. Akkisetty Babu Rao, Door No.25-16-150/A,1st Floor, G T Road, OPP AMC, Guntur, Andhra Pradesh 522004	Rs. 9,82,62,284.47 (Rupees Nine Crores Eighty Two Lakhs Sixty Two Thousand Two Hundred and Eighty Four and Paise Forty Seven Only) as on 30.06.2025	19.05.2025
2. Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah, Door No.2-14-121/12, Flat No.2, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		
3. Mrs. Akkisetty Sujatha, W/o. Mr. Akkisetty Babu Rao Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		
4. Ms. Akkisetty Rama Sri, D/o. Mr. Akkisetty Babu Rao, Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		
1. M/s. Rama Satya Deva Chillies, Rep. by its Proprietor Mr. Akkisetty Sujatha, Door No.25-16-150/A,1st Floor, G T Road, OPP AMC, Guntur, Andhra Pradesh - 522004.	Rs. 8,55,58,222.39 (Rupees Eight Crores Fifty Five Lakhs Fifty Eight Thousand Two Hundred Twenty Two and Paise Thirty-Nine Only) as on 30.06.2025	
2. Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah, Door No.2-14-121/12, Flat No.2, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		
3. Mrs. Akkisetty Sujatha, W/o. Mr. Akkisetty Babu Rao Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		
4. Ms. Akkisetty Rama Sri, D/o. Mr. Akkisetty Babu Rao, Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		

Begumpet: IndusInd Bank Limited, Regional Office, Hyderabad: IndusInd Bank Limited, # 1-10-72, 3rd Floor, Ashoka Janardhan Chambers, Begumpet, Hyderabad-500016.

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

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

CIN: L65191PN1994PLC076333



Description of the Properties (mortgaged in both the A/c's)	Reserve Price.	EMD Amount
<p>Item No. 1 :</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.3600 of 2015)</u></p> <p><u>Schedule -A</u></p> <p>An extent of 2396 Sq. Yds or 2003.41 Sq. Mts, situated in D. No.125/A of Ankireddypalem village, within Guntur New Municipal Limits in Guntur District, Nallapadu Sub District, of Chilli's Mansion is being bounded by within the following boundaries:</p> <p>East : 40 Ft Wide Road. South : Property sold by Navuluri Ramaiah. West : Property belongs to Mettu Ramireddy. North : Property belongs to Rayani Mrudula.</p> <p><u>Schedule-B</u></p> <p>Flat No.405, an undivided and unspecified measuring 41.36 Sq. Yds, plinth area of 1160 Sq. ft, including common areas out of above mentioned A Schedule site, and Apartment known as Chilli's Mansion, the above share of site being bounded by:</p> <p>East: Open to Sky. South: Open to Sky. West: Open to Sky & Lift. North: Common Corridor.</p> <p>*Together with the buildings and structures constructed / to be constructed thereon and all the fixed and fittings annexed thereto.</p>	<p>Rs. 27,14,400/- (Rupees Twenty Seven Lakhs Fourteen Thousand Four Hundred Only)</p>	<p>Rs. 2,71,440/- (Rupees Two Lakhs Seventy One Thousand Four Hundred and Forty Only)</p>
<p>Item No. 2 :</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Deed No.6193 of 2010)</u></p> <p>Guntur District, Nallapadu Sub District, Lalpuram Grama Panchath area, Ankireddypalem village, D. No.331/B, covering in an extent of 157 Sq. Yds, Municipal Asst.No.24, Door No.5-30, of R.C.C Daba House is being bounded by:</p> <p>East : 6 Ft Wide Joint Galli Bazar. South : Property of Gopisetty Devaiah. West : Property of Pallapati Ramanamma. North : Panchayat Bazar.</p> <p>Within these boundaries an extent of 157 Sq. Yds or 131.26 Sq. Mtrs of R.C.C Daba house with existing constructions thereupon.</p> <p>*Together with the buildings and structures constructed / to be constructed thereon and all the fixed and fittings annexed thereto.</p>	<p>Rs. 14,13,000/- (Rupees Fourteen Lakhs Thirteen Thousand Only)</p>	<p>Rs.1,41,300/- (Rupees One Lakh Forty One Thousand Only)</p>



Item No. 3:

Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No. 2369 of 2013)

Schedule-A

All that piece and parcel of the property situated in Guntur District, Nallapadu Sub District, 8th lane, Syamala Nagar, with in the Guntur Municipal Corporation Limits, not surveyed bearing D.No.213/1 and 217, Ac.2.60 Cents, D.No.223, Ac.8.30 Cents of Nallapadu Village, in which after leaving an extent of 30.55 Sq. Yds, towards Eastern road side and retained an extent of 580.56 Sq. Yds of LAKSHMI VALLABHA HEIGHTS is being bounded by:

East : 30 ft Wide Municipal Road.
South : Property belongs to Makineni Lakshmaiah.
West : Property belongs to Papineni Sambasiva Rao.
North : Property belongs to Chebrolu Sivarama Krishnaiah.

