

**Regional Office Anantapur**  
**Sreenivasa Nagar, Anantapur, Andhra Pradesh-515001**

**Ref:452/CB/S5COSLM193645004/SALE NOTICE-IMMOVABLES**

**Date: 05-02-2025**

**To**

<b>The Borrower/s</b>	
<p>1. M/s Indus Gene Expressions Limited D-No 6/312, Kodur Village, Kanisettipalli Post, Chilamathur Mandal, Sri satyasai District, Andhrapradesh, India – 515341. Contact – 9000638447 represented by its Authorised person Sri.Channa C Reddy S/o C Venkatarami Reddy.</p>	
<b>The Guarantors/Directors</b>	
<p>1. Sri.Channa C Reddy S/o C Venkatarami Reddy D-No – 4 42 1A Channakesavapuram, Indlavenkatampalli Talararla Kothacheruvu Sri Satyasai District Andhrapradesh India – 515133. Contact: 9000638447</p>	<p>2. Smt.Usharani C Reddy W/o Channa C Reddy D-No – 4 42 1A Channakesavapuram, Indlavenkatampalli, Talararla Kothacheruvu, Sri Satyasai District, Andhrapradesh, India – 515133. Contact: 8919177330</p>
<p>3. Sri.B.Mallikarjuna Reddy C/o Snehalatha Hospital Khaja Nagar, Srinivasa Nagar, Ananthapuram, Andhrapradesh, India – 515001. Contact: 9441807777.</p> <p style="text-align: center;"><b><u>Alternate addresses</u></b></p> <p>Sri.Beedupalli Mallikarjuna Reddy S/o B.Nagireddy D-No- #13/3/510 Khaja Nagar, Opposite Ganga Gowri theatre complex, Ananthapur – 515001.</p>	
<p>4. Sri.N.Himadeep S/o Venkataramana Reddy Plot No.26 S.No.5/3 BNR Hills Jubilee Hills, Hyderabad, Telangana, India – 500033 Contact:9247837465 8374267676</p>	<p>5. Sri.A.Sreenivasa Reddy S/o A.Ravichandra Reddy D-No.6 2 141 Kovur Naga,r Ananthapur, Andhrapradesh - India – 515004 Contact: 9642838986.</p>
<p>6. Smt.Nallari Rupana Reddy W/o Nallari Niroop Kumar Reddy House-No - #8-2-293/82/A/672 Plot No.672 Road No.34 Jubilee Hills, Shaikpet, Jubilee Hills, Hydeabad-500033 Contact: 9949100009.</p> <p style="text-align: center;"><b><u>Alternate addresses</u></b></p> <p>Smt.Nallari Rupana Reddy D/o M.Srikrishna Reddy. Plot No.825/B/1 Road No.40 Jubilee Hills, Hyderabad – 500033. Contact: 9246200009.</p>	

Dear Sir/Madam,

**Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002**

As you are aware, that the **Authorized Officer, Canara Bank, Anantarpur SME Branch** had taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Anantapur SME Branch of Canara Bank.**

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **30** days from the date of receipt of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act / or any other law in force.

Yours faithfully,

**AUTHORISED OFFICER  
CANARA BANK**

ENCLOSURE – SALE NOTICE

**Regional Office Anantapur  
Sreenivasa Nagar, Anantapur, Andhra Pradesh-515001**

**Ref:452/CB/S5COSLM193645004/SALE NOTICE-IMMOVABLES**

**Date: 05-02-2025**

**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower that the below described immovable property mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the **Authorized Officer of Anantapur SME branch, CANARA BANK**, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **13.03.2025 (Time 11.45 a.m. to 12.45 p.m.)** for recovery of **Rs.22,25,45,423.41/- (Rupees Twenty Two crore Twenty Five lakh Forty Five thousand Four hundred Twenty Three and paise Forty One only)** due as on **29.08.2024** in our **Anantapur SME Branch of Canara Bank** from the Borrower:

