

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with proviso to Rule 8 (6)/Rule 9(1), Rule 6(2) of the Security Interest (Enforcement) Rules, 2002. [Appendix –IV-A See proviso to rule 8 (6)]: This notice shall be treated as statutory 15 days' notice under Rule 9(1), to the borrower(s) and guarantor(s) and mortgagor(s) in respect of the debts due as detailed herein

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to Navabharat Co-operative Urban Bank Ltd., Dr.A.S.Rao Nagar, Hyderabad 500 062, herein after called Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of Secured Creditor (SC), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 28.02.2023 for recovery of dues as on 30.11.2022 to the SC, and unapplied interest and bank charges thereon as mentioned below. There are no encumbrances on the Mortgaged Properties to the knowledge of the SC.

Date: 28.02.2023, Time:11.30 AM to 12.30 PM, Last Date for Deposit of EMD: 27.02.2023 up to 5.00 PM

1. Borrower1: Mr.G.Ghanshyam,S/o.G.L.Narayana, Borrower2: Mr.G.Anand, S/o.G.L.Narayana, and Borrower and Mortgagor: Mr.G.L.Narayana, S/o.Narsojee, residents of H.No.11-3-80,Mahamoodguda,Sitaifalmandi, Secunderabad-500061. Mortgaged Property1: Plot No.11-3-79, with an area of 84.4 Sq.Yds, Situated at Mahmooguda, Sitaifalmandi, Secunderabad-500061, bounded by: North: Road, South: H.No.11-3-78, East: Road, West: H.No.11-3-80 property standing in the name G.Laxminarayana. Mortgaged Property2: Plot No.11-3-80, with an area of 84.4 Sq.Yds, Situated at Mahmooguda, Sitaifalmandi, Secunderabad-500061, bounded by: North: Road, South: H.No.11-3-33, East: H.No. 11-3-79, West: Road, property standing in the name G.Laxminarayana. Symbolic Possession is taken by the Secured Creditor.

Aggregate Liability: Rs.1,78,97,442 Reserve Price: Rs.50,64,000 EMD: Rs.5,06,400.

2. Borrower: M/S. Integrated Telesystems Prop. M. Suresh Babu,Plot No.421/P2, shed no.1-9-382/2/9A,Pragathi Industrial Area,Kushaiguda, Hyderabad – 500062. Guarantor1: Mr.M.Tilak, S/o.M.Lalaih, R/o. Plot No. 24, Virat Nagar Colony, Kapra, Kushaiguda, Hyderabad – 500 062. Mortgagor and Guarantor2: Late.Mr. M.Lalaih, S/o.M.Gangaiah, H.No.1-4-1139, Bodhan, Nizamabad Dist. Mortgaged Property: A piece of land situated at Bodhan Town of Goshala Behind Bodhan Ward No.12 Locality, vide premises old No.1-4-973, New No.1-4-1139 admeasuring 1521 sq.feet or 169.00 sq.yards or 141.30 sq.meters, Built up Area 762.00 sq.feet or 84.67 Sq.yards property situated at Bodhan Town of Goshala Behind Bodhan, Ward No.12 Locality, Within the municipal limits of Bodhan, MandalParished: Bodhan, ZillaParishad: Nizamabad, under the Jurisdiction of Jurisdiction District: Nizamabad, and Sub Dist.Bodhan bounded as follows: North: House of Sri Narayana and Shiva Ram, South: 5.0" Way, East: 20.0" Wide Road, West: Church (VijayaRaju) standing in the name Machapur Lalaih S/o/Gangaiah Symbolic Possession is taken.

Aggregate Liability: Rs.2,88,38,414 Reserve Price: Rs.91,48,000 EMD: Rs.9,14,800.

3.Borrower: Mr.K.V.Vijaya Kumar,S/o.K.V.Kotaiah, H.No. 4-32/1/133, Flat No. 202 Srinidhi Residency, Kukatapally – 500 072. Account No.1002068000147 Amount Due: Rs 1,00,15,061/- as on 31.12.2022 + interest @ 20 %p.a. from 01.01.2023. Guarantor 1. Mrs.K.Kalyani,W/o.Mr.K.V.Vijaya Kumar, H.No. 4-32/1/133, Flat No. 202 Srinidhi Residency, Kukatapally – 500 072. 2. Mr.M.Sai Ramesh, Flat No. 103, Jyothi Paradise Apartments, Brindavan Colony, Dr. A.S.Rao Nagar, Hyderabad-500 062. Mortgaged Property: Plot Nos.80/01 Part and 81/1, Flat No.401, 4th Floor,H.No.1-9-85/4/401, Survey Nos.501,502 and 503,Area in 1664.00sq.feet with an undivided share of 35.00sq.yds situated at Ayodhya Nagar, Kapra GHMC Circle, Keesara Mandal, Medchal-Malkajigiri Dist, and bounded on North: Open to Sky; South: Open to Sky; East: Open to Sky; West: Corridor, Stair Case and Residential Unit No.402.

