

E-AUCTION SALE NOTICE of M/s. IND TOB INTERNATIONAL PRIVATE LIMITED (IN LIQUIDATION)

For Sale of Assets of the Company under the IBC, 2016

Registered Office of the Company: Door No. 6-5-15, 5th Line 4th Cross Road Arundelpet,

Guntur, Andhra Pradesh, India – 522002.

CIN: U16000AP2009PTC065504

Liquidator: Kasi Srinivas (IBBI Registration: IBBI/IPA-003/IPA-ICAI-N-000237/2019-2020/12840)

The E-Auction Sale Notice is hereby given to the Public in general including the Corporate Debtor for Sale of Set of Assets of M/s. Ind Tob International Private Limited (In Liquidation), forming part of the liquidation estate under IBC Code, 2016 read with process formed by the Liquidator under relevant IBBI (Liquidation Process) Regulations, 2016 & IBC, 2016. The properties will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS". E-Auction will be conducted on **20.08.2026**. The Sale will be conducted through the E-Auction platform (With unlimited extension of 5 mins each):

<https://ibbi.baanknet.com/eauction-ibbi/home>. The details for the proposed e-auction are mentioned below

DESCRIPTION OF THE PROPERTIES, RESERVE PRICE, EMD and BID INCREMENT VALUES

The Assets of the company are located at Sy. No 774 of Yenamadala Village and Sy.Nos: 4/3, 4/4,4/5 and 4/6 of Edulapalem Village, Prathipadu Mandal, Guntur Dist., Andhra Pradesh – 522 019

The bidders may refer to the E-Auction Process Memorandum for more information.

Lot No	Asset Description	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)	BID Increment Value (in multiples of) (Rs.)
1	Buildings & Industrial sheds with built-up area 5,30,000 Sq ft. (Approx)	31,01,00,000	3,10,10,000	25,00,000

RESERVE PRICE, EMD AND AUCTION TIMELINE

Site Inspection	31.07.2026 to 15.08.2026
Last date for submission of Eligibility Documents/EOI	18.08.2026
Last date for EMD submission	18.08.2026
Date and Time of E. Auction on	20.08.2026 between 11:00 AM To 04:00 PM.

BRIEF TERMS OF THE AUCTION:

- Interested applicants may register themselves at **BAANKNET** Auction Platform, Website: <https://ibbi.baanknet.com/eauction-ibbi/home> and download the COMPLETE E- AUCTION PROCESS MEMORANDUM containing detailed terms and conditions of online E-Auction portal, E-Auction Bid form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc. Interested bidders shall upload their eligibility documents as prescribed in the E- Auction Process Memorandum only.
- Prospective bidders shall submit/upload the requisite documents and deposit the Earnest Money Deposit (EMD) through the **BAANKNET** Auction Platform, Website: <https://ibbi.baanknet.com/eauction-ibbi/home> only. Further, the Prospective Bidder shall also submit the undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- Eligibility documents will be scrutinized only upon completion of the Auction Process. Therefore, all the Bidders are advised to duly verify and submit the eligibility documents.
- It is to be noted that the bidders cannot place a bid for the value/price below the reserve price.
- The Successful Bidder will be declared only with the approval of Committee of Creditors.
- The Liquidator has right to accept or cancel or extend or modify etc., any terms and conditions of E- Auction at any time. The Liquidator has a right to reject any of the bid without giving any reasons and/or can cancel the E-Auction at any time, even after completion of the bidding process.
- GST & other levies, taxes shall be levied if any, will be payable extra in addition to the Reserve Price/final sale price etc. by the bidder and shall be governed by the applicable laws for the time being in force.
- The Prospective Bidders, prior to submitting their bid, should make their independent inquiries and conduct their independent due diligence at their own expenses and satisfy themselves. Prospective Bidder may make a request to cirp.indtob@gmail.com for assistance in Site Visit and for any other additional information.
- Contact details of Auction Platform: support.baanknet@psballiance.com, +91 82912 20220.
- Preference will be given to those prospective bidder who bid for the Landed Properties being sold by the Bankruptcy Trustee of the promoters, where the buildings & sheds of M/s Ind Tob International Private Limited are erected.
- The Liquidation period is coming to an end on 31st July 2026 and the Liquidator has filed an IA for extension of the Liquidation period on 22nd July 2026. Hence, this Auction Notice is subject to granting of extension of Liquidation period by Hon'ble NCLT, Amaravati Bench.