<b>The Borrower/s</b>	
<p>1. M/s Indus Gene Expressions Limited D-No 6/312, Kodur Village, Kanisetipalli Post, Chilamathur Mandal, Sri satyasai District, Andhrapradesh, India – 515341. Contact – 9000638447 represented by its Authorised person Sri.Channa C Reddy S/o C Venkatarami Reddy.</p>	
<b>The Guarantors/Directors</b>	
<p>2. Sri.Channa C Reddy S/o C Venkatarami Reddy D-No – 4 42 1A Channakesavapuram, Indlavenkatampalli Talamarla Kothacheruvu Sri Satyasai District Andhrapradesh India – 515133. Contact: 9000638447</p>	<p>3. Smt.Usharani C Reddy W/o Channa C Reddy D-No – 4 42 1A Channakesavapuram, Indlavenkatampalli, Talamarla Kothacheruvu, Sri Satyasai District, Andhrapradesh, India – 515133. Contact: 8919177330</p>
<p>4. Sri.B.Mallikarjuna Reddy C/o Snehalatha Hospital Khaja Nagar, Srinivasa Nagar, Ananthapuram, Andhrapradesh, India – 515001. Contact: 9441807777.</p>	
<b><u>Alternate addresses</u></b>	
<p>A. Sri.Beedupalli Mallikarjuna Reddy S/o B.Nagireddy D-No- #13/3/510 Khaja Nagar, Opposite Ganga Gowri theatre complex, Ananthapur – 515001.</p>	

5. Sri.N.Himadeep S/o Venkataramana Reddy Plot No.26 S.No.5/3 BNR Hills Jubilee Hills, Hyderabad, Telangana, India – 500033 Contact:9247837465 8374267676	6. Sri.A.Sreenivasa Reddy S/o A.Ravichandra Reddy D-No.6 2 141 Kovur Naga,r Ananthapur, Andhrapradesh - India – 515004 Contact: 9642838986.
7. Smt.Nallari Rupana Reddy W/o Nallari Niroop Kumar Reddy House-No - #8-2- 293/82/A/672 Plot No.672 Road No.34 Jubilee Hills, Shaikpet, Jubilee Hills, Hyderabad-500033 Contact: 9949100009.	
<b><u>Alternate addresses</u></b>	
Smt.Nallari Rupana Reddy D/o M.Srikrishna Reddy. Plot No.825/B/1 Road No.40 Jubilee Hills, Hyderabad – 500033. Contact: 9246200009.	

**Schedule of Properties:**

S. No.	Immovable Property	Name of Title holder/Reserve Price/EMD										
1.	<p>The Industrial land &amp; building constructed thereon owned by M/s INDUS GENE EXPRESSIONS LIMITED is situated in Sy.No.178-1,178-3 to 178-10 &amp; 157-6 in Kodur Village fields and Gram panchayat area within SRD of Chilamathur and RD of Ananthapuramu and Sy.No.65-2 in Settupalli village fields and Gram Panchayat area within SRD of Chilamathur and RD of Ananthapuramu.</p> <p style="text-align: center;"><b><u>SCHEDULE OF PROPERTY – I</u></b></p> <p>Industrial land situated in Sy.Nos.178-1, 178-3 to 178-10 in Kodur village and Sy.No.65-2 in Settupalli village fields and Gram Panchayat area within SRD of Chilamathur and RD of Ananthapuramu.</p> <table> <tr> <td><b>Sy.No</b></td> <td><b>A.C</b></td> </tr> <tr> <td>178-1, 178-3 to 178-10</td> <td>18.21 (Koduru Village)</td> </tr> <tr> <td>65-2</td> <td>7.80 (Settipalli Village)</td> </tr> </table> <p>Total Extent:26.01 Acres (18.21+7.80).</p> <p><b><u>Within the following boundaries:</u></b></p> <p>East: Settupalli field Sy.No.69,70 and Kodur fields Sy.No.s179 &amp; 183.  West: Settupalli Sy.No.65 part &amp; Koduru Sy.No.157.  North:Settipalli fields Sy.No.66.  South: NH-44 Road (Old NH-7 Road).</p> <p style="text-align: center;"><b><u>SCHEDULE OF PROPERTY – II</u></b></p> <p>The Industrial land &amp; building constructed thereon situated in Sy.No.157-6 in Kodur village and Gram panchayat area within SRD of Chilamathur and RD of Ananthapuramu.</p> <table> <tr> <td><b>Sy.No</b></td> <td><b>A.C</b></td> </tr> <tr> <td>157-6</td> <td>2.29 (Kodur Village)</td> </tr> </table> <p>Total extent: 2.29Acres.</p>	<b>Sy.No</b>	<b>A.C</b>	178-1, 178-3 to 178-10	18.21 (Koduru Village)	65-2	7.80 (Settipalli Village)	<b>Sy.No</b>	<b>A.C</b>	157-6	2.29 (Kodur Village)	<p><b>M/s Indus Gene Expressions Limited</b></p>  <
<b>Sy.No</b>	<b>A.C</b>											
178-1, 178-3 to 178-10	18.21 (Koduru Village)											
65-2	7.80 (Settipalli Village)											
<b>Sy.No</b>	<b>A.C</b>											
157-6	2.29 (Kodur Village)											

