

FORM B
PUBLIC ANNOUNCEMENT
(Regulation 12 of the Insolvency and Bankruptcy Board of India
(Liquidation Process) Regulations, 2016)

For the attention of the stakeholders of
I-VANTAGE INDIA PRIVATE LIMITED

S.No.	PARTICULARS	DETAILS
1	Name of corporate debtor	I-Vantage India Private Limited
2	Date of incorporation of corporate debtor	20-08-2001
3	Authority under which corporate debtor is incorporated /Registered	Companies Act 1956 ROC - Hyderabad
4	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U72200TG2001PTC037216
5	Address of the registered office and principal office (if any) of corporate debtor	8-2-269/10 Suite No.501 5th Floor Trendsetters Road No.2 Banjara Hills, Hyderabad - 500034
6	Date of closure of Insolvency Resolution Process	24.04.2025
7	Liquidation commencement date of corporate debtor	24.04.2025 (Copy of the order received on 28.04.2025 from NCLT web portal)
8	Name and registration number of the insolvency professional acting as liquidator	Santosh Bhatia, IBI/PA-001/JP-P-01570/2019-2020/12668
9	Address and e-mail of the liquidator, as registered with the Board	Address: D-1101, Lodha Meridian, 4th Phase, KPHB Colony, JNTU, Kukatpally, Hyderabad, Telangana, 500072 Mail id: casantoshbhatia@gmail.com
10	Address and e-mail to be used for Correspondence with the Liquidator	Address: D-1101, Lodha Meridian, 4th Phase, KPHB Colony, JNTU, Kukatpally, Hyderabad, Telangana, 500072 Mail id: casantoshbhatia@gmail.com
11	Last date for submission of claims	28th May 2025

Notice is hereby given that the National Company Law Tribunal, Hyderabad has ordered the commencement of liquidation of the M/s. I-Vantage India Private Limited on 24th April, 2025 (Copy of the order received on 28.04.2025 from NCLT web portal). The stakeholders of I-Vantage India Private Limited are hereby called upon to submit their claims with proof on or before 28th May, 2025, to the liquidator at the address mentioned against item No.10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with the proof in person, by post or by electronic means. Submission of false or misleading proof of claims shall attract penalties.

Date: 30th April, 2025
Place: Hyderabad

Name and Signature of Liquidator
Santosh Bhatia

SBI

State Bank Of India, SARB, Vardhaman Building, 2nd Flr, Seven Laves Chowk, Shankarsheth Road, Pune- 42. Ph:020-26446043/44 Email : sbi.10151@sbi.co.in.

SALE NOTICE FOR SALE OF MOVABLE ASSET ON RECEIPT OF POSSESSION FROM NCLT HYDERABAD BENCH I

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE ASSET

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described movable asset hypothecated/ charged to the Secured Creditor, the physical possession of which has been received by the Authorised Officer of State Bank of India, the Secured Creditor, from NCLT Hyderabad Bench-I vide its order dated 07.05.2024 in the matter of M/S Talson Motors Pvt Ltd IA No.1671 of 2023 in CP(B) No. 1997/HDB/2021. The asset will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 14.05.2025, for recovery of Rs. 1,06,77,848.00 (Rupees One Crore Six Lakhs Seventy Seven Thousand Eight Hundred Forty Eight) as on 28-10-2024 with further interest incidental expenses and costs there on due to the secured creditor from M/S Talson Motors. The reserve price will be Rs. 48,00,000/- (Rupees Forty Eight Lakhs only) and the earnest money deposit will be Rs. 4,80,000/- (Rupees Four Lakh Eight Thousand only).

The e-auction will be conducted through Bank's approved service provider M/s SISIL Infotech Pvt. Ltd. at their web portal <https://banknet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://banknet.com>

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/ Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://banknet.com>

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://www.sbi.co.in/> and website <https://banknet.com>

Date & Time of public E-Auction 14.05.2025 from 12.00 PM to 3.00 PM with unlimited extensions clause of 10 minutes each.