Kasi Srinivas

Liquidator

M/s. Ind Tob International Private Limited (in Liquidation)

IBBI/IPA-003/IPA-ICAI-N-000237/2019-2020/12840

AFA Valid till 31.12.2026

Place: Hyderabad

Date: 30th July 2026

Flat No. 104, Kavuri Supreme Enclave, Kavuri Hills, Madhapur,

Hyderabad, Telangana – 500 033, Email: cirp.indtob@gmail.com

TELANGANA GRAMEENA BANK
HEAD OFFICE: HYDERABAD REGIONAL BUSINESS OFFICE : SIDDIPET

AUCTION SALE NOTICE (GOLD)
The under mentioned persons are hereby informed that they have failed to pay off the liability in the loan accounts. Notices sent to them by Registered Post. They are therefore requested to pay off the liability and other Charges and redeem the pledged securities on or before **31.07.2026** failing which the said securities will be sold by the Bank in public auction at the cost of the borrower at the Bank's premises at **Respective Branch at 4.00 P.M on 06.08.2026** or on any other convenient date thereafter without further notice at the absolute discretion of the Bank.

Sl. No.	Gold Loan Account No.	Name & Address of the Borrower	Gold in Grams	BRANCH
1	79083733070	Belde Padhma Wlo B.Nagaraju, H.No-5, Pamulaparthi, Markook, Siddipet District.	20.90	Gouraram-8149
2	79083741151		50.45	M.No.9490157394

Date: 29.07.2026 Sd/- Regional Manager, TGB, RBO, Siddipet

SMFG INDIA CREDIT COMPANY LIMITED
Corporate Office: 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")

The undersigned being the authorized officer of **SMFG INDIA CREDIT COMPANY LIMITED** (SMFG India Credit) under the Act and in exercise of powers conferred under Section 13 (12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below:

Name of the Borrower(s) & Loan Account Number	Demand Notice Date / Amount
MEESALA SRINIVASA RAO MEESALA SURYANARAYANA MEESALA JAYA LAKSHMI LAN – 215120911355096	21-Jul-26 Rs.29,94,993.00 (Rupees Twenty-Nine Lakh Ninety-Four Thousand Nine Hundred Ninety-Three Only) as on 06-07-2026

Description of Immovable Property Mortgaged

Owner of the Property -MEESALA JAYA LAKSHMI, SCHEDULE-I –Eluru District – VATLURU SRO – Eluru Mandal, Sanivarapur Peta Panchayat, Gavaravaram Village, R.S.No.44/6-PlotNo.22, as per property tax Door No.15-68/3794, As per Property Tax Assessment No.1075063660. As per property Tax Door-No.15-67/3794. As per property Tax Assessment No.1075063659 in this an extent of 302 Sq. Yrds of property with all easement rights being bounded by: East : Raja Veedhi 36.6 ft., South : Proposed Road 74 ft., West : Plot No.18 of Kucumudi Prabhakara Rao 37.6 ft., North : Site of Plot No 21 73 ft.

DELIGHT DAIRY FARM GUDURU RAMA DEVI GUDURU JYOTHI SWAROOP LAN – 215120911632777	21-Jul-26 Rs.20,45,142.00 (Rupees Twenty Lakh Forty-Five Thousand One Hundred Forty-Two Only) as on 06-07-2026
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Description of Immovable Property Mortgaged

Owner of the Property -GUDURU JYOTHI SWAROOP, SCHEDULE – I – Item No.1: An extent of 348.0 sq. yards in a RCC Ground and First Floor building therein in R.S. No.90/3, situated at Door No.8-125, Bapulapadu Village, Bapulapadu Panchayat, Bapulapadu Mandal, Kammarangi Sub-Registry, Krishna District, within the following boundaries:East : Panchayat Bazaar – 63.6 feet, South : Site of Lingam Picheswara Rao – 54.0 feet, West : Site of Alla Venkata Gopa Krishna and others – 57.0 feet, North : Site of Shaik Kalisha some extent and 2nd item some extent – 50.0 feet.Item No.2: 25.0 sq. yards bounded by: East : Panchayat Bazaar – 5.6 feet, South : Above Item No.1 – 40.0 feet, West : Site of Shaik Kalisha – 5.6 feet, North : Site of settler – 40.0 feet, Note: 2 items total extent is 373.0 sq. yards.

BHAVANI AUTO PARTS KSHATRIYA PRANAYAN FITNESS EQUIPMENTS JAMEDAR HARISH SINGH BALVEER SINGH JAMEDAR LAN – 214320911207160 & 214321311828116	20-Jul-26 Rs.70,85,618.26 (Rupees Seventy Lakh Eighty Five Thousand six hundred Eighteen and Twenty Six Paise Only) as on 06-07-2026
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Description of Immovable Property Mortgaged

Owner of the Property -BALVEER SINGH JAMEDAR & JAMEDAR HARISH SINGH-SCHEDULE – I – (Description of the Immovable Properties), All that the Property House bearing GHMC No. 14-10-1112, and 1113, (Old No.14-10-1009 To 1011), measuring about 215.00 Sq.yards or 179.74 Sq.meters, Situated at Dhoolepet, Hyderabad, Telangana State. Boundaries:- North : Land, South : Road, East : Neighbours House, West : Road.

