

E-AUCTION SALE NOTICE CORRIGENDUM

Sale advertisement published for the Sale of the assets of Personal guarantors of M/s Sri Ananda Lakshmi Narasimha Industries India Private Limited under Bankruptcy Process

Please refer to the sale advertisement published in Andhra Prabha and Financial Express daily on 12-02-2025 by the Bankruptcy trustee for the sale of the assets of Personal Guarantors of M/s. Sri Ananda Lakshmi Narasimha Industries India Private Limited under Bankruptcy Process. The date of E-Auction for property standing in the name of Mrs Chavva Naga Lakshmi (S.NO 1 (c) - Land admeasuring 7.05 Acres) is erroneously mentioned as 11th February 2025 instead of 11th March 2025 and hence the date of E-Auction to be read as 11th March, 2025.

Madasa Kumar, Bankruptcy Trustee
Reg. No. IBBI/PA-001/IP- P01590 /2019-2020/12465
E-mail: rpanadlakshmi@gmail.com
Mobile No.9866512519

Date: 23-02-2025
Place: Hyderabad

STATE BANK OF INDIA

Sangareddy (03478) Branch, Sangareddy District.

POSSESSION NOTICE (Symbolic)

Under Rule 8(1) and (2) (For Immovable Property)

Notice is hereby given under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of power conferred on him under section 13(4) of the said Act read with Rule 9 of the said Act on the 17.02.2025.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India for an amount and interest thereon.

Sr No	Name of Borrower/ Owner & address	Description of the Mortgaged property	Amount Outstanding
1	M/s. Satyam Arts Rep by its Prop. P. Satyanarayana S/o Malliah, H.No. 11/36, Main Road, Beside Bus Stand, Jogipet, Sangareddy District-502270.	All that part and parcel of East Facing of H.No. 10-85, admeasuring 120 Sq. Yds or 100.32 Sq.mtrs or 1080 Sq. feet, Situated at Jogipet Village & G.P. Jogipet, Sangareddy District, TG, belonging to Smt. Sumithra W/o Sri. P. Satyanarayana, vide registered Sale Deed Doc No. 1380/1997, Dated 30.07.1997, S.R.O at Sangareddy and bounded by:- East : 25 feet G.P. Road, West : House of Lalitha Sisters, North : 9' feet G.P. Road, South : 30' feet G.P. Road.	Rs.8,24,187/- as on 17.02.2025 plus interest, charges & incidental expenses thereon (As per 13(2) as on 27.11.2024)

Place: Sangareddy, Date : 17.02.2025. Sd/- Authorised Officer

HINDUJA HOUSING FINANCE LIMITED

Corporate Office: 167-169, 2nd Floor, Little Mount, Saidpet, Chennai- 600 015. Branch Office : Door No. #54-16-3/1, 3rd Floor, Central Excise Colony, Rd No.1, Near Loyala College Main gate, Vijayawada - 520008

APPENDIX - IV (Rule 8(1)) Possession Notice (For Immovable Property)

Whereas the undersigned being the Authorized Officer of the Hinduja Housing Finance Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (ACT NO.54 OF 2002) and in exercise of powers conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to below mentioned Borrower/s / Guarantor/s. After completion of 60 days from date of receipt of the said notice, the Borrower/s / Guarantor/s having failed to repay the amount, notice is hereby given to the Borrower/s / Guarantor/s and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 8 of the said Rules on this.