Within these boundaries an extent of 580.56 Sq. Yds or 485.42 Sq. Mtrs of site along with easements rights.

Schedule-B

An undivided and unspecified measuring 67.18 Sq. Yds or 56.17 Sq. mts, out of above mentioned A Schedule site and along with semi-finished Flat No.1, located in the Ground Floor of LAKSHMI VALLABHA HEIGHTS with a plinth area of 1600 Sq. ft, including common areas and allotment of one car parking area, the above share of site being bounded by:

East: Open area in Ground.
South: Open area in Ground.
West: Common Corridor and Common Stair Case.
North: Open area in Ground.

*Together with the buildings and structures constructed / to be constructed thereon and all the fixed and fittings annexed thereto.

**Rs. 46,08,000/-
(Rupees Forty Six
Lakhs Eight
Thousand Only)**

**Rs. 4,60,800/-
(Rupees Four
Lakhs Sixty
Thousand
Eight
Hundred
Only)**

Details of Auction:

Inspection of Property : 26.08.2025 between 02:00 PM to 03:00 P.M
Last date for bid-submission : 09.09.2025 upto 04:00 PM
Date of E-Auction : 10.09.2025 between 02:00 P.M to 03:00 P.M (with auto extension of 5 minutes each)

For further details, contact: Mr. Farooq Basha, Mobile No. 9700898077,
Mrs. G.V.L. Prasanna, Asst. Vice President & Authorised Officer, Mobile No. 9030929327 and
Mr. Ravindar Jatothu, Vice President, Mobile No. 8688709890
Email: godavarthi.prasanna@indusind.com ; ravindar.jatothu@indusind.com



The details regarding E Auction are mentioned below:

Name of Auction Provider	M/s. C 1 India Private Limited
Address	Gulf petro Chem, Building No.301,1 st floor, udyog vihar, Phase-2, Gurgaon Haryana- 122015.
Contact Person	Mr. P. Dharani Krishna
Contact no	91-9948182222
Email address	support@bankeauctions.com
Website Address	https://www.bankeauctions.com

TERMS & CONDITIONS

1. Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
2. The sale process of above properties shall be conducted through e-auction only, on the said date i.e. 10.09.2025 mentioned by the Bank's e-auction service provider M/s. C1 India Private Limited, Contact person Mr. P. Dharani Krishna, Contact No. +91 9948182222 on the platform of the website ie: <https://www.bankeauctions.com>. The service provider will also provide training on e-auction, if required, to those bidders who will deposit EMD.
3. Earnest Money Deposit (EMD) shall be deposited through DD/RTGS/NEFT/Fund Transfer to the credit of "**IndusInd Bank Ltd**", having Account No. **00043564604005**, IFSC: **INDB00000004**.
4. Bids shall be submitted online only in the prescribed format with relevant details. For details please contact above persons of M/s. C1 India Private Limited on support@bankeauctions.com; Mobile No. +91 9948182222.
5. The intending bidders should also submit a copy of the bid form submitted 'online' along with the UTR no. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorised Officer, IndusInd Bank Ltd, 1-10-72, Ashoka Janardhan Chambers, Sardar Patel Road, Begumpet, Hyderabad-500011, so as to reach the same on or before 31/03/2025 at 4.00 pm. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale – in the A/c. of "M/s. Lakshmi Vallabha Exports & M/s. Rama Satya Deva Chillies."
6. On compliance with the above, the bidders shall be provided with the facility of online participation in the inter-se auction bidding. Online bidding will take place at the website of <https://www.bankeauctions.com> and shall be subject to the terms and conditions mentioned herein as well as those given in the bid document. Further the sale shall be in accordance with the SARFAESI Act/Rules.
7. No person other than the intending bidder themselves, or their duly authorized agent shall be allowed to participate in the E-Auction.
8. The intending participants of the E-Auction may download copies of sale notice, terms and conditions of E-auction, help manual on operational part of E-Auction and process compliance form related to this e-auction from the above mentioned website of service provider i.e. <https://www.bankeauctions.com>. For the purpose of participation in e-auction, the intending bidders must have an active e-mail ID and PAN Number.
9. It is the sole responsibility of the bidder to obtain the computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of the bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained by the Bank or the E-auction Service Provider.
10. Bidders are required to comply with KYC norms and provide self-attested KYC documents **online as well as offline**. The genuinity of the KYC documents is the sole responsibility of the bidder.
11. Offers that are not duly filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers, and accordingly shall be rejected.
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. 20,000/- (Rupees Twenty 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 inquiries 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.
28. The E-Auction sale is subject to the confirmation by the Secured Creditor/Bank. If the borrower/guarantor pays the amount due to the Bank in full before date of sale, no sale will be conducted. The successful bidder shall not have claim in this regard and cancellation of the sale/auction is at the discretion of the Bank/Authorised Officer.
29. Indusind Bank Ltd has appointed M/s. C1 India Private Limited as a service provider who will assist the undersigned in conducting the auction.
30. Prospective bidders may avail online training on e-Auction from M/s. C1 India Private Limited, Address: Gulf petro Chem, Building No.301, 1st floor, udyog vihar, Phase-2, Gurgaon Haryana- 122015., Mr. P. Dharani Krishna, Contact No. +91 9948182222 Email address: support@bankeauctions.com.