REDDY FAMILY ROOMS THALLA JYOTHI THALLA RAJESWAR REDDY LAN – 214320911427508	20-Jul-26 Rs.37,15,486.00 (Rupees Thirty-Seven Lakh Fifteen Thousand Four Hundred Eighty-Six Only) as on 06-07-2026
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Description of Immovable Property Mortgaged

Owner of the Property -THALLA RAJESWAR REDDY, SCHEDULE-1- (Description of the Immovable Properties), All that the Plot admeasuring area 206 Sq. Yards or 172.24 Sq. Meters, in Survey No.24/1, in Block No.2 (Residential area), situated at Gundlupally Village, Yadagirigutta Mandal, Yadadri-Bhongir District, T.S., and bounded by: Boundaries: North : 12' Wide Road, South : House No.2-133 of Jayamma, East : House of V. Andalu , West : 20'-0" Wide Road.

SRI SANDEEP AND CO SUBBURU SANDEEP KUMAR S PUSHPA LATHA AISHWARYA M LAN – 214321311372389	20-Jul-26 Rs.63,25,004.00 (Rupees Sixty-Three Lakh Twenty-Five Thousand Four Only) as on 06-07-2026
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Description of Immovable Property Mortgaged

Owner of the Property -SUBBURU SANDEEP KUMAR, SCHEDULE – 1 – (Description of the Immovable Properties), Property Description: All that property bearing Extent of 355 Sq. Yds. in Sy.Nos. 791 & 792, Plot No. 127, situated at Sai Chaitanyapur Colony, Nadergul Village, Balapur Mandal, Ranga Reddy District, bounded by: North : Plot No.128, South : Plot No.126, East : 25' Wide Road, West : Neighbour's Land, All that property bearing Extent of 355 Sq. Yds. in Sy.Nos. 791 & 792, Plot No.126, situated at Sai Chaitanyapur Colony, Nadergul Village, Balapur Mandal, Ranga Reddy District, and bounded by: North : Plot No.127, South : Plot No.125, East : 25' Wide Road, West : Neighbour's Land.

HOTEL SRI BALAJI DARSHAN A SUJATHA A SAI CHARAN A ARAVIND KUMAR LAN – 217321311398775	20-Jul-26 Rs.63,89,375.00 (Rupees Sixty-Three Lakh Eighty-Nine Thousand Three Hundred Seventy-Five Only) as on 06-07-2026
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Description of Immovable Property Mortgaged

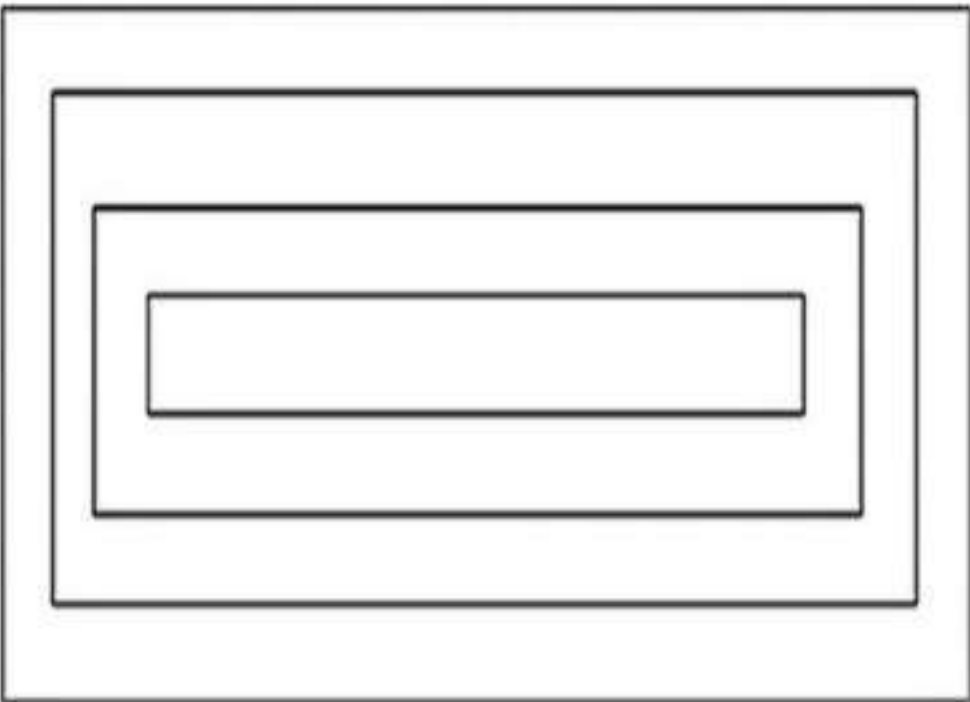
Owner of the Property -ASUJATHA, SCHEDULE-1- (Description of the Immovable Properties)- SCHEDULE OF PROPERTY "A" An Undivided Share of land 71.52.00 Sq.yds., Land in the total area 572.22 Sq.Yards, or 480.66 Sq.Mtrs., relating to "LEPAKSHI ENCLAVE", in Sy.No. 1104/212 in which an extent of 286.11 Sq.Yards pertaining to H.No. 7-4-67/1 belongs to land Owner No.1, and 286.11 Sq.Yards belongs to land Owner No.2), situated at BHAGATHNAGAR Locality of Karimnagar Town within the limits of Municipal Corporation Karimnagar, and under the jurisdiction of Sub District Registration and District Registration Karimnagar. Boundaries of total plot: East : H.No. 7-4-68/2 of Others, West : H.No. 9-1-114/A of Others, North : 60' Feet Wide Road, South : H.No. 9-1-114 of Others, SCHEDULE OF PROPERTY "B" Flat No.102 bearing Municipal Door No. 7-4-67/3, having plinth area 1600.00 Sq.Fts. (including Common area and car Parking), R.C.C. Structure in Ground Floor relating to "LEPAKSHI ENCLAVE" situated at BHAGATHNAGAR Locality of Karimnagar Town within the limits of Municipal Corporation Karimnagar, and under the jurisdiction of Sub District Registration and District Registration Karimnagar. Boundaries of Flat: East : Open to Sky, West : Open to Sky, North : Corridor, Staircase and Lift, then Flat No. 101, South : Open to Sky.