Property ID No : SBIN10151102204002

Detail of Property :

Vehicle Class- Motor Car, Registration No. TS09FH2250, Date of registration- 20/09/2019, Make/model - VOLVO-XC-90-D5 BSVI, Date of Mfg.- 03/2019, Chassis No. YV1LF68ACK1480602, Engine No. 2946405, Colour- Onyx Black

Reserve Price (Rs.) 48,00,000/-

Earnest Money Deposit (Rs.) 4,80,000/-

Bid increase Amount (Rs.) 25,000/-

Date & time of inspection : 06.05.2025 at 12.00 AM to 3.00 PM

Enquiry- Abhay Somkuwar, Mobile No. 8275130684

Mr. Jayaramudu, 9494431902 & Pravin Dalvi, CCO Mob. No. 9881110809

Place : Pune
Date : 25.04.2025

Authorised Officer,
State Bank of India

Union Bank of India

UNION BANK OF INDIA

D.No.40/384, Shop No. 31 to 36, 1st Flr., UCON PLAZA, Park Road, Kurnool. Ph. No. 08518-220873

POSSESSION NOTICE [RULE 8(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002] (For immovable property)

WHEREAS, The undersigned being the Authorized Officer of erstwhile Andhra Bank, now Union Bank of India, Ucon Plaza Branch (35460) , under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) of the Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 02-12-2024 calling upon the

1(a). Mr. S RASOOL KHAN (Applicant) S/o. S Gaffar Khan, H.No. 45-169, Narasimha Reddy Nagar, Kurnool - 518001

1(b). Mrs. S NASEEM KHATOON (Co-Applicant) W/o. S Rasool Khan, H.No. 45-169, Narasimha Reddy Nagar, Kurnool - 518001

1(c). Mr. S ABDULLA KHAN (Co-Applicant) S/o. S Rasool Khan, H.No. 45-169, Narasimha Reddy Nagar, Kurnool - 518001

2(a). Mrs. N SARADA (Guarantor) D/o. M Subba Rayudu, H.No. 45-169, Narasimha Reddy Nagar, Kurnool - 518001

Estate of the deceased Mrs. S Naseem Khatoun represented by: Husband : Mr. S RASOOL KHAN S/o. S Gaffar Khan, H.No. 45-169, Narasimha Reddy Nagar, Kurnool - 518001

Son: Mr. S ABDULLA KHAN S/o. S Rasool Khan, H.No.45-169 Narasimha Reddy Nagar, Kurnool - 518001

And others

to repay the amount mentioned in the notice being Rs.34,95,280.45 (Rupees Thirty Four Lakh Ninety Five Thousand Two Hundred Eighty and Forty Five Paise Only) within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred under Section 13 (4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this day dated 28-04-2025.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Union Bank of India for an amount of Rs.34,95,280.45 (Rupees Thirty Four Lakh Ninety Five Thousand Two Hundred Eighty and Forty Five Paise Only) and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

All the parts and parcel of residential land and building bearing H.No. 45-169 consisting Ground + 1st Floor to the extent of 266.66 Sq. Yds (plinth area 1995 Sq. Ft) situated in Narasimha Reddy Nagar, Kurnool Sub Registration and registration district Kurnool.

Bounded by :- East: Public Road, West: Existing Building in D No. 45-157, North: Existing Building in D No. 45-168, South: Existing Building in D No. 45-170

Date:28-04-2025, Place:Kurnool

Authorized Officer, Union Bank of India

Karnataka Bank Ltd.

Your Family Bank. Across India

Asset Recovery Management Branch, 1st floor, Plot No. 50, Srinagar Colony, Road No. 3, Banjara Hills, Hyderabad - 500073.

Phone : 040-23755686/ 23745686
E-Mail : hyd.arn@ktbkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES

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 Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable property mortgaged /charged to the secured Creditor, the Possession of which has been taken by the Authorised Officer of Karnataka Bank Ltd the Secured Creditor will be sold on "As is Where is", "As is What is" and "What ever there is" on 22.05.2025 for recovery of dues to the Karnataka Bank Ltd., from following borrowers/ guarantors/ co-obligants.

