

Navabharat Co-operative Urban Bank Limited

1-19-72/12/101, Plot No.12, Brindavan 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: This notice shall be treated as statutory 30 days' notice under Rule 9(1), to the borrower(s), 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 immovable properties detailed herein, mortgaged to Navabharat Co-operative Urban Bank Ltd, Dr. A.S.Rao Nagar, Hyderabad, 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 23.02.2026 to recover 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: 23.02.2026, Time: 11.30 AM to 12.30 PM.
Last Date for Deposit of EMD: 21.02.2026 up to 5.00 PM

1. Borrower cum Mortgager and Guarantor: Mr. M.Sateesh Kumar, H.No. 2-17-127/4/E, East Kalyanpuri, Uppal, Hyderabad. TL No.1002265000323 Liability. Rs. 38,50,890 2.Borrower: M/s Computer Management and Technical Education Society: Rep by: Mr. M.Sateesh Kumar, TL No.1002265000163 Liability. Rs.58,33,576. Garantor: Mrs.M N V Lakshmi, H.No.2-17-127/4/E, East Kalyanipuri, Uppal, Hyderabad. Guarantor and Mortgager: Mr.M.Sateesh Kumar, S/o.Mr. M.A.Ramaiah, H.No.2-17-127/4/E, East Kalyanipuri, Uppal, Hyderabad. **Aggregate Liability. Rs. 96,84,466.**

Mortgaged Property P6: Plot No. 79 Part - Door No.5-2-53/79 admeasuring 177. sq.yds in S.No.7 situated at Block No.2, 5-2-53/79, Tirumala Nagar Colony, Meerpet. GHMC Kapra Circle, Uppal, Hyderabad, Bounded by North: Part in Plot No.79 Part of Chiluveru Latha; South: 40' Wide Road; East: Plot No.98; West: 40' Wide Road. Physical possession taken by the S.Cr. **Reserve Price: Rs.77,88,000 EMD:Rs.7,78,000**

2.Borrower cum Mortgager: M/s. Mother Theresa Educational Society, Rep. by Mr. M.Sateesh Kumar, H.No.2-17-127/4/E, East Kalyanpuri, Uppal, Hyderabad Term Loan No.1002245000003;Liability: Rs. 52,10,255 Guarantor1:Mr.M.Sateesh Kumar, H.No.2-17-127/4/E, East Kalyanpuri, Uppal, Hyderabad, Guarantor2: Mrs.MN V Lakshmi, H.No.2-17-127/4/E, East Kalyanipuri, Uppal, Hyderabad-500039. **Liability: 52,10,255**

Mortgaged Property P7: Plot No. 79 Part; Car Parking area of 2176 Sft. with proportionate undivided share of land 20 sq.yds. in .S Nos. 357/1, 357/3 and 357/4 situated at D.No.42-22 stillt Floor Block B, Susilpa Hills, S.P.Nagar, Moulali, Hyderabad. Bounded by North: Private passage of Qmar Jahan Begum & others; South: 20' wide Road & Neighbour's land; East: Passage Between C Block & B Block; West: Part of B-Block of Susilpa Hills. Physical possession taken by the Secured Creditor. **Reserve Price: Rs. 12,80,000 EMD:Rs.1,28,000**

3. Borrower1 and Mortgager1: Mr.K.Rajender, S/o Late K. Komaraiah, Borrower 2 and Mortgager 2: legal heirs of Late Mr.K.Anand, S/o Late K. Komaraiah, Borrower 3 and Mortgager 3: Mr.K.Satyanarayana, S/o Late K. Komaraiah, residents of H.No.10-37, Prem Vijaya Nagar Colony, Malkajgiri, Hyderabad-500050. TLNo.1002068000038, Liability: Rs.3,83,33,004 Borrowers 1, 2 and 3 are addressed as Borrowers, they being the sons and legal heirs of late Mr.K.Komaraiah, s/o K.Narasaiah who passed away on 05.05.2003 and late Mrs.K.Rukmini, w/o Late K.Komaraiah who passed away on 29.01.2020 and who availed the term loan referred to herein against mortgage of the house property held in the name of late Mr.K.Komaraiah, Borrowers 1, 2 and 3 being the sons and legal heirs of late Mr.K.Komaraiah, are the mortgagors too. Guarantor1: Mr.G.VijayaKumar, S/o.G.Parasaiah, Quarter No.B-132, Moulali Railway Quarters, Moulali, Hyderabad. Guarantor2: Mr.S.Krishna, S/o.S.Yadagiri Swamy, H.No.10-66/1, Prem Vijaya Nagar Colony, Malkajgiri, Hyderabad.