The borrower(s) are hereby advised to comply with the demand notice(s) and to pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that SMFG India Credit is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s).

In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, SMFG India Credit shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. SMFG India Credit is also empowered to ATTACH AND/OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), SMFG India Credit also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the SMFG India Credit. This remedy is in addition and independent of all the other remedies available to SMFG India Credit under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of SMFG India Credit and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the demand notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Place : Andhrapradesh,Telangana. Sd/-Authorized Officer
Date : 30-07-2026 SMFG INDIA CREDIT COMPANY LIMITED



TELANGANA GRAMEENA BANK
HEAD OFFICE: HYDERABAD REGIONAL BUSINESS OFFICE : SIDDIPET
BRANCH: SIDDIPET - 8159

POSSESSION NOTICE (Symbolic)
Under Rule 8(1) and (2) (For immovable property)

Whereas, The undersigned being the Authorized Officer of the Telangana Grameena Bank, **Siddipet Branch** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 **06.05.2026**, calling upon the borrower: 1) Smt. Kavitha Sony W/o Pavan Soni, Mobile No. 9841155315 (Borrower), R/o H.No. 1-2-94, Panipally Street, Siddipet - 502103, 2) Sri. Pavan Soni S/o Govindram, Mobile No. 9849955313 (Borrower), R/o H.No. 1-2-94, Panipally Street, Siddipet - 502103, Housing- Loan A/c No: 73231795604 to repay the amount mentioned in the notice being of Housing Loan A/c No: 73231795604, Rs. 36,17,703/- (Rupees Thirty Six Lakhs Seventeen Thousand Seven Hundred and Three Only) as on 06.05.2026 plus interest, charges and expenses within 60 days from the date of the said notice. You are also liable to pay future interest with effect from **06.05.2026** at the contractual rate on the aforesaid amount together with incidental expenses, costs, charges etc. After issuing the said Demand Notice, Borrowers / Guarantors was failed to repay the remaining amount, notice is hereby given to the borrowers/ guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the Act said read with Rule 8 of the said Rules on this **28th day of July 2026**.

The borrowers/guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Telangana Grameena Bank, erstwhile Andhra Pradesh Gramena Vikas Bank, Siddipet Branch, Rs. 36,17,703/- (Rupees Thirty Six Lakhs Seventeen Thousand Seven Hundred and Three Only) as on 06.05.2026** plus interest, charges and expenses thereon.