31. The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the property Please contact Mrs. G.V.L. Prasanna, Authorised Officer & Asst. Vice President, Mob. 9030929327, Mr. Ravindar Jatothu, Vice President, Mob. 8688709890.
32. The particulars specified in the Description of property have been stated to the best of information of secured creditor and the secured creditor will not be responsible for any error, misstatement or omission.
33. For further details, contact the Authorised Officer Mrs. G.V.L. Prasanna, Mob: 9030929327 godavarthi.prasanna@indusind.com.

IMPORTANT INSTRUCTIONS

34. Bidding in the final minutes and seconds should be avoided in the bidders own interest. Neither Indusind Bank Ltd nor Service Provider will be responsible for any failure/lapse (Power failure, Internet failure etc.) on the part of the vendor. In order to prevent such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as backup power supply etc required so that they are able to prevent such situation and continue to participate in the auction successfully. As per the new inter-operability guidelines released by the Controller of Certifying Authorities (CCA), the Secured Socket Layer (SSL) certificate for a e-procurement application is generated on a new algorithm, SHA2. Also, the Digital Certificate that will be applicable for these platforms have to be SHA2 algorithm compliant. For the same, the users have to ensure that they have Windows XP (SP3)/Windows Vista/Windows 7 installed in their respective PC/Laptop.
35. This is also a notice to the borrower/guarantor of the above said loan about holding of this sale on the above mentioned date if their outstanding dues are not repaid in full.

STATUTORY 30 DAYS SALE NOTICE UNDER RULES 6(2), 8(6), 8(7) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

The borrower/guarantors/mortgagors are hereby notified to discharge the liability in full and pay the dues as mentioned above along with up to date interest and expenses within Fifteen days from the date of this notice failing which the "secured Asset" (mentioned above) will be sold as per the terms and conditions mentioned above. In case there is discrepancy between the publications of sale notice in English and vernacular newspaper then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

Place: Hyderabad
Date : 01-08-2025

For INDUSIND BANK LTD.

G.V.L. Prasanna

Authorised Signatory
IndusInd Bank Ltd

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.**

Exhibit I

DECLARATION ON AFFIDAVIT

(To be submitted only by persons residing outside India/NRIs/PIOs/bidders holding dual citizenship)

I, _____, s/o _____ aged _____, residing at _____ do hereby solemnly affirm and declare as under:

- That I am interested in participating in the auction sale proceedings and bidding for and thereafter purchasing the property viz. _____ (*details of the property*) (hereinafter referred as the "said property").
- That I am legally competent and entitled to participate in the said auction sale proceedings and pursuant thereto to purchase the said property as and when I am declared as successful bidder by the Authorised Officer of the Bank as the case may be.
- That by participating in the said auction sale or by purchasing the said property I will not be in contravention of any law, rules, regulations, directions, guidelines, etc. that are or may be applicable to me either in India or outside the jurisdiction of India.
- That I am deposing this Affidavit on my own and at my sole risk as to the costs and consequences and if the aforementioned facts deposed by me herein are found to be incorrect at any time then I shall be the sole person responsible for the same.
- That the Bank shall not in any manner be held liable or responsible with respect to any thing or facts that have been mentioned herein and deposed by me.

Deponent