Mortgaged Property P8: House Property bearing No. 10-37, on Plot No.72, admeasuring plotted area 270 sq yards, in Sy.No.722/1, Situated at Prem Vijaya Nagar Colony, Mirjalguda Village, under GHMC Malkajgiri&Mandal, R.R.District and bounded by: North Plot No.12, South: 30 feet Road, East: Plot No.79, West: 20 feet Road property standing in the name of Late K.Komaraiah. Symbolic possession taken by the Secured Creditor. **Reserve Price: Rs.1,37,60,000 EMD: Rs.13,76,000.**

4. Borrower, Mortgager and Guarantor: Mr.Duddukuri Krishnaiah, P.No.71, Krishna Nagar, Yellareddyguda, Kapra, Hyderabad-62. OD.No. 1002245000107 Liability: of Rs.45,44,679 Borrower cum Mortgager and Guarantor: : Mr.D.NarsimhaRao, S/o.D.Krishnaiah Loan Account No. 1002265000199 Liability: of Rs.21,71,525 and Loan Account No. 1002265000285 Liability: of Rs.32,25,064; Borrower cum Guarantor :Mrs.D.Sravanthi, W/o.D.NarsimhaRao Loan AccountNo.1002265000271 Liability: of Rs.22,23,368 and Loan Account No. 1002265000284 Liability: of Rs.7,65,661; Borrower cum Guarantor:Mrs.A.Prashanthi,LIG-B-461, Dr.A.S.Rao Nagar, Hyderabad-62.Loan Account No. 1002265000198 Liability: of Rs.22,37,759; Borrower::Mrs.KongaraJyothi, MIG-3525, Vidyut Nagar Colony, Phase-2, Near A park Road No.5, BHEL, Ramachandrapuram, Hyderabad-502032.Loan Account No. 1002265000313 **Liability: of Rs.20,54,676; Aggregate Liability Rs. Rs.1,72,22,732**

Mortgaged PropertyP9: All that the property consist G+2 Upper Floors building Plot bearing No.71, in Survey Nos.659 and 660, admeasuring are 200 Sq. Yards or equivalent to 167.2 Sq.mts, Situated at Yellareddyguda, under GHMC, Kapra circle, Keesara Mandal, Ranga Reddy District, (Covered under Block No.02) and bounded as follows: North: 30" Wide Road, South: 30" Wide Road, East: Plot No.72, West: Plot No.70 standing in the name of Mr.D.Krishnaiah. Symbolic possession taken by the S.Cr. **Reserve Price: Rs.1,34,84,000 EMD:Rs.13,48,400**

Mortgaged Property P10: All that the Part of Plot No.45C, admeasuring area 101.9 Sq.yards or equivalent to 85.18 Sq.mtrs., (out of 333.0 Sq.Yards) in Survey Nos.130 Part and 131 part, situated at Saket Nagar, Vorla Enclave, Phase-II, Yellareddyguda, Vampuguda, kapra, within the limits of GHMC, Kapra Circle & Kapra Mandal, Mechal-Malkajgiri District., T.S. (Ward No.01 & Block No.01) and bounded as North: Part of Plot No.45C, South: 30" Wide Road, East: 30'-0" Wide Road, West: Neighbours Land standing in the name of D.Narasimha Rao. Physical possession taken by the S.Cr.

Mortgaged PropertyP11: Open Plot bearing No.17 part admeasuring 46.25 Sq.Yards and plot No.16 part admeasuring 27.75 Sq.Yards aggregating to 74.00 Sq.Yards in Survey No.130 part and 131 Part situated at "Saket nagar, Vorla Enclave, Phase-II, Vampuguda, Kapra, Under GHMC kapra Circle and Mandal, Medchal-Malkajgiri Dt.. TG and bounded as North: Plot No.17 part, South: Plot No.16 part, East: Neighbours land, West: 30' Wide Road standing in the name of D.Narasimha Rao. Physical possession taken by the S.Cr. **Reserve Price: Rs.: 20,72,000 EMD:Rs.2,07,200**

6 Borrower Cum Guarantor Cum Mortgager: Mr.Md.Faheemuddin S/o NawabJani, H.No. 3-4-777/1, Opp: C C Shroff Hospital, Beside Taulja Bhavan Dharmashala, Barkatpura, Hyderabad, TL No. 1002265000070 TL No. 1002265000283 Guarantor1: Mrs.Naseem Sultana W/o..Md..Faheemuddin S/o NawabJani, H.No. 3-4-777/1, Opp: C CShroff Hospital, Beside Taulja Bhavan Dharmashala, Barkatpura, Hyderabad, Guarantor2: Mohd. Nayeemuddin S/o Nawabjani, H.No. 2-3-54/11/B/4, QuadriBagh, Amberpet, Hyderabad. **Aggregate Liability:Rs.9,78,581**

Mortgaged Property P12: House No.3-4-777/1, admeasuring 29.30 sq.yards or 146 Sq.ft. situated at

Saket Nagar, Voria Enclave, Phase-II, Vampuguda, Kapra, Under GHMC Kapra Circle and Mandal, Medchal-Malkajgiri Dt.. TG and bounded as North: Plot No.17 part, South: Plot No.16 part, East: Neighbours land, West: 30' Wide Road standing in the name of D.Narasimha Rao. Physical possession taken by the S.Cr.