Karnataka Bank Ltd, Madakasira Branch ((Ph: 08493- 288424, 9440888424, 9490188425))

SI.No.1:Name &Address of Borrowers/Mortgagors/Guarantors, Date of Possession and Details of Secured Debt.

(1) Mrs. Shahina, W/o Mr. Khasim P, (2) Mr. Khasim P, S/o Mr. Pakrudin Sab, both are addressed at No. 5-147, Jakkepalli Rangapuram, Madakasira, Ananthapur,Madakasira - 515301, Andhra Pradesh. Date of constructive Possession: 12.07.2024., Details of Secured Debt: Rs.26,06,088.64 (Rupees twenty six lakhs six thousand eighty eight and paise sixty four only) under Term Loan Account No.4897001600034601 plus interest from 20.04.2025 plus costs.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

All that part and parcel of Residential property, bearing Plot No. 53, measuring 158.88 Sq. yards and Plot No. 54, measuring 154 Sq. yards, totally measuring 312.88 Sq. yards, situated at Sy. No. 475-1A2, Near D. No. 5/112, Babu Kushi, 5th Ward, Madhugiri Road, Madakasira, Ananthapur District, along with under constructed building thereon belonging to Mrs. Shahina and bounded as follows: **For Plot No. 53** property is bounded by East: Plot No. 54, West: Plot No. 52, North: Plot No. 50 and South: 15 wide road. **For Plot No. 54** property is bounded by East: 20' wide road, West: Plot No. 53, North: Plot No. 51 and South: 15' wide road.

Location: Latitude & Longitude: 13°55'36.9" North and 77°15'59.3" East.

RESERVE PRICE : Rs.31,21,000.00 (Rupees thirty one lakhs twenty one thousand Only)
Earnest Money Deposit:Rs.3,12,100.00 (Rupees three lakhs twelve thousand one hundred Only)

Karnataka Bank Limited, Hyderabad – Rajbhavan Road Branch [(040-23300548(G)/040-23320642(BM) 984998635(BM)/ 9676411180(ABM)]

SI.No.2:Name &Address of Borrowers/Mortgagors/Guarantors, Date of Possession and Details of Secured Debt.

(1)M/s Suyati Impex Private Limited Represented by its Directors: i) Mrs Vydehi Telapolu (Director) ii) Mr. Pavan Charith Akhil Telapolu (Director) addressed at No.6-3-688/10/23, II Floor, Durganagar Colony, Panjagutta, Hyderabad – 500082, Telangana. Also at: Flat No.302, MCH No.8-3-977/2, Creative Sadan, Yellareddyguda, Hyderabad – 500073, Telangana. (2)Mrs Vydehi Telapolu W/o Mr. Telapolu Ramprasad, Director: M/s Suyati Impex Private Limited (3)Mr. Pavan Charith Akhil Telapolu S/o Mr. Telapolu Ramprasad Director: M/s Suyati Impex Private Limited. No. (4) Mr. Telapolu Nihar S/o Mr. Telapolu Ramprasad, No. (2) No. (3) and No. (4) addressed at: No. 76-8-2-2, Manava Mandir Road, Bhavanipuram, Kamakotnagar, Vijayawada – 520012, Andhra Pradesh. (5)Mr. Dhavalu Madhusudhana Rao S/o Mr. Dhavalu Rama Somayajulu addressed at No. 36-99-37/5, Kancharapalem, Visakhapatnam – 530008 Andhra Pradesh, Date of constructive Possession:02.11.2022,03.11.2022 and 04.11.2022. Details of Secured Debt: Rs.13,05,50,014.91 [Rupees thirteen crores five lakhs fifty thousand fourteen and paise ninety one only] under.