	<p><b><u>Within the following boundaries:</u></b>  East: Land of Indus Gene Expressions Ltd  West: Land of Sy.No.157/5 of Koduru village  North: Land of Sy.No.157/3 of Koduru village  South: NH-44 Road (Old NH-7 Road)</p> <p><b><u>Out of Property I &amp; II there is constructions as per Approved Plan</u></b></p> <p>1) Laboratory Building: Ground Floor: 23670.06 Sft, First Floor: 24388.61 Sft, Second Floor: 7615.17 Sft  2) Elevation of Building: Ground Floor: 12357 Sft, First Floor: 8238 Sft, Second Floor: 4248 Sft  3) Administrative Building: Ground Floor: 6181.78 Sft, First Floor: 5576.26 Sft</p>	
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**The reserve price will be Rs.70,40,00,000/- (Rupees Seventy Crore Forty Lakh Only) and the Earnest Money Deposit will be Rs.7,04,00,000/- (Rupees Seven Crore Four Lakh Only). The Earnest Money Deposit shall be deposited on or before 12/03/2025 till 5.00 p.m.**

**\*\*\*Note: Plant & Machinery Sale Notice is also issued today separately\*\*\***

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (<http://www.canarabank.com>) or may contact Senior Manager, Canara Bank, Anantapur SME Branch (Ph. No.: 8296690098) during office hours on any working day. Portal of E-Auction: <https://baanknet.com/>

**Date: 05-02-2025**  
**Place: Anantapur**

**AUTHORISED OFFICER**  
**CANARA BANK**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05/02/2025**

**1. Name and Address of the Secured Creditor:**

**Canara Bank, Anantapur SME branch – 13167,  
Door No. 6/322, Azad Nagar, Kalyandurg Road,  
Anantapur, Andhrapradesh – 515001.**  
Contact: 8296690098; Email: [cb13167@canarabank.com](mailto:cb13167@canarabank.com)