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

DESCRIPTION OF IMMOVABLE PROPERTY : All that residential Flat No.405, Fourth Floor of the apartment namely "PSR Residency", with a plinth area of 1220 Sq.Yds, including common areas, one car parking, corridor etc. along with undivided share of 48.80 Sq.yds in total area admeasuring 2001.58 Sq.yds, in Survey No. 1203 & 1219, situated at Old Gram Panchayath Prashanth Nagar, Siddipet Town & Mandal, Siddipet District, Telangana State, Registration sub district Siddipet and bounded by **Boundaries of entire property: North: 30' Wide Road, South: Open place of Others, East: 21' Wide Road, West: Open place of Sri A Srinivas Reddy, Boundaries of Flat No. 405: North: Open to Sky, South: Duct 6 Feet & Flat No.406, East: Open to Sky, West: 7 feet Corridor.**

Date: 28.07.2026 Place: Siddipet Sd/- Authorised Officer, TGB, RBO, Siddipet

E-AUCTION SALE NOTICE of
M/s. ETHNIC TOBACCO (INDIA) LIMITED (IN LIQUIDATION)
For Sale of Assets of the Company under the IBC, 2016
Registered Office of the Company: D.No. 6-23-6/A, JAYA TOWERS 5TH LANE, 4th CROSS ROAD, ARUNDALPET, GUNTUR, Andhra Pradesh, India - 522002.
CIN: U16001AP2005PLC048552
Liquidator: Kasi Srinivas (IBBI Registration: IBBI/PA-003/IPA-ICAI-N-000237/2019-2020/12840)

The E-Auction Sale Notice is hereby given to the Public in general including the Corporate Debtor for Sale of Set of Assets of M/s. Ethnic Tobacco (India) Limited (In Liquidation), forming part of the liquidation estate under IBC Code, 2016 read with process formed by the Liquidator under relevant IBBI (Liquidation Process) Regulations, 2016 & IBC, 2016. The properties will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS". E-Auction will be conducted on **20.08.2026**. The Sale will be conducted through the E-Auction platform (With unlimited extension of 5 mins each): <https://ibbi.baanknet.com/eauction-ibbi/home>. The details for the proposed e-auction are mentioned below

DESCRIPTION OF THE PROPERTIES, RESERVE PRICE, EMD AND BID INCREMENT VALUES

The Assets of the company are located at Sy. No 774 of Yenamadala Village and Sy.No 5/1 of Edulapalem Village, Prathipadu Mandal, Guntur Dist., Andhra Pradesh – 522 019

The bidders may refer to the E-Auction Process Memorandum for more information.

Lot No	Asset Description	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)	BID Increment Value (in multiples of) (Rs.)
1	Buildings & Industrial sheds with a built-up area of 2,92,000 Sq ft.(Approx)	17,12,00,000	1,71,20,000	25,00,000
2	Plant & Machinery related to Tobacco Threshing	11,04,00,000	1,10,40,000	25,00,000

RESERVE PRICE, EMD AND AUCTION TIMELINE

Site Inspection	31.07.2026 to 15.08.2026
Last date for submission of Eligibility Documents/EOI	18.08.2026
Last date for EMD submission	18.08.2026
Date and Time of E. Auction on	20.08.2026 between 11:00 AM To 04:00 PM.

BRIEF TERMS OF THE AUCTION:

- Interested applicants may register themselves at **BAANKNET** Auction Platform, Website: <https://ibbi.baanknet.com/eauction-ibbi/home> and download the COMPLETE E- AUCTION PROCESS MEMORANDUM containing detailed terms and conditions of online E-Auction portal, E-Auction Bid form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc. Interested bidders shall upload their eligibility documents as prescribed in the E- Auction Process Memorandum only.
- Prospective bidders shall submit/upload the requisite documents and deposit the Earnest Money Deposit (EMD) through the **BAANKNET** Auction Platform, Website: <https://ibbi.baanknet.com/eauction-ibbi/home> only. Further, the Prospective Bidder shall also submit the undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- Eligibility documents will be scrutinized only upon completion of the Auction Process. Therefore, all the Bidders are advised to duly verify and submit the eligibility documents.
- It is to be noted that the bidders cannot place a bid for the value/price below the reserve price and shall place bid for each lot separately.
- The Successful Bidder will be declared only with the approval of Committee of Creditors.
- The Liquidator has right to accept or cancel or extend or modify etc., any terms and conditions of E- Auction at any time. The Liquidator has a right to reject any of the bid without giving any reasons and/or can cancel the E-Auction at any time, even after completion of the bidding process.
- GST & other levies, taxes shall be levied if any, will be payable extra in addition to the Reserve Price/final sale price etc. by the bidder and shall be governed by the applicable laws for the time being in force.
- The Prospective Bidders, prior to submitting their bid, should make their independent inquiries and conduct their independent due diligence at their own expenses and satisfy themselves. Prospective Bidder may make a request to cirp.ethnictobacco@gmail.com for assistance in Site Visit and for any other additional information.
- Contact details of Auction Platform: support.baanknet@psballiance.com, +91 82912 20220.
- Preference will be given to those prospective bidder who bid for the Landed Properties being sold by the Bankruptcy Trustee of the promoters, where the buildings & sheds of M/s Ethnic Tobacco (India) Limited are erected.
- The Liquidation period is coming to an end on 31st July 2026 and the Liquidator has filed an IA for extension of the Liquidation period on 22nd July 2026. Hence, this Auction Notice is subject to granting of extension of Liquidation period by Hon'ble NCLT, Amaravati Bench.

