

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 30 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 (S.Cr.), 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 20.03.2026 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 (S.Cr.)

E-Auction: Date: 20.03.2026 Time: 11.30 AM to 12.30 PM. ; Last Date for Deposit of EMD: 19.03.2026 up to 5.00 PM

TL/OD No.	Borrower*	Liability Rs.	TL/OD No.	Borrower*	Liability Rs.
1002245000087	#Mr.V.Balraj	15,85,427	1002265000254	#Mr.Bhanuprakash	5,11,064

*: Borrower cum Guarantor. **Vakiti Vandana is a guarantor; late Mrs.V.Aruna was the mortgager

#Mr.V.Balraj is the father of Mr.Bhanuprakash and husband of Mrs.V.Aruna; all of them are residents of H.No. 1-1-265/20, Aruna Nilayam, Srinivasa Nagar Colony, Dr.A.S.Rao Nagar, ECIL Post, Hyderabad.

Mortgaged Property 27: All that the Open Plot No.130, admeasuring 200 Sq.yards or 167.2 Sq.Mtrs, in Survey No. 259,260 & 261; situated at Rampally Village, Keesara Mandal, Medchal-Malkajgiri Dist. and bounded by North: Plot No.131, South: Plot No.129; East: Plot No.148 and West: 25" Wide Road.

Longitude	Latitude	Aggregate Liability Rs.	Reserve Price Rs.	EMD Rs.
78.63123	17.45142	20,96,491	Rs.32,40,000	3,24,000

TL/OD No.	Borrower/Mortgagor #	Guarantor#	Liability Rs.
1002245000029	Mr.Kamma Madhusudhana Rao	Mrs.K. Sri Vidya	Rs.14,12,993

#: Borrower cum Mortgager: Plot No.32, Pradhampuri, Kapra (V), (M), Medchal Malkajgiri Dt., Hyderabad
Guarantor: Mrs. K Sri vidya W/o. Kamma Madhusudhan Rao, Plot No.32 Pradhampuri, Kapra, Hyderabad

Mortgaged Property 28: All that the Residential Open Plot bearing Nos.14, admeasuring 347.0 Sq.yards, Plot bearing No.15. admeasuring 210.0 Sq.Yards, Plot bearing No.16. admeasuring 210.0 Sq.Yards, Plot bearing No.17. admeasuring 210.0 Sq.Yards, Plot bearing No.18. admeasuring 210.0 Sq.Yards, Total admeasuring 1187.0 Sq.yards or 992.23 Sq.mtrs., in Survey Nos. 204/E & 204/G, situated at "HARI HARA ENCLAVE" YADAGARPALLY EAST VILLAGE, Yadgarpally Gram panchayat, Keesara Mandal, Medchal-Malkajgiri District (Previously Ranga Reddy Dist) and bounded by North: Plot No: 19, South: ROAD, East:: 30' Wide Road, West: Plot No.33.

Longitude	Latitude	Liability Rs.	Reserve Price Rs.	EMD Rs.
78.638786	17.533478	1412993	Rs.26,70,750	Rs.2,67,075

TL/OD No.	Borrower*	Liability Rs.	TL/OD No.	Borrower*	Liability Rs.
1002245000098	Bhogadi Kennels	46,23,062	1002265000294	@Mr.Bh.Rana pratap	8,53,403
1002245000102	Bh.Lakshmi Devi	19,67,792	1002265000298	#Mr.Bh.Kishore	8,62,304
1002265000132	Bh.Lakshmi Devi	6,98,662	1002265000312	#Mr.Bh.Kishore	6,27,172
1002265000251	Bh.Lakshmi Devi	15,71,492		Aggregate Liability	1,12,03,887

Borrower Mortgager/ Guarantor: M/s. Bhogadi Kennels – Prop. Mr. Bhogadi Chandra Sekhar, S/o. B. Masthan Rao; Mr.Bh.Chandra sekhar is the husband of Mrs.Bh.Lakshmi Devi and they are the r/o, Plot No.14, Raghava Colony, Venture II, Transport Road, SikhVillage, Tirumalgiri, Hyderabad.
@2-64, Puligadda, Avanigadda – 521121, Krishna District, Andhra Pradesh.

#Plot No.264, Flat No.T1, Meherban Enclave, 6th Phase, Kukatpally, Hyderabad – 500072

Mortgaged Property 29: All that the Agricultural dry land to an extent of Ac.1-00 gts equivalent to 0.405 Hect. In Survey No.58 (out of Ac.1-08 gts) Situated at Village & Gram Panchayat: Dever-Yamzal, Mandal: Shamirpet, District & Regn. District: Ranga Reddy, Sub Dist: Medchal, and bounded as follows:North: Road towards Agrucultural land belongs to P.Narsimha Reddy, South: Agricultural land part of Sy.No.58, East: Road towards Agricultural land belongs to P.Bhagyamma, West: Road.

Longitude	Latitude	Aggregate Liability Rs.	Reserve Price	EMD Rs.
17.580891	78.517338	1,12,03,387	1,17,00,000	11,70,000

TL/OD No.	Borrower/Mortgagor #	Guarantor#	Liability Rs.
1002245000105	Anish Educational Society	V S Maheshwar	Rs.29,54,786
1002265000259	Anish Educational Society	V S Maheshwar	Rs.24,58,388
1002265000252	M Shyam Prasad	M Sai Manasa	RS.24,58,760
1002265000253	T Sakuntala	M Shyam Prasad	Rs.25,30,060

Borrower, Mortgager and Guarantor: M/s. Anish Educational Society represented by its Chairman Mr. Shyam Prasad Mulpuru, S/o. M. Gangadhara Rao. H. No.1-2-44/1/2/3P, Mallikarjuna Nagar Colony, Yellareddyguda, Kapra, Hyderabad-500103.

Mortgaged Property 16: All that the land in survey No's: No's.83/అ/3/9,84/అ/3/9,85/అ/3/9,86/అ/3/8,87/అ/3/9,84/అ/3/9,89/ద/9,96/ద/9,97/ద/9,98/A/ద/9,99/అ/A/9,99/B/ద/9,100/అ/3/9,101/అ/B/F and 102/B/3/9, Situated at Malkapur village, Thurkapally Mandal, Nalgonda Dist.

Total admeasuring area of 1 acre 33/1/4 gts the boundaries are North: Land of G. Chander, South: Land of G. Goliya, East: Way, West: Land of G. Govind.

Longitude	Latitude	Aggregate Liability Rs.	Reserve Price	EMD Rs.
78.887872	17.699443	1,04,01,994	65,70,000	6,57,000

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. Auction will be conducted through the Bank's approved service provider M/s. ARCA EMART PVT. LTD at the web portal www.auctionbazaar.com.

Place: Hyderabad
Date: 13.02.2026

Authorized Officer,
Navabharat Co-operative Urban Bank Limited