Account Number & Name of the Borrowers	Demand Notice Date & Amount
1. Mr. Kamsali Balu (deceased) Borrower 2. Mrs. K. Bharathi W/o. K. Balu Co-borrower 3. Mr. K. Giddaiah Achari Co-borrower Legal Heirs :- 1. Kamsali Balaji S/o K. Balu 2. Kamsali Manju D/o. Balu Both Are Residing At: R/o Hno: 11-47/1a, Kothapeta, Dhone (v/r/k) Kurnool Dist Pin Code 518222. LAN No: AP/KUR/KURL/A000000054 & AP/KUR/KURL/A000000059	13-11-2024. Rs. 12,62,077/- (Rupees Twelve Lakhs Sixty Two Thousand and Seventy Seven Only)
Description Of Property: The House Bearing No: 3/38. In Sy.No: 37, Sesanguntala Village Ungarunigunda Grampanchayat In Dhone Mandal In Kurnool Dist With In The Registration And Sub- Registration Dist Of Dhone And Kurnool. Extent : 160 Sq.yds. Boundaries : East : Vendors Site West : House Of Rangareddy North : Rastha South : Battini Krishnanna Site (building Plinth Area Ground Floor :1214.169 Sq.ft). NOTE: Through This Notice, all the previous Notices issued in this LAN is here by Recalled.	Date Of Possession : 20-02-2025
1. Mr. R. P. Lokesh Kumar (deceased) S/o R. Parthasaradhi Borrower 2. Mrs. R. P. Vanajakshi W/o R. Parthasaradhi Co-borrower Legal Heirs :- 1. Mrs. R. L. Dimpu D/o R. P. Lokesh Kumar 2. Mr. R. L. Revanth S/o R. P. Lokesh Kumar All Are Residing At: Hno: 10-74/2, Gandhi Street, Chittoor Town And Dist, Andhra Pradesh, Pin Code 517001. LAN No: AP/NLR/VERN/A000000035 & CO.CPC/CPDF/A000000054	13-11-2024. Rs. 23,78,342/- (Rupees Twenty Three Lakhs Seventy Eight Thousand Three Hundred and Forty Two Only)
Description Of Property: Chittoor Dist, Chittoor Sub- Dist, Chittoor Mandal, Chittoor Municipality. No: 72 Chittoor Village Account, Sy No: 479/1, Chittoor Town, Gandhi Road Extension, Municipality Door No: 10-74 (part) Consisting Of Mtc And R.c.c.roofed House In Ground Floor And Site Bounded By: Bounded By: East : Gandhi Road West : House In Door No: 10-75 Belongs To Saraswathamma North : B Schedule House Door No:10-74 Belongs To R.p.surendra Kumar South : House In Door No: 10-37 Belongs To Raja Badur Modali With In These Boundaries An Extent Of 2040 Sq.ft Or 226.67 Sq.yds Of It In It An Extent Of 370 Sq.ft Of R.c.c. Roofed House In Ground Floor, An Extent Of 1150 Sq.ft Of Mtc. Roofed House In Ground Floor, An Extent Of 500 Sq.ft Of R.c.c. Roofed House In First Floor, An Extent Of 1020 Sq.ft Of Mtc. Roofed House In First Floor, With Current Connection No: 706 And 707 Etc, Including All Easement Rights And There In.	Date Of Possession : 22-02-2025

The Borrower/s / Guarantor/s in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hinduja Housing Finance Limited, for an above-mentioned demand amount and further interest thereon. Sd/- Authorised Officer HINDUJA HOUSING FINANCE LIMITED Date : 23/02/2025 Place: Andhra Pradesh

LABBIPET BRANCH

D.No.39-10-5, V.N.R Towers, Labbipet, Vijayawada-10
Tel : 8928903431, ubin0803430@unionbankofindia.bank

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

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 the Authorized Officer of Union Bank of India, Labbipet Branch will be sold on "As is where is" and "Whatever there is" on the date mentioned below, for recovery of due amount along with further interest at contracted rate and other expenses due to the Union Bank of India, Labbipet Branch from the following borrowers and guarantors/Co-Obligants.

E- Auction Date : 11-03-2025 Time : 12:00 Pm to 5:00 Pm

- Name and Address of the Borrower & Guarantor:** 1) Mr. Dhanala Srinivas Rao, D.No. 5-7/8-19, Behind KL Rao Park, Chitti Nagar, Vijayawada-520004.

Description of Immovable Property: Schedule A: All that piece and parcel of an Undivided and unspecified share extent of 25 sq yds out of total extent of 83.35 sq yds together with all easement rights, situated at Chittinagar, Vidyardharapuram, Vijayawada Municipal ward No.5/2, RS No. 144/5 & 1. Near D.No.5-7/8-19, within the limits of Municipal Corporation, Vijayawada Bounded by: East: Property belongs to Mrs. Dogeparthi Bharathi Devi, South: Item No.4 (House No.1), West: 12' wide joint Road, North: Property belongs to Darirevula Jari & Ongole Srinivasa Rao, Schedule-B: Residential Flat Constructed in the above A-Schedule 1st Floor with plinth area of 600 sqft, with all easement rights, stands in the name of Mr. Dhanala Srinivasa Rao S/o. Tataiah, bounded by: East: Open to sky, South: 11' stair case and Common Corridor, West: Open to sky, North: Open to sky.