Kasi Srinivas
Liquidator
M/s. Ethnic Tobacco (India) Limited (In Liquidation)
IBBI/PA-003/IPA-ICAI-N-000237/2019-2020/12840
AFA Valid till 31.12.2026

Place: Hyderabad
Date: 30th July 2026

Flat No. 104, Kavuri Supreme Enclave, Kavuri Hills, Madhapur, Hyderabad, Telangana – 500 033, Email: cirp.ethnictobacco@gmail.com

E-AUCTION SALE NOTICE
UNDER IBC, 2016 R/W PART A OF SCHEDULE II OF REGULATION 27 OF THE INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (BANKRUPTCY PROCESS FOR PERSONAL GUARANTORS TO CORPORATE DEBTOR) REGULATIONS, 2019.
MR. TADISETTI MURALI MOHAN (IN BANKRUPTCY PROCESS) AND MRS. TADISETTI VENKATA RAMANA (IN BANKRUPTCY PROCESS)
Personal Guarantor to M/s Ethnic Agros Limited and M/s Ethnic Tobacco (India) Limited, respectively.
Auction Notice issued by the Bankruptcy Trustee, Mr. Kurapati Singarayya Chowdary.
Bankruptcy Trustee Address: Flat No. 104, Kavuri Supreme Enclave, Kavuri Hills, Madhapur, Hyderabad-500 033, Telangana. Email: pg.ethnicagros@gmail.com

The following properties belong to the above-named Bankrupts, forming part of Bankruptcy Estate, are for sale by the Bankruptcy Trustee through E-Auction as "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" as per details mentioned in the table below.

All the following properties are located at Yenamadala and Edulapalem Villages, Prathipadu Mandal, Guntur Dist., Andhra Pradesh – 522 019

Asset Description
PROPERTY No. 1: Doc. No. 3192/2006 SRO Prathipadu- Land with an extent of 5 Acres situated at Edulapalem, Sy. No. 5/1, in the name of Mr. Tadiseti Murali Mohan
PROPERTY No. 2: Doc. No. 504/2009, 1012/2009 and 2732/2010 SRO Prathipadu- Land with an extent of 30 Cents out of 5 Acre 60 Cents situated at Yenamadala, Sy. No. 774, in the name of Mr. Tadiseti Murali Mohan.
PROPERTY No. 3: Doc. No. 3507/2006 SRO Prathipadu- Land with an extent of 2 Acres situated at Edulapalem, Sy. No. 5/1, in the name of Mrs. Tadiseti Venkata Ramana.
PROPERTY No. 4: Doc. No. 4218/2008 SRO Prathipadu- Land with an extent of 1 Acre 30 Cents situated at Edulapalem, Sy. No. 5/1, in the name of Mrs. Tadiseti Venkata Ramana.

Reserve Price, EMD, Incremental Bid Values, and Auction Timeline

Reserve Price	Rs. 8,70,00,000
Earnest Money Deposit (EMD)	Rs. 87,00,000
BID Increment Value (in multiples of)	Rs. 25,00,000
Property Visit/Inspection of property	31.07.2026 to 15.08.2026
Submission of Eligibility Documents	18.08.2026
Earnest Money Deposit submission	18.08.2026
E-Auction date (submission of Bids)	20.08.2026 between 11:00 AM To 04:00 PM.

BRIEF AUCTION TERMS & CONDITIONS

- Interested applicants may refer relevant E-AUCTION PROCESS INFORMATION DOCUMENT with terms and conditions of online E-Auction, BID form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc., available at <https://bankauctions.in> or can get through pg.ethnicagros@gmail.com
- Bid related documents shall be submitted through e-mail in the formats prescribed, followed by originals.
- Interested applicant who has deposited EMD and requires assistance in creating login ID and password may contact the Office of the Bankruptcy Trustee through email at pg.ethnicagros@gmail.com or contact Auction Platform through email at prakash@bankauctions.in and Ph. No.: 8142000064.
- It is clarified that this invitation purports to inviting prospective bidders and does not create any kind of binding obligation on the part of the Bankruptcy Trustee to effectuate the sale. The Bankruptcy Trustee has the right to extend /defer /cancel and/or modify, delete any of the terms and conditions including timelines of E-Auction at his discretion in the interest of Bankruptcy Process and has right to reject any bid without any prior notice or assigning any reason whatsoever at any stage of the auction.
- The Successful Bidder will be declared only with the approval of Committee of Creditors.
- Bidding below the Reserve Price is not allowed. All the properties are being sold collectively and bidding for each property separately is not allowed.
- Preference will be given to those prospective bidders who bid for the buildings & sheds of M/s Ethnic Tobacco (India) Limited being auctioned by the Liquidator of M/s Ethnic Tobacco (India) Limited.