NATURE & ACCOUNT No.	BALANCE OUTSTANDING (Rs.)	INTEREST TO BE ADDED FROM
PSLT A/c No. 3347001800019201	Rs.11,18,574.82	01.06.2024
PSLT A/c No.3347001800019301	Rs.11,24,01,729.09	17.06.2024
PSLT A/c No. 3347001800019401	Rs. 66,06,853.00	17.06.2024
OD A/c No.8127000100002021	Rs.3,52,858.00	01.06.2024
Total	Rs.13,05,50,014.91	

DESCRIPTION OF THE IMMOVABLE PROPERTIES

Item No.1. All that part and parcel of residential Flat bearing No. B-604 bearing Municipal No. 1-61MTLB/B-604, (PTIN No. 1119989624) on Sixth Floor (Ground + 5 Floors) of FOUNTAINHEAD having a built up area of 2385 Sq.ft (including two car parkings of 240 square feet) along with undivided share of land measuring 76 Square yards, equivalent to 63.53 Square meters out of total land measuring 6192.22 Square yards. Constructed on Plot Nos A to G & 7, in survey Nos. 1, 131/1 & 131/2 situated at Khajaguda Village, Serilingampally Mandal, Ranga Reddy District, belonging to I)Mr. Telapolu Ramprasad (since deceased) represented by legal heirs 1)Mr. Pavan Charith Akhil Telapolu, 2)Mrs. Vydehi Telapolu and 3)Mr. Telapolu Nihar and II) Mrs. Telapolu Vydehi, bounded by North: Open to Sky, South: Open to Sky, East: Open to Sky and West: Corridor. Boundaries to the Plot: North: 120 feet wide Road, South: Village Settlement, East: Village Settlement and West: Chaitanya Enclave Development. Latitude: 17.417526N, Longitude: 78.366203E

RESERVE PRICE : Rs. 1,63,00,000.00 (Rupees one crore sixty three lakhs only) (Inclusive of TDS)
Earnest Money Deposit:Rs.16,30,000.00 (Rupees sixteen lakhs thirty thousand only)

Item No. 2. All that part and parcel of residential flat No. 2-D on Second Floor, JAINS PCH ROCK GARDEN, Phase III admeasuring 1960 sq ft of built up area, including common area and two car Parking Space of 280 sq ft along with undivided area of land of 75.95 sq yards, out of total extent of land admeasuring 2226 Square yards, Constructed on Plot Nos 86 and 86/A in Survey Nos 4,5,6,8,9 part and 10 part, Situated at Gafamada Village, Serilingampally, RR District, belonging to Mr. Telapolu Ramprasad (since deceased) represented by legal heirs 1)Mr. Pavan Charith Akhil Telapolu, 2)Mrs. Vydehi Telapolu and 3)Mr. Telapolu Nihar, bounded by Boundaries of the Plot: North: 40' Wide Road, East: Private Road of Plot No. 86, South: Plot No. 86 and West: Plot No. 85/A. Boundaries to the Flat: North: Open to Sky, East: Corridor, South: Open to Sky and West: Open to Sky. Latitude : 17.439157N, Longitude: 78.383792E

RESERVE PRICE : Rs.1,34,00,000.00 (Rupees one crore thirty four lakhs only) (Inclusive of TDS)
Earnest Money Deposit:Rs.13,40,000.00 (Thirteen lakhs thirty thousand only)

Item No.3. All that part and parcel of residential plot bearing Plot No.36 & 37, admeasuring 160 sq yds or 133.80 sq mts situated at SAMAPADA Layout, Survey No.379/4-B, Bhogapuram (EAST) Revenue Village, Bhogapuram Mandal, Vizianagaram District, Belonging to Sri Dhavalu Madhusudhana Rao. Boundaries for Plot No.36: North: 24 ft Wide Layout road, South: Others Land, East: Plot No.35 and West: Plot No.37 Boundaries for Plot No. 37: North: 24 ft Wide Layout road, South: Others Land, East: Plot No.36 and West: Others Land. Latitude: 18.008941 and Longitude: 83.483752.

