

# Navabharat Co-operative Urban Bank Ltd.,

1-19-72/12/101, Plot No.12, Brindavan Colony, Dr.A.S.Rao Nagar, Hyderabad – 500 062. Ph:9440670956.

## 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 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/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 16.03.2023 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.

**E-Auction: Date: 16.03.2023, Time:11.30 AM to**

**12.30 PM, Last Date for Deposit of EMD: 15.03.2023 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 Mortgager: Mr.G.L.Narayana, S/o.Narsojee, residents of H.No.11-3-80,Mahamoodguda,Sitafalmandi, Secunderabad-500061. Mortgaged Property1: 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 property standing in the name G.Laxminarayana. Mortgaged Property2: Plot No.11-3-80, with an area of 84.4 Sq.Yds, Situated at Mahmoodguda, Sitafalmandi, 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.Lalaiah, R/o. Plot No. 24, Virat Nagar Colony, Kapra, Kushaiguda, Hyderabad - 500 062 . Mortgagor and Guarantor2: Late.Mr. M.Lalaiah, 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 Registration 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 Lalaiah S/oGangaiah Symbolic Possession is taken.

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

**3. Borrower:** B. Ramesh S/o. B.Anjaiah, HNo.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, HNo.1-7-210/1, Kurumilla Sadan, Hyderabad 62. 2. G.Ashok, HNo.1-13, Bogaram Village, Keesara(M), R.R.Dist. Mortgagers: B.Ramesh HNo.1-7-210/1, Kurumilla Sadan, Hyderabad 62. Mortgaged Property: P.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.

**Reserve Price: Rs. 5,00,000, EMD Rs.50,000.00**

**4. B. Ramesh S/o. B.Anjaiah, 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. Bolgari Ramesh Kumar. Physical Possession is taken by the SC.

**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.S2, 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.66&68, with a plinth area of 850 sft 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 Mortgager 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, Naiduvaripalem,Karamchedu, Prakasam District. Guarantor2: Mr. B.Dhanunjay, 37-9/46-5A, Renuka Nagar, Near: Bangarumysamma 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 SwamyAyyapa 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.ft. R.C.C. in Survey Nos.409 and 410 of Sri SwamyAyyappa Colony, Phase-III, situated Dammaiguda H/o Nagaram 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 SwamyAyyapa 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 Mortgager:** Mr.VadlaYadagiri, S/o.Late Vadla Srisailam 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 Muncipal No.26-141/103, with a plinth area of 715 sft 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 Muncipal 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:** PandyalGalaiah, S/o.P.Bikshapathy, and Mortgager and Guarantor: Pandyal Shyamala, W/o.Pandyal 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, Cherlapaly, 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.standing in the name of PandyalShyamala, 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 Mortgager:** Mr. Mohammed Azeez Ahmed S/o Mohammed Fakruddin ,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.AzeezAhmed. 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**

**10. Borrower and Mortgager:** Mr. Mukteevi Krishna Das, Co-Borrower and Guarantor1: Mr. M.Vijayamahapurna, Co-Borrower and Guarantor 2 :Mr.M.HareethGouraHari and Guarantor3: Mrs. M.Radha, residents of H.No. 6-1-118/B, 401, Belvedere Gardens, Phase-I, Padmarao Nagar, Himmatnagar, Hyderabad – 500 025. Mortgaged Property: Flat Bearing No.401, Block-B, on Fourth Floor admeasuring about 1445 sq.ft undivided share 45 square yards including common areas in BELVEDERE GARDENS in premises bearing No.6-1-118 situated at Padma Rao Nagar, Secunderabad is bounded on the North: Open to Sky; South: Open to Sky; East: Corridor &Open to Sky; West: Open to Sky. standing in the name of Mr.M.Krishna Das Symbolic Possession is taken by the SC.

**Liability as on 31-01-2023 : Rs.47,94,795 Reserve Price: Rs.41,44,000 EMD: Rs.4,14,400**

**11. Borrower1 cum Guarantor cum Mortgager:** Mr.Kasarla Venkata Ramana Reddy, S/o.K.Raji Reddy, and Borrower2 and Guarantor: Mrs. K.Sushma Reddy W/o KasarlaVenkataRamana Reddy, residents of Flat No. 403, E-Block, Aparna Kanopy Tulips, Gundla pochampally, Hyderabad – 500 090. Mortgaged Property: Flat No. 508,in Floor No.5th in Block No.A with Plinth Area of 1022 sft. (having Carpet area of 829 sq.ft) and common area of 243 sft totally admeasuring 1265 Sq.ft along with undivided share of land 74 sq.yards together with one Car Parking slot(s)out of Schedule-A property and bounded a follows: North: Open to Sky, South: Open to Sky, East: Open to Sky; West: Corridor, standing in the name of Mr.KV/Ramana Reddy. Symbolic Possession is with SC.

**Aggregate Liability as on 31-01-2023: Rs.30,64,016 Reserve Price: Rs.39,84,000 EMD: Rs.3,98,400**

**Auction Dates : 16.03.2023 23.03.2023 30.03.2023**

If any of the loans in respect of any of the properties remain unpaid on 16.03.2023, the relative properties will be auctioned on 23.03.2023. If any of the loans in respect of any of the properties remain unpaid on 23.03.2023, the relative properties will be auctioned on 30.03.2023.

**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](http://www.navabharatbank.com) or may contact Mr.N.Chakravarthi, Chief Manager, on Mobile: 9440670956, 9290574004 during office hours on any working day.

**Place: Hyderabad**

**Authorised Officer**

**Date: 27.02.2023**

**Navabharat Co-operative Urban Bank Limited**