Reserve Price: Rs.31,00,000, EMD Rs.31,00,000.

4. Borrower: B. Ramesh S/o. B.Anjaiah, H.No.1-7-210/1, Kurumilla Sadan, Hyderabad 62. Account No. 10020660000909, Amount Due: 36,73,159/- as on 31.12.2022+ interest @ 22% p.a. from 01.01.2023. Guarantors: 1. B.Sushma W/o.Mr.B.Ramesh, H.No.1-7-210/1, Kurumilla Sadan, Hyderabad 62. 2. G.Ashok, H.No.1-13, Bogaram Village, Keesara(M), R.R.Dist. Mortgagors: B.Ramesh H.No.1-7-210/1, Kurumilla Sadan, Hyderabad 62. Mortgaged Property: P.No.10-88, admeasuring an area of 63 Sqyds, situated at Thoopran, Sangareddy(M), Medak District boundaries on North: House of B.Pandiri, South: Grama Panchayat Road, East: Grama Panchayat Road, West: House of B.Pandiri.Property belongs to Mrs. B.Sushma. Reserve Price: Rs. 5,00,000, EMD Rs.50,000.00. Mortgaged Property: Plot Survey No.434, Block & Ward No. 4, House No. 4-37/1, Dismantle House admeasuring an area of 124 Sq.yards, situated at Masaipet Village, Thoopran, Sangareddy Mandal, Medak District boundaries on North: Open space of P.Ganesh; South: House of K.Mankaji; East: NH-7 Road; West: 12" Wide Road belongs to Mr. Bolcari Ramesh Kumar.

Reserve Price: Rs. 6,00,000.00 EMD Rs.60,000.00.

5. Borrower, Guarantor and Mortgagor: Mr.G.NarasimhaRao, S/o.G.Kotaiah, Borrower and Guarantor: Mrs.G.LakshmiKalyani, W/o.Mr.G.NarasimhaRao, Borrower and Guarantor: Mr.G.SivaDurga Prasad Rao, S/o.Mr.G.NarasimhaRao and Guarantor: Mr.D.HariBabu, residents of Flat No.52, SVR Residency, Opp lane to Ramalayam, Netaji Nagar, Kapra, Hyderabad. Mortgaged Property: All that the Flat No.2A at Plot No.9, Dhanunjaya Chambers, Second Floor, Survey No.66868, with a plinth area of 850 sqft with an undivided share to an extent of 30 sq yards, situated at Yousufguda, Hyderabad bounded by:North: Open to sky, South: Open to sky, East: Dwelling Unit No. 2C, West: Open to sky standing in the name of Mr.G.NarasimhaRao. Symbolic Possession is taken by the Secured Creditor.

Aggregate Liability: Rs.1,13,87,860, Reserve Price: Rs.41,16,000 EMD: Rs.4,11,600.

6. Borrower1 cum Mortgagor cum Guarantor: Mrs.P.Vakula, W/o. Mr.Pammidimukkula Bala Bhaskar, being the legal heir of Mr.Pammidimukkula Bala Bhaskar, Borrower2: M/s. Balaji Electrical & Electronics, and Borrower3,4 and Guarantors: 1.Mrs.P. Vakula,W/o.Mr.P.B Bhaskar, residents of F.No.2, Plot No.2, Sri Ayyappa Colony, Phase-III, Dammaiguda, Secunderabad – 500 062.. 2.Mr. Chakravarthula Lakshmi Narayana, Plot No.201, PragathiSrinivas Apartment, Near Sai Baba Temple, Dr. A.S.Rao Nagar, Hyderabad – 500 062.Guarantor1: Mr.N.Srikanth S/o SubbaRao, 2-20, Naiduvanipalem,Karamchedu, Prakasam District. Guarantor2: Mr. B.Dhanunjay, 37-9/46-5A, Renuka Nagar, Near: Bangarumsamma Temple, Neredmet Road, Malkajigiri; Guarantor3: Mrs. Ch.VenkataRanga Sami Raja W/o Ch.LakshmiNarayanaPlot No.201, PragathiSrinivas Apartment, Near Sai Baba Temple, Dr. A.S.Rao Nagar, Hyderabad – 500 062. Mortgaged Property: Flat Bearing No. F-2 in First Floor of "Sri SwamyAyyappa Colony" on Plot No.2, "The Residency" totally undivided share 42Sq.yards (Out of 252 Sq.yards or 210.67 Sq.mtrs) plinth area 900 sq.fts. R.C.C. in Survey Nos.409 and 410 of Sri SwamyAyyappa Colony, Phase-III, situated Dammaiguda H/o Nagaravilla village & Grampanchayat, KeesaraMandal, Ranga Reddy District, A.P. and bounded as follows: North: Plot No.1; South: Plot No. 6 & 29-6" Wide Road; East: Sri SwamyAyyappa Colony, Phase-III; West: Plot No.3, standing in the name of Mr.P.B.Bhaskar.Physical Possession is taken by the SC.