RESERVE PRICE : Rs.17,28,000.00 (Rupees seventeen lakhs twenty eight thousand only)
Earnest Money Deposit:Rs.1,72,800.00 (Rupees one lakh seventy two thousand eight hundred only)

Item No.4. All that part and parcel of residential property measuring 10 Acres 33 cents bearing R.S. No. 52/2A, 52/2B, near D.No. 5-73 situated at Thotapalli village & Panchayat, Gannavaram, Vijayawada East, Krishna District, belonging to Mr. Telapolu Ramprasad (since deceased) represented by legal heirs 1)Mr. Pavan Charith Akhil Telapolu, 2)Mrs. Vydehi Telapolu and 3)Mr. Telapolu Nihar, bounded by East: Road, South: Road, West: Lands of Mokkaipati Nirmala Kumari etc., and North: Land Sold to Lakshmi Kumari etc., Latitude: 16.484763 and Longitude: 80.778336

RESERVE PRICE : Rs. 3,76,00,000.00 (Rupees three crores seventy six lakhs only) (Inclusive of 1% TDS)
Earnest Money Deposit:Rs. 37,60,000.00 (Rupees thirty seven lakhs sixty thousand only)

Note: There is one SA 338/2023 pending at DRT-II, but there is no stay as on date.

Karnataka Bank Limited, Hyderabad – Rajbhavan Road Branch (984998635 BM)

SI.No.3:Name &Address of Borrowers/Mortgagors/Guarantors, Date of Possession and Details of Secured Debt.

(1) Mr. Mohammed Abdul Baseer, S/o Mr. Mohammed Abdul Hadi, (2) Mrs. Anjum Parwez, W/o Mr. Mohammed Abdul Baseer, both are addressed at Flat No. 402, Fourth Floor, "GEM Residency", Municipal No. 19-1-1062, Bahadurpura, Bandlaguda, Hyderabad – 560064, and are also addressed at No. 1-8-449/3/6, Begumpet Noorbagh, New Pali Gadda, Secunderabad – 500003, Date of constructive Possession:02/01/2025. Details of Secured Debt: Rs. 84,62,403.03 (Rupees eighty four lakhs sixty two thousand four hundred three and paise three only) under.

NATURE & ACCOUNT No.	BALANCE OUTSTANDING (Rs.)	INTEREST TO BE ADDED FROM
PSLT A/c No.3347001800015101	Rs.44,07,198.69	03/04/25
PSLT A/c No. 3347001800015401	Rs.40,55,204.34	13.04.2025
Total	Rs.84,62,403.03	

DESCRIPTION OF THE IMMOVABLE PROPERTIES

Item No. (1): All that part and parcel of Residential Flat bearing Flat No. 402, Fourth Floor, in the residential building known as "GEM RESIDENCY", admeasuring 990 Sq. Feet (including common areas and Car parking area), with undivided share of land admeasuring 25 Sq. Yards, on the house property bearing Municipal No. 19-1-1062, admeasuring 1185 Sq. Yards or 990.66 Sq. Mtrs. Out of total land area of 16576.2 Sq. yards, situated at Bahadurpura, Bandlaguda, Hyderabad, Telangana State. The property belongs to Mr. Mohammed Abdul Baseer. Boundaries for entire land: East: 20' wide Road, West: Neighbour's Property, North: Owner land, South: 30' wide Road. Boundaries of Flat No. 402: East: Open to sky, West: Corridor, North: Lift, Open to Sky & Flat No. 401, South: Open to Sky & Flat No. 403. Location: Latitude: 17.35822 & Longitude: 78.456388.

RESERVE PRICE : :Rs.49,50,000.00 (Rupees forty nine lakhs fifty thousand only)
Earnest Money Deposit: Rs. 4,95,000.00 (Rupees four lakhs ninety five thousand only)

Item No. (2): All that part and parcel of Residential Flat bearing Flat No. 502, Fifth Floor, in the residential building known as "GEM RESIDENCY", admeasuring 990 Sq. Feet (including common areas and Car parking area), with undivided share of land admeasuring 25 Sq. Yards, on the house property bearing Municipal No. 19-1-1062, admeasuring 1185 Sq. Yards or 990.66 Sq. Mtrs. out of total land area of 16576.2 Sq. yards, situated at Bahadurpura, Bandlaguda, Telangana State. The property belongs to Mr. Mohammed Abdul Baseer. Boundaries for entire land: East: 20' wide Road, West: Neighbour's Property, North: Owner land, South: 30' wide Road. Boundaries of Flat No. 502: East: Open to sky, West: Corridor, North: Open to Sky & lift, South: Open to Sky. Location: Latitude: 17.35822 & Longitude: 78.456388.

