

Navabharat Co-operative Urban Bank Limited

1-19-72/12/101, Brundavan Colony, Dr. A.S.Rao Nagar, Hyderabad – 500 062. Ph: 9137766330, 8500445599.

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), 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 mortgager(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 to Navabharat Co-operative Urban Bank Ltd, Dr.A.S.Rao Nagar, Hyderabad 500 062, herein after called Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 24.02.2026 for recovery of dues as on 31.12.2025 to the Secured Creditor, and unapplied interest and bank charges thereon as mentioned below. There are no encumbrances on the Mortgaged Properties to the knowledge of the Secured Creditor.

E-Auction: Date: 24.02.2026; Time: 11.30 AM to 12.30 PM; Last Date for Deposit of EMD: 23.02.2026 up to 5.00 PM

1. Borrower cum Mortgager cum Guarantor: Mrs.P.Vakula, W/o. Mr. Pammidimukkula Bala Bhaskar, being the legal heir of Mr. Pammidimukkula Bala Bhaskar, Loan No. 1002266000064 – Limit: Rs.3,00,000/-; Borrower 2: M/s. Balaji Electrical & Electronics, Prop: Late P. B. Bhaskar, Loan No. 1002073000091 – Limit: Ra.9,00,000/- and Borrower 3, 4 and Guarantors: 3. Mrs.P. Vakula, W/o. Mr. P B Bhaskar, residents of F.No.2, Plot No.2, Sri Ayyappa Colony, Phase-III, Dammaiguda, Hyderabad – 500 062; Loan No.1002266000105 Limit: Rs.2,00,000/-4. Mr. Chakravarthula Lakshmi Narayana, Plot No.201, Pragathi Srinivas Apartment, Near Sai Baba Temple, Dr. A.S.Rao Nagar, Hyderabad – 500 062 -Loan No.1002266000076 – Limit: Rs. 2,00,000/- and Loan No: 1002266000078 – Limit: Rs.1,00,000/- Guarantor 1: Mr. N. Srikanth S/o Subba Rao, 2-20, Naiduvaripalem, Karamchedu, Prakasam District. Guarantor 2: Mr. B. Dhanunjay, 37-9/46-5A, Renuka Nagar, Near: Bangarumysamma Temple, Neredmet Road, Malkajgiri; Guarantor 3: Mrs. Ch. VenkataRanga Sami Raja W/o Ch. Lakshmi Narayana, Plot No.201, Pragathi Srinivas Apartment, Near Sai Baba Temple, Dr. A. S. Rao Nagar, Hyderabad – 500 062.

Aggregate Liability: Rs.55,93,248/- as on 31.12.2025.

Mortgaged Property 1: Flat Bearing No. F-2 in First Floor of "Sri Swamy Ayyapa Colony" on Plot No.2, "The Residency" with undivided share 42Sq.yards (Out of 252 Sq.yards or 210.67 Sq. mtrs) plinth area 900 sq.ft. R.C.C. in Survey Nos.409 and 410 of Sri Swamy Ayyappa Colony, Phase-III, situated Dammaiguda H/o Nagaram village & Grampanchayat, Keesara Mandal, Ranga Reddy District, A.P. and bounded as follows: North: Plot No.1; South: Plot No. 6 & 29'-6" Wide Road; East: Sri SwamyAyyapa Colony, Phase-III; West: Plot No.3, standing in the name of Mr. P. B. Bhaskar. Physical Possession is taken by the Secured Creditor.

Reserve Price Rs. 21,60,000/-; EMD: Rs.2,16,000/-

2. Borrower & Mortgager: B. Ramesh Kumar, S/o. B.Anjaiah, House No.1-7-210/1, Kurumilla Sadan, Hyderabad-500062 Guarantors:1.B.SushmaW/o.Mr. B. Ramesh Kumar, House No.1-7-210/1, Kurumilla Sadan, Hyderabad-500062; Loan No: 1002066000009 Limit: Rs.3,90,000/- Guarantor 2.G.Ashok, H.No.1-13, Bogaram Village, Keesara(M), RR.Dist.

Liability: Rs.62,97,976/- as on 31.12.2025.

Mortgaged Property 2: Plot No.10-88, admeasuring an area of 63 Sq.yds, 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. Physical Possession is taken by the Secured Creditor;

Reserve Price: Rs.3,96,000; EMD: Rs39,600/-

Mortgaged Property 3: Plot Survey No.434, Block & Ward No.4, House No.47/1, 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.Bolgari Ramesh Kumar. Physical Possession is taken by the Secured Creditor.

Reserve Price: Rs. 6,20,000/-; EMD: Rs.62,000/-

3. Borrower, Guarantor and Mortgager: Mr. G. Narasimha Rao, S/o.G.Kotaiah, Loan No.1002068000160; Limit: Rs.22,50,000/- Borrower and Guarantor: Mrs. G.Lakshmi Kalyani, W/o.Mr.G.Narasimha Rao, Loan No.1002266000006; Limit: Rs.10,00,000/-, Borrower and Guarantor: Mr. G.SivaDurga Prasad Rao, S/o.Mr.G.Narasimha Rao, Loan No. 1002070000046 Limit: Rs.8,10,000/-; and Guarantor: Mr.D.HariBabu, residents of Flat No.S2, SVR Residency, Opp. lane to Ramalayam, Netaji Nagar, Kapra, Hyderabad.

Aggregate Liability: Rs.2,03,72,356/- as on 31.12.2025.

Mortgaged Property 4: All that the Flat No.2A at Plot No.9, Dhanunjaya Chambers, Second Floor, Survey No.66&68, with a plinth area of 850 Sq. ft. 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. Narasimha Rao. Physical Possession is taken by the Secured Creditor.

Reserve Price: Rs.40,80,000/-; EMD:Rs. 4,80,000/-

Earlier Sale Notices: 2 more Sale Notices were issued as detailed herein for selling 15 Other Properties:

Sale Notice	News Papers	Published on	EMD last Date	Auction on	Auction Time
21.01.2026	Financial Express, Mana Telangana	22.01.2026	22.02.2026 5 pm	23.02.2026	11.30 am to 12.30 pm
24.01.2026	Financial Express, Mana Telangana	25.01.2026	24.02.2026 5 pm	25.02.2026	11.30 am to 12.30 pm

The longitude and latitudes of all the properties can be had from the Bank.

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. V.Anand, AGM/Dy.CEO on Mobile: 9137766330, 8500445599 during office hours on any working day.

Place: Hyderabad
Date: 05.02.2026

**Authorized Officer,
Navabharat Co-operative Urban Bank Limited**