Reserve Price: Rs.: 20,72,000 EMD:Rs.2,07,200

6 Borrower Cum Guarantor Cum Mortgager: Mr.Md.Faheemuddin S/o NawabJani, H.No. 3-4-777/1, Opp: C C Shroff Hospital, Beside Taulja Bhavan Dharmashala, Barkatpura, Hyderabad ,TL No. 1002265000070 TL No. 1002265000283 Guarantor1: Mrs.Naseem Sultana W/o..Md..Faheemuddin S/o NawabJani, H.No. 3-4-777/1, Opp: C CShroff Hospital, Beside Taulja Bhavan Dharmashala, Barkatpura, Hyderabad, Guarantor2: Mohd. Nayeemuddin S/o Nawabjani, H.No. 2-3-54/11/B/4, QuadriBagh, Amberpet, Hyderabad. **Aggregate Liability:Rs.9,78,581**

Mortgaged Property P12: House No.3-4-777/1, admeasuring 29.30 sq.yards or 146 Sq.ft. situated at Barkatpura, Hyderabad , bounded byNorth: Shop No. 3-4-776 of TulajabhavanDevastanam; South: H.No. 3-4-777/2, Est: Public Road; West: Neighbours House , standing in the name of Md.Faheemuddin. Symbolic possession taken by the S.Cr.

Reserve Price: Rs. 16,35,000 EMD: Rs 1,63,500

7.Borrower cum Mortgager: Mr. PandyalGalaiah, S/o. P. Bikshapathy, H.No.2-3-71/234, Madhusudhan Reddy Nagar Colony, ChinnaCharlapallyVillage,Kapra (M), MedchalMalkajgiri District, Hyderabad-501 301.TL No. 1002265000017 and 1002265000041 Mortgaer and Guarantor1: Mrs. PandyalSyamala, W/o. Shri P. Galayya, H.No.2-3-71/234, Madhusudhan Reddy Nagar Colony, ChinnaCharlapallyVillage,Kapra (M), MedchalMalkajgiri District, Hyderabad-501 301, Guarantor2: Mr. S. Ram Reddy,S/o. S. Malla Reddy,H.No.30-52/5/4/1, Ground Floor, Creative Nagar, Pragathi Nagar, Hyderabad-62, Guarantor3: Mr.K. Raju, H. No.14-20-8, Shivaji Nagar, Borabanda, Bala Nagar, Hyderabad-500018. **Aggregate Liability: 9,56,036.**

Mortgaged Property P13: 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. Symbolic possession taken by the S.Cr.

Reserve Price: Rs.26,72,000 EMD:Rs.2,67,200

8. Borrower1 and Mortgager1: Mrs. T. Subhamangala, W/o. B. Sudeesh Kumar, H.No.12-1-1486/2, Shanthi Nagar, North Lalaguda, Secunderabad-500017, TL No. 1002265000142.Guarantor1:Mr. T. Jagadish, S/o. B Sudeesh Kumar, H.No.12-1-1486/2, Shanthi Nagar, North Lalaguda, Secunderabad-500017. Guarantor2: Mr. B. Sudesh Kumar, S/o. B. Bandappa, H.No.12-1-1486/2, Shanthi Nagar, North Lalaguda, Secunderabad-500017. **Liability: Rs.4,11,815.**

Mortgaged Property P14: That the undivided half share of Releaser and enlarging the half share of Releasee. All that the Property bearing House No. 12-1-1486/2, admeasuring 67.50 Sq. Yards or 56.43 Sq. Meters, situated at Shantinagar, North Lalaguda, Secunderabad and bounded on the North: 18' Wide Road, South: House of Ashaiah, East: H. No. 12-1-1486/1, West: H. No. 12-1-1488/2. Symbolic possession taken by the S.Cr.

Reserve Price: Rs.16,20,000; EMD:Rs.1,62,000

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.

Place: Hyderabad
Date: 20.01.2026

Authorized Officer,
Navabharat Co-operative Urban Bank Limited