RESERVE PRICE : :Rs.49,50,000.00 (Rupees forty nine lakhs fifty thousand only)
Earnest Money Deposit: Rs. 4,95,000.00 (Rupees four lakhs ninety five thousand only)

Karnataka Bank Limited, Rajendranagar Branch (Phone: 040 - 24017755 (G), Mobile: 9898931533 (BM) 9505599333 (ABM))

SI.No.4:Name &Address of Borrowers/Mortgagors/Guarantors, Date of Possession and Details of Secured Debt.

(1) M/s Sri Unnati Seeds represented by its Proprietor Mr. Gurram Ramkrishna addressed at Plot No.78, H No.3-8-129, Road No.3, Chandrapuri Colony, L B Nagar, Hyderabad - 500074, (2) Mr. Gurram Ramkrishna S/o Mr. Papaiah G and (3) Mrs. Gurram Radha W/o Mr. Gurram Ramkrishna both (2) and (3) are residing at Plot No. 100, North Raghavendra Colony, Jileguda, Meerpet, Hyderabad 500097. Date of constructive Possession:09.05.2022. Details of Secured Debt: Rs.4,78,88,167.70 (Rupees four crores seventy eight lakhs eighty eight thousand one hundred sixty seven and paise seventy only) out of which i) Rs.4,56,18,536.88 (Rupees four crores fifty six lakhs eighteen thousand five hundred thirty six and paise eighty only) along with future interest from 01.08.2024 plus costs under PSDN A/C No.6647006000001201, ii) Rs.22,69,630.84 (Rupees twenty two lakhs sixty nine thousand six hundred thirty and paise eighty four only) along with future interest from 04.08.2024 plus costs under PSDPN A/C No. 6647001400001001.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

All that part and parcel of industrial land measuring 3 Acres 21 Guntas comprised in Sy No.273 and Industrial building constructed thereon, situated at Sarimiyagudem, Thimparthy Village, Nalgonda District belonging to Mr. Gurram Ramkrishna bounded by East: 30'0 Donka, West: Agriculture Land of Mallaiha, North: 30'0 Donka & Agri land of Purchaser, South: Agriculture Land of C H Ravinder Reddy. Location: Latitude & Longitude: 17.019289 & 79.433533

RESERVE PRICE : Rs.2,41,00,000.00 (Rupees Two Crores Forty One Lakhs Only) (including TDS @ 1%)
Earnest Money Deposit:Rs. 24,10,000.00 (Rupees Twenty four lakhs ten thousand Only)

(The borrower's / mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset). (This Notice shall also serve as Notice under Sub Rule (6) of Rule (8) of Security Interest Enforcement Rules-2002 to the Borrower/Guarantors) For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website i.e., Under the head "Mortgaged assets for sale/Mega E Auction". The E-auction will be conducted through portal www.auctionbazaar.com on 22.05.2025 from 11:00 A.M to 11:20 A.M with unlimited extension of 5 minutes. The intending bidder is required to register their name at M/S. ARCA EMART PVT. LTD. through the website www.auctionbazaar.com and get the user ID and password free of cost and get training online training on E-auction (tentatively on or before 21.05.2025) from M/s. ARCA EMART PVT. LTD. 7-1-28/1/A1, PARK AVENUE 1, AMEERPET, Secunderabad Telangana 500016. Website at www.auctionbazaar.com. contact mobile.No's 9603716999, 9581498999, 8370969696, Email-ID: contact@auctionbazaar.com, support@auctionbazaar.com

Date:28.04.2025
Place: Hyderabad

Sd/- Authorised officer,
Karnataka Bank Ltd.