Kurapati Singarayya Chowdary
Bankruptcy Trustee
Date: 30th July 2026
Place: Hyderabad

Reg. No. IBBI/PA-003/IP-N000149/2017-2018/11728

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE

This is to inform to all the borrowers & public in general that "Fincare Small Finance Bank Ltd." was amalgamated with "Au Small Finance Bank Ltd." w.e.f 01st April 2024. Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (54 of 2002)] and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:-

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Date of Possession Taken
(Loan A/C No.) 23630000033967, Thimidi Shrinu (Borrower), Thimidi Sailaja (Co-Borrower)	28-Jan-26 Rs. 14,24,150/- Rs. Fourteen Lakh Twenty-Four Thousand One Hundred Fifty Only As On 27-Jan-26	24-Jul-26
Description of Mortgaged Property Rcc Roofed House Bearing No. 8-6/1 , An Admeasuring To An Extent Of 173-06 Sq.Yards , A Built Up Area Rcc Roof House (With Toilets) 302-01 Sq.Fts Acc Roof House 295-20 Sq.Fts Including Sanitary , Electrical Fittings And All Fixers , The Schedule Property Situated At Brahmana Bazar , Nelakondapalli Revenue Village And Gramapanchayath , Nelakondapalli Mandal , Under The Limits Of Sro Kusumanchi Rual , Nelakondapalli And Bounded By : East: Gramapanchayath Road , West: House Of Maruthi Chandramouli, North: House Of Somaboina Swarajyam, South: Plot Of Deshmukh Naraharirao		
(Loan A/C No.) 23660002323347, Masi Koteswara Rao (Borrower), Masi Anusha (Co-Borrower)	22-Aug-25 Rs. 7,53,069/- Rs. Seven Lac Fifty-Three Thousand Sixty-Nine Only As On 20-Aug-25	24-Jul-26
Description of Mortgaged Property H No 1-31 (Assessment No 50) Rcc Roof (Including Toilets) 474-00 Sq.Fts Including Electrical Fittings And All Fixtures Land Admeasuring To An Extent Of 187-00 Sq.Yards The Schedule Property Situated At Buddaram Village And Grampanchayat Nelakondapalli Mandal Under The Limits Of Kusumanchi Sro Khammam District Boundaries As Under East: Grampanchayath Road, West: Others Land, North: House Of Mellacheruvu Satyam, South: House Of Masi Babu		

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table. "The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

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 the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for the amount and interest thereon mentioned in the above table.

Date : 29/07/2026 Place : Khammam, Telangana Authorised Officer AU Small Finance Bank Limited

E-AUCTION SALE NOTICE of
M/s. IND TOB INTERNATIONAL PRIVATE LIMITED (IN LIQUIDATION)
For Sale of Assets of the Company under the IBC, 2016
Registered Office of the Company: Door No. 6-5-15, 5th Line 4th Cross Road Arundelpet, Guntur, Andhra Pradesh, India – 522002.
CIN: U16000AP2009PTC065504
Liquidator: Kasi Srinivas (IBBI Registration: IBBI/PA-003/IPA-ICAI-N-000237/2019-2020/12840)

The E-Auction Sale Notice is hereby given to the Public in general including the Corporate Debtor for Sale of Set of Assets of M/s. Ind Tob International Private Limited (In Liquidation), forming part of the liquidation estate under IBC Code, 2016 read with process formed by the Liquidator under relevant IBBI (Liquidation Process) Regulations, 2016 & IBC, 2016. The properties will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS". E-Auction will be conducted on **20.08.2026**. The Sale will be conducted through the E-Auction platform (With unlimited extension of 5 mins each): <https://ibbi.baanknet.com/eauction-ibbi/home>. The details for the proposed e-auction are mentioned below

DESCRIPTION OF THE PROPERTIES, RESERVE PRICE, EMD AND BID INCREMENT VALUES

The Assets of the company are located at Sy. No 774 of Yenamadala Village and Sy.Nos: 4/3, 4/4, 4/5 and 4/6 of Edulapalem Village, Prathipadu Mandal, Guntur Dist., Andhra Pradesh – 522 019

The bidders may refer to the E-Auction Process Memorandum for more information.