**2. Name and Address of the Borrower:**

<b>The Borrower/s</b>	
<p>1. M/s Indus Gene Expressions Limited D-No 6/312, Kodur Village, Kanisettipalli Post, Chilamathur Mandal, Sri satyasai District, Andhrapradesh, India – 515341. Contact – 9000638447 represented by its Authorised person Sri.Channa C Reddy S/o C Venkatarami Reddy.</p>	
<b>The Guarantors/Directors</b>	
<p>2. Sri.Channa C Reddy S/o C Venkatarami Reddy D-No – 4 42 1A Channakesavapuram, Indlavenkatampalli Talararla Kothacheruvu Sri Satyasai District Andhrapradesh India – 515133. Contact: 9000638447</p>	<p>3. Smt.Usharani C Reddy W/o Channa C Reddy D-No – 4 42 1A Channakesavapuram, Indlavenkatampalli, Talararla Kothacheruvu, Sri Satyasai District, Andhrapradesh, India – 515133. Contact: 8919177330</p>
<p>4. Sri.B.Mallikarjuna Reddy C/o Snehalatha Hospital Khaja Nagar, Srinivasa Nagar, Ananthapuram, Andhrapradesh, India – 515001. Contact: 9441807777.</p> <p style="text-align: center;"><b><u>Alternate addresses</u></b></p> <p>B. Sri.Beedupalli Mallikarjuna Reddy S/o B.Nagireddy D-No- #13/3/510 Khaja Nagar, Opposite Ganga Gowri theatre complex, Ananthapur – 515001.</p>	
<p>5. Sri.N.Himadeep S/o Venkataramana Reddy Plot No.26 S.No.5/3 BNR Hills Jubilee Hills, Hyderabad, Telangana, India – 500033 Contact:9247837465 8374267676</p>	<p>6. Sri.A.Sreenivasa Reddy S/o A.Ravichandra Reddy D-No.6 2 141 Kovur Naga,r Ananthapur, Andhrapradesh - India – 515004 Contact: 9642838986.</p>
<p>7. Smt.Nallari Rupana Reddy W/o Nallari Niroop Kumar Reddy House-No - #8-2-293/82/A/672 Plot No.672 Road No.34 Jubilee Hills, Shaikpet, Jubilee Hills, Hyderabad-500033 Contact: 9949100009.</p> <p style="text-align: center;"><b><u>Alternate addresses</u></b></p> <p>Smt.Nallari Rupana Reddy D/o M.Srikrishna Reddy. Plot No.825/B/1 Road No.40 Jubilee Hills, Hyderabad – 500033. Contact: 9246200009.</p>	

3. **Total liabilities as on 04-02-2025 is Rs.22,55,67,049.63/- (Rupees Twenty Two Core Fifty Five Lakh Sixty Seven Thousand Forty Nine and Paise Sixty Three only)** with further interest and other incidental charges thereto incurred by the Bank.

4. (a) Mode of Auction : **Online Auction (E-Auction)**
- (b) Details of Auction service provider : **M/s. PSB Alliance Pvt. Ltd(BAANKNET)**
- (c) Date & Time of Auction : **13-03-2025 (Time 11.45 a.m. to 12.45 p.m.)**
- (d) Portal of E-Auction : **<https://baanknet.com/>**
5. Reserve Price: **Rs.70,40,00,000/- (Rupees Seventy Crore Forty Lakh Only)**

**6. OTHER TERMS AND CONDITIONS:**

- a) Auction/bidding shall be only through “Online Electronic Bidding” through the website **<https://baanknet.com/>**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property can be inspected, with Prior Appointment with Authorized Officer, on **10/03/2025** between 11.00 a.m. to 4.00 p.m.
- c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- d) EMD amount of 10% of the Reserve Price is to be deposited in E-wallet of M/s PSB Alliance Private Limited (Baanknet) portal directly or by generating the challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan **on or before 12.03.2025 till 5.00 pm.**
- e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s. PSB Alliance Pvt. Ltd (Baanknet), Mobile Number 8291220220. E Mail ID: support.baanknet@psballiance.com.**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 12.03.2025 till 5.00 p.m., to Canara Bank, Anantarpur SME BRANCH** by hand or by email.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
  - iii) Bidders Name. Contact No. Address, E Mail Id.
  - iv) Bidder's A/c details for online refund of EMD.

- g) The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s. PSB Alliance Pvt. Ltd (baanknet), Mobile Number 8291220220. E Mail ID: support.baanknet@psballiance.com.**
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/- (Rupees One Lakh Only)**. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
- k) **For sale proceeds of Rs.50,00,000/- (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.**
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach **Canara Bank, Anantapur SME branch** as a facilitating center, shall make necessary arrangements.
- o) For further details contact, CANARA BANK, **Anantapur SME branch** (Ph. No. **8296690098**) **E-mail:cb13167@canarabank.com** or the service provider **M/s. PSB Alliance Pvt. Ltd(Baanknet), Mobile Number 8291220220. E Mail ID: Support.baanknet @psballiance.com.**



**SPECIAL INSTRUCTION/CAUTION**

**Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.**

**Place: Anantapur  
Date: 05-02-2025**

**AUTHORISED OFFICER  
CANARA BANK**