Aggregate Liability:Rs.29,22,354, Reserve Price Rs.21,33,000 EMD: Rs.2,13,300.

7.Borrower cum Mortgagor: Mr.VadlaYadagiri, S/o.Late Vadla Srisailem Guarantor 1:VadlaMadhavi, W/o.V.Yadagiri, and Guarantor2: RamavathHanuma, S/o.Jagithya residents of H.No.26-141/103, Archana Apartment, Sharadha Nagar, Malkajigiri, Hyderabad-47. Guarantor 3: Bathula Praveen Kumar, S/o.Edu Kondalu H.No.6-51, Kapra, ECIL Post, Hyderabad-62.Mortgaged Property: All that the Flat bearing No.103 in First Floor of "Archana Apartments" on Municipal No.26-141/103, with a plinth area of 715 sqft including common areas, with 1/15th undivided share of land admeasuring 29.00 Sq.Yards or 24.24 Sq.Mtrs, out of 480 Sq.Yards, constructed on premises No.26-107/2, in Plot Nos.3/A, under survey No.46, situated at Sharadha Nagar, Malkajigiri, under Greater Hyderabad Municipal Corporation Malkajigiri Circle and Mandal, Ranga Reddy District, under Jurisdiction of Joint Sub-Registrar Malkajigiri-II, and District Registrar Ranga Reddy (East), and bounded as follows: North: staircase, South: Open to Sky, East: Flat No.104, West: Open to Sky, Upper By: Flat No.203, Lower by: Flat No.G-3,standing in the name of Vadla yadagiri. Physical Possession is taken by the SC.

Aggregate Liability:Rs.16,11,118 Reserve Price: Rs.23,00,000 EMD: Rs.2,30,000.

8.Borrower: PandyalalaGalaiah, S/o.P.Bikshapathy, and Mortgagor and Guarantor: Pandyalala Shyamala, W/o.Pandyalala Galaiah, residents of H.No.1-8, Netaji Nagar, Kapra, Venkatreddy Nagar, PeddaCherlapally, Kapra, Hyderabad-62, Guarantor: S.Ram Reddy, S/o.Malla Reddy, 30-52/5/4/1, Ground Floor, Creative Nagar, Pragati Nagar, Secunderabad-62. Mortgaged Property: All that the piece and parcel of Plot No.23, Northern Part, in Survey Nos.5 to 10, admeasuring 80 Sq.Yards or 66.88 Sq.Mts (our of 200 Sq.Yards) situated at Block No.2, Old Village, Cherlapally, Ghatkesar Mandal, KapraMunicipality, Ranga Reddy District, Under S.R.O. Uppal, and bounded by : North: Plot No.24, South: Plot No.23 Southern Part, East: 30" Wide Road, West: Plot No.3,standing in the name of PandyalalaShyamala, Physical Possession is taken by the SCR.

Aggregate Liability: Rs.5,52,681 Reserve Price:Rs.23,10,000 EMD: Rs.2,31,000.

9. Borrower and Mortgagor: Mr. Mohammed Azeez Ahmed S/o Mohammed Fakrudin ,H.No. 16-4-688, New Road, Behind Shah-Alam Engineering College, Malakpet, Hyderabad – 500 034. Guarantor: Mr.NayeemAkram S/o KhazaMoinuddin , R/o SRT Quarters, Behind Azampura , MCH Office, Hyderabad. Mortgaged Property: Plot No.63 MIG 'C', Survey No. 461 to 469 admeasuring 421 Sq.yards or 352 sq.mtrs situated at Dr.A.S.Rao Nagar, Kapra, Hyderabad – 500 062 and bounded as follows: North: Plot No.62; South: Plot No. 63A; East: Plot No.81 MIG 'B' ; West: 6M Road standing in the name of Mohd.Azeez Ahmed. Symbolic Possession is taken by the Secured Creditor.

Aggregate Liability: Rs.38,18,634 Reserve Price: Rs.1,72,83,000. EMD: Rs.17,28,300

Terms and Conditions of Sale and Special Instructions/Caution: For details please refer to the link provided in Navabharat Co-operative Urban Bank Limited's website i.e. www.navabharatbank.com or may contact Mr.N.Chakravarthi, Chief Manager, on Mobile: 9440670956, during office hours on any working day.

Place: Hyderabad
Date: 02.02.2023

Authorised Officer
Navabharat Co-operative Urban Bank Limited