ICICI Bank

Regd. Office: ICICI Bank Limited, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodra, Gujarat. Pin – 390 007
Corporate Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051
Branch Office: ICICI Bank Limited, ICICI Bank Tower, Regional Office, Plot No. 12, Gachibowli, Hyderabad - 500032

POSSESSION NOTICE (For Immovable Property) [Rule-8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas, the undersigned being the authorized officer of ICICI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (Act) and in exercise of the powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice dated August 31, 2021, calling upon IVR PUDL Resorts and Clubs Private Limited the Mortgagor and IVRCL Limited the Borrower to repay the amounts mentioned in the notice being Rs. 10,662,191,369.95 (Rupees One thousand sixty-six crores twenty-one lakhs ninety-one thousands three hundred sixty-nine rupees and ninety-five paise only) due from the Borrower as on June 30, 2021 along with further interest and other costs & charges thereon with effect from July 01, 2021, in respect of the Facilities availed by the Borrowers within 60 days from the date of receipt of the said notice. Please note that an amount of Rs. 223,789,346.89 (Rupees Twenty-two crores thirty-seven lakhs eighty-nine thousand three hundred and forty-six and eighty-nine paise) has been received by ICICI Bank Ltd under liquidation proceedings of Borrower/IVRCL Limited. Therefore, you owe ICICI Bank an aggregate amount of Rs. 23,615,631,487.73 (Rupees Two thousand three hundred and sixty-one crores fifty-lakhs thirty-three thousand four hundred and eighty-seven seventy-three paise) as on December 31, 2024 hereto together with further interest thereon.

The Mortgagor and/or Borrower, having failed to repay the amount, notice is hereby given to the Mortgagors and the public in general that the undersigned has taken possession of the Secured Assets, in exercise of powers conferred on him under sub section (4) of section 13 of the said Act read with Rule 8 of the aforesaid Rules, on this the day April 28, 2025.

The Mortgagor and/or Borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of ICICI Bank Limited for the amounts of Rs. 23,615,631,487.73 as on December 31, 2024 (Rupees two thousand three hundred and sixty-one crores fifty-six lakhs thirty-one thousand four hundred and eighty-seven seventy-three paise) together with other cost and interest thereon.

The aforesaid amounts are due as on December 31, 2024 along with further interest and other costs & charges thereon with effect from after January 01, 2025 adjusting payments/ Recovery made in the Borrower's account.

The Mortgagor's and/or Borrower's attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets as mentioned in below schedule.

DESCRIPTION OF IMMOVABLE PROPERTY

Entire land measuring 77 Kanals, 3 Marlas located in Rect No 46, Village Doda, Tehsil and District Rewari together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

Date : April 28 , 2025
Place : Rewari

Sd/-
Authorized Signatory
For ICICI Bank Limited

KOTAK MAHINDRA BANK LIMITED

1st Floor, Unit No.103, P.P Trade Centre Plot No.1, Netaji Subhash Place, Pitampura, New Delhi-110034

E-Auction Sale Notice For Sale of Immovable Asset Under The Provisions Of The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 ("Sarfaee Act") Read With Proviso To Rule 8(6) (9) Of The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the Borrower and the Guarantor(s), that the below described immovable property mortgaged/charged to Kotak Mahindra Bank Limited (Secured Creditor/KMBL), the Physical Possession of which has been taken by the Authorized Officer of KMBL on 04/04/2025 and the same will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, by way of E-auction to be conducted on 20/05/2025, for recovery of a sum of Rs. 4,19,33,436.64/- (Rupees Four Crores Nineteen Lakhs Thirty One Thousand Four Hundred Thirty Five and Sixty Four Paise Only) due to KMBL from M/s Sri Lakshmi Narasimha Spinning Mills (India) Pvt. Ltd. & Others and its guarantors as on 27/09/2024 together with further interest at the contractual rate of 28.00% p.a. till realization, together with all incidental costs, charges and expenses. The details of Reserve Price, Earnest Money Deposit, property details and date of Auction are mentioned below.