Lot No	Asset Description	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)	BID Increment Value (in multiples of) (Rs.)
1	Buildings & Industrial sheds with built-up area 5,30,000 Sq ft. (Approx)	31,01,00,000	3,10,10,000	25,00,000

RESERVE PRICE, EMD AND AUCTION TIMELINE

Site Inspection	31.07.2026 to 15.08.2026
Last date for submission of Eligibility Documents/EOI	18.08.2026
Last date for EMD submission	18.08.2026
Date and Time of E. Auction on	20.08.2026 between 11:00 AM To 04:00 PM.

BRIEF TERMS OF THE AUCTION:

- Interested applicants may register themselves at **BAANKNET** Auction Platform, Website: <https://ibbi.baanknet.com/eauction-ibbi/home> and download the COMPLETE E- AUCTION PROCESS MEMORANDUM containing detailed terms and conditions of online E-Auction portal, E-Auction Bid form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc. Interested bidders shall upload their eligibility documents as prescribed in the E- Auction Process Memorandum only.
- Prospective bidders shall submit/upload the requisite documents and deposit the Earnest Money Deposit (EMD) through the **BAANKNET** Auction Platform, Website: <https://ibbi.baanknet.com/eauction-ibbi/home> only. Further, the Prospective Bidder shall also submit the undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- Eligibility documents will be scrutinized only upon completion of the Auction Process. Therefore, all the Bidders are advised to duly verify and submit the eligibility documents.
- It is to be noted that the bidders cannot place a bid for the value/price below the reserve price.
- The Successful Bidder will be declared only with the approval of Committee of Creditors.
- The Liquidator has right to accept or cancel or extend or modify etc., any terms and conditions of E- Auction at any time. The Liquidator has a right to reject any of the bid without giving any reasons and/or can cancel the E-Auction at any time, even after completion of the bidding process.
- GST & other levies, taxes shall be levied if any, will be payable extra in addition to the Reserve Price/final sale price etc. by the bidder and shall be governed by the applicable laws for the time being in force.
- The Prospective Bidders, prior to submitting their bid, should make their independent inquiries and conduct their independent due diligence at their own expenses and satisfy themselves. Prospective Bidder may make a request to cirp.indtob@gmail.com for assistance in Site Visit and for any other additional information.
- Contact details of Auction Platform: support.baanknet@psballiance.com, +91 82912 20220.
- Preference will be given to those prospective bidder who bid for the Landed Properties being sold by the Bankruptcy Trustee of the promoters, where the buildings & sheds of M/s Ind Tob International Private Limited are erected.
- The Liquidation period is coming to an end on 31st July 2026 and the Liquidator has filed an IA for extension of the Liquidation period on 22nd July 2026. Hence, this Auction Notice is subject to granting of extension of Liquidation period by Hon'ble NCLT, Amaravati Bench.

Kasi Srinivas
Liquidator
M/s. Ind Tob International Private Limited (In Liquidation)
IBBI/PA-003/IPA-ICAI-N-000237/2019-2020/12840
AFA Valid till 31.12.2026

Place: Hyderabad
Date: 30th July 2026

Flat No. 104, Kavuri Supreme Enclave, Kavuri Hills, Madhapur, Hyderabad, Telangana – 500 033, Email: cirp.indtob@gmail.com

E-AUCTION SALE NOTICE
UNDER IBC, 2016 R/W PART A OF SCHEDULE II OF REGULATION 27 OF THE INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (BANKRUPTCY PROCESS FOR PERSONAL GUARANTORS TO CORPORATE DEBTOR) REGULATIONS, 2019.
MR. TADISETTI MURALI MOHAN (IN BANKRUPTCY PROCESS) and MR. TADISETTI VENKATA RAMA (IN BANKRUPTCY PROCESS)
Personal Guarantors to M/s Ethnic Agros Limited.
Auction Notice issued by the Bankruptcy Trustee, Mr. Kurapati Singarayya Chowdary.
Bankruptcy Trustee Address: Flat No. 104, Kavuri Supreme Enclave, Kavuri Hills, Madhapur, Hyderabad-500 033, Telangana. Email: pg.ethnicagros@gmail.com

The following properties belong to the above-named Bankrupts, forming part of Bankruptcy Estate, are for sale by the Bankruptcy Trustee through E-Auction as "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" as per details mentioned in the table below.

All the following properties are located at Yenamadala and Edulapalem Villages, Prathipadu Mandal, Guntur Dist., Andhra Pradesh – 522 019

Asset Description
PROPERTY No. 1: Doc. No. 504/2009, 1012/2009 and 2732/2010 SRO Prathipadu- Land with an extent of 5 Acres and 30 Cents out of 5 Acre 60 Cents situated at Yenamadala, Sy

