



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 (S.Cr.)**, the physical/symbolic possession of which has been taken by the Authorized Officer of S.Cr. will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis on the dates detailed herein for recovery of dues as on **31.12.2025** to the S.Cr. 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	EMD Date#	Properties for auction
04.05.2026	02.05.2026	All the properties that are detailed herein
07.05.2026	06.05.2026	All the properties that remain unsold in the previous auction
11.05.2026	08.05.2026	All the properties that remain unsold in the previous auction
14.05.2026	13.05.2026	All the properties that remain unsold in the previous auction
18.05.2026	16.05.2026	All the properties that remain unsold in the previous auction

E-Auction Timings: 12.30 pm to 1.30 pm

Mortgaged Property 2.1: Lat. 17.843884; Long: 78.469072.Mortgager: Physical possession taken by S. Cr.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: Panchayat Road; East: Panchayat Road; West: House of B.Pandiri. Property belongs to Mrs. B.Sushma.

Aggregate Liability: Rs.62,97,976	Reserve Price: Rs. 3,96,000	EMD: Rs. 39,600
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Mortgaged Property 2.2: Lat.17.879512; Long: 78.469072. Physical possession taken by S. Cr. 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. Borrower: B. Ramesh Kumar

Aggregate Liability: Rs.62,97,976	Reserve Price: Rs. 6,20,000	EMD: Rs. 62,000.
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Mortgage Property P5: Lat 17.508776; Long 78.542368:Symbolic possession taken by S. Cr. Plot No.26, Survey No. 1 (Part) admeasuring 266.00 Sq.yards or 222.37 Sq.mtrs. with 2 floors building situated at Shiridi Enclave, Yapral Village, GHMC Alwal Circle and Mandal, Medchal-Malkajgiri District, bounded by North: Plot No.27; South: Neighbour's Land; East: 40' Wide Road; West: Plot No.25 and Plot No. 25/1, of Mr. K.Devender. Borrower: K Devender

Aggregate Liability: Rs.27,25,568	Reserve Price: Rs. 65,60,000	EMD: Rs. 6,56,000.
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Mortgaged Property P13: Lat: 17.46926; Long: 78.611102. Symbolic Possession taken by S. Cr. All that the piece and parcel of Plot No.23, Northern Paart in Survey Nos. 5 to 10 admeasuring 80 Sq. Yards or 66.88 Sq. Mts/ (out of 200 Sq. Yards) situated at Block No.2, Old Village, Cherlapally, Ghatkesar Mandal, Kapra Municipality, 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. Borrower: Mr.Pandyala Galaih, Syamala.

Aggregate Liability: Rs. 9,56,036	Reserve Price: Rs.26,72,000	EMD: Rs.2,67,200
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Mortgaged Property 15: P.No.100, admeasuring an area of 300 Sq.yds in S.No. 574, 575, 576, 580, 581 & 585, situated at Nadergal (V) Sarror Nagar (M) R.R.Dist boundaries on **North:** P.No.101, **South:** 30' wide road, **East:** 30' wide Road, **West: P.No.99** standing in the name of V.D.Jawahar. Physical Possession is taken by the Secured Creditor. Borrower: V.D.S. Jawahar

Liability: Rs.41,57,466	Reserve Price: Rs.16,80,000	EMD Rs.1,68,000
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Mortgaged Property 17: Lat 17.49632;Long 78.57179, Mortgager : T. Sakunthala W/o. T. Ganga Singh, H.No.1-3-53/118, Plot No.118, NRI Colony/Enclave, Kapra, Medchal Malkajgiri. All that the part and parcel of open Plot No.48, admeasuring area 203 Sq.Yards or 169.70 Sq.Mtrs in Survey Nos.51 and 54 situated at Ward No.1, Block No.2, Yellareddyguda, Kapra, under GHMC Kapra Circle and Mandal, Medchal Malkajgiri District, the boundaries are North: 30" Wide Road, South: Part of Plot No.48 East: 40" Wide Road, West: Neighbour's Plot.

Aggregate Liability: Rs.80,78,945	Reserve Price: Rs.56,84,000	EMD: Rs.5,68,400
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Mortgaged Property P25 & P26 : Lat 17.469535; Long 78.561309 Mortgagers: Mr. G. Ghanshyam & Mr. G. Anand being the Legal Heirs of Late Sri G.L. Narayana Symbolic possession taken by S. Cr. Plot No.11-3-79, with an area of 84.4 Sq.Yds, Situated at Mahmoodguda, Sitafalmandi, Secunderabad-500061, bounded by: North: Road, South: H.No.11-3-78, East: Road, West: H.No.11-3-80. Borrowers: Mr. G. Ghanshyam & Mr. G Anand.

Aggregate Liability: Rs. 1,79,84,792	Reserve Price: Rs. 1,36,44,000	EMD: Rs. 13,64,400
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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.Bhanu Prakash 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: 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. Borrower: V Balraj

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

Mortgaged Property P30: Mortgageer: Mr. M.Suresh Babu, the Legal heir of Late Sri M.Lalaiah - Symbolic possession taken by S.Cr. All that Bodhan Town of Goshala behind Bodhan Ward No.12 locality, vide premises old H.No.1-4-973, New H.No.1-4-1139 admeasuring 1521 sq.feets or 169.00 sq.yards or 141.30 sq.meters, Survey No.12. Within the municipal limits of Bodhan, Mandal Parishad: Bodhan, ZillaParishad: Nizamabad, under the Jurisdiction of Registration District: Nizamabad, and Sub Dist.Bodhan bounded as follows: North: House of Sri Narayana C/o. Shivaram, South: 5'.0" Way, East: 20'.0" Wide Road, West: Church (Vijaya Raju). Borrower: Mr. M. Suresh Babu

Aggregate Liability: Rs. 4,89,61,661	Reserve Price: Rs. 59,06,700	EMD: Rs. 5,90,670
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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.