Particulars of Property	Reserve Price
All that piece and parcel of property situated in Guntur District, Guntur Sub District, Guntur Municipal Corporation area in Guntur Town, area in R. Agraharam at present Mahalakshimpuram, Eluru Road Survey No. 621 and 626, Municipal Door No. 25-18-91, Block No. 9, Assessment No. 10221105820, H.S.No. 11131001042914 property, which is ACC, sheeted House within these boundaries an extent of 2023 Sq. Yds. Site along with ACC sheeted house with a plinth area 9900 Sq. Ft. Along with all other amenities and together with all existing building and structures thereon and buildings and structures as may be erected/constructed there upon any time from/after the date of respective mortgages. Bounded as Under: 30 ft. wide Internal Road, South side of Kothuru Rajasekhar Reddy Ginning Mill West side of Pununi Nagi Reddy North; 30 ft. wide Internal Road South; site sold by Choppota sambasiva Rao Name of the Mortgagor: Mr. Rajasekhar Reddy Kothuru	Rs.7,38,00,000/-
	EMD Rs.73,80,000/-
	Encumbrances Not Known

Last date for deposit of EMD and uploading Bid documents : 19/05/2025 up to 4 P.M. at <https://kotakbank.auctiontiger.net>

Date and time of E-Auction: 20/05/2025 between 11 A.M to 12.00 P.M.

The end time of auction will be extended by 5 minutes each time a bid is made within last 5 minutes of E-Auction.

Bid Increment amount: Rs. 1,00,000/- (Rupees One lakh only) or in multiples thereof.

Date of inspection of site: 16.05.2025 between 11 A.M to 04.00 P.M.

To the best of knowledge and information, Kotak Bank is not aware of any other encumbrances or of the dues outstanding towards statutory dues, property dues, land revenue or any other dues with regard to the property put for auction. All Statutory dues like property taxes, land revenue dues, municipal taxes charges / dues, electricity dues etc. shall be ascertained and borne by the Successful Bidder/ prospective purchaser(s).

The mortgaged property shall be auctioned "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis.

The particulars in respect of the secured assets specified hereinabove have been stated to the best of the information and records available with the undersigned, who however shall not be held responsible for any error, misstatement or omission in the said particulars.

Important Terms & Conditions:

- The Terms and Conditions of sale are available on the website/portal <https://kotakbank.auctiontiger.net> or <https://www.kotak.com/en/bank-auctions.html>
- The auction shall be conducted only through "On Line Electronic Bidding" through website <https://kotakbank.auctiontiger.net> on 20/05/2025 from 11:00 AM to 12:00 PM with unlimited extensions of 5 minutes duration each. The property put for auction is under Physical Possession.
- M/s e-Procurement Technologies Limited - Auction Tiger B-704, Wait Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) on Telephone No. Ram Sharma -8000023297 and on E-mail ID: ramprasad@auctiontiger.net & support@auctiontiger.net
- The intending bidders may visit Kotak Bank Website - <https://www.kotak.com/en/bank-auctions.html> for auction details.
- For detailed Terms and conditions of auction sale, the bidders are advised to go through the portal <https://www.kotakbank.auctiontiger.net> and the said terms and conditions shall be binding on the bidders who participate in the bidding process. The bid, has to be filled and submitted along with KYC documents online on the portal <https://kotakbank.auctiontiger.net> on or before 19/05/2025 and the copy of the same is to be mailed to said_singh_prajapati@kotak.com. And ashwin_sharma@kotak.com
- Prospective bidders may avail online training from M/s. e-Procurement Technologies Limited (Auction Tiger) on above mentioned contact numbers.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account No. 8411307138, Kotak Mahindra Bank Ltd. A/c E-Auction, Malad (East) Branch, Mumbai. IFSC Code: KKBK0000646, on or before 19/05/2025 upto 4.00 p.m. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest.
- The bid price to be submitted shall not be below the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One lakh only).
- The successful bidder has to deposit 25% of the highest bid amount (which shall include EMD amount) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of Auction, in the mode stipulated in clause 5 above. The remaining balance 75% of the highest bid amount shall be deposited within 15 days from the date of acceptance /confirmation of sale or within time period as agreed upon.
- On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorised Officer shall issue the Sale Certificate and the sale shall be complete, thereafter Kotak Bank shall not entertain any claims.