Rs.14,11,603.80 Ps (Rupees Fourteen Lakhs Eleven Thousand Six Hundred and Eighty Paise Only) as on 26-11-2024
Reserve Price: Rs. 19,13,000/-
EMD: Rs. 1,91,300/-
- Name and Address of the Borrower & Guarantor:** 1) Mr. Devireddy Jagadish, S/o Durga Rao, 2) Mr. Devireddy Durga Rao, S/o. Late Venkateswarlu, 3) Mr. Devireddy Siva Kumar, S/o. Durga Rao, Door No. 76-3/2-9/2, Manayamandir Road, Bhavanipuram, Vijayawada. 4) Mr. Devireddy Durga Rao, S/o. Late Venkateswarlu, Flat No. GF-2 Ground Floor, Bhavaya Residency, Gollapudi Village, Behind Ayyappa Swamy Temple, Gollapudi Grama panchayat, Vijayawada.

Description of Immovable Property: Schedule A: The undivided share of open land admeasuring 38.7 sq yds, out of 32.58 sq mts, out of 232.27 sq yds or 196.42 sq mts in survey No. 553/4, Nearest Door No.4-43, Plot No. 13, Flat No. GF-2 Ground Floor situated at Gollapudi Village, Gollapudi Gramapanchayat, Vijayawada Rural Mandal, Krishna District under S.R.O Ibrahimpatnam Bounded by: East: Plot No.1 belongs to Gadde Ratna Kumar, South: Property of Chittineni Sithaiah & Others, West: 40 Feet Wide Road, North: Plot No. 12, Schedule-B: In the total site of the above item No. 1, apartments were bearing under construction in the name and style of "BHAVAYA RESIDENCY", in which Flat No. GF-2 of Ground Floor and Bounded by: East: Open to sky, South: Open to sky, West: Common Corridor, North: Open to sky. In Between the above four boundaries flat with a plinth area of 916 sq. ft., common area with plinth area of 40 sq. ft. belongs to "BHAVAYA RESIDENCY".

Rs.14,97,720.21 Ps (Rupees Fourteen Lakhs Ninety Seven Thousand Seven Hundred Twenty and Twenty one Paise only) as on 26-11-2024
Reserve Price: Rs. 22,76,000/-
EMD: Rs. 2,27,600/-
- Name and Address of the Borrower & Guarantor:** 1) Mrs. Kommu Lakshmi, W/o. Venkata Satya Rama Prasad, 2) Mr. Kommu Venkata Satya Rama Prasad, S/o. Nageswara Rao, D.No.23-24-54, C-Block, Pent House, 3rd Floor, Sai Sayama Sundara Nilayam, Brahmaiah Panthulu Road, Satyanarayanapuram, Vijayawada-520011.

Description of Immovable Property: Schedule A: All that piece and parcel of an Undivided and unspecified share extent of 18 sq yds or 13.37 sq mts out of total extent of 245.52 sq yds or 205.28 sq mts together with all easement rights, situated at Brahmaiah Panthulu Road, Satyanarayanapuram, Vijayawada Municipal ward No.2/11, Present ward No. 13, Revenue Ward No. 8, old Assessment No. 17988A/8, New Assessment No.435409, N.T.S No.163/3, D.No.23-24-54 and 54A, Present D.No.23-24-53, within the limits of Municipal Corporation, Vijayawada, Bounded by: East: Property of Topraani Venkatacharyulu, South: Boundary wall of Bhagavadandas, West: Property of Mooraboyina Chandra Rao, North: Municipal Road Schedule-B: Residential Flat in the above A-Schedule by name and style "Sai Syama Sundara Nilayam" 3rd Floor with plinth area of 459.55 sqft. 20th common area and 20th of parking together with all easement rights, stands in the name of Mrs. Kommu Lakshmi W/o. Venkata Satya Rama Prasad, bounded by: East: Steps and Corridor, South: Open to sky, West: Open to sky, North: Open to sky.

Rs.9,45,303 Ps (Rupees Nine Lakhs Forty Five Thousand Three Hundred and Three only) as on 26-11-2024
Reserve Price: Rs. 12,39,000/-
EMD: Rs. 1,23,900/-

For detailed terms and conditions of the sale, please refer to the link provided in Union Bank of India website i.e. www.unionbankofindia.co.in and www.baanknet.com. To the best information and knowledge of the Authorized Officer, there is no encumbrance on the property. The interested bidder may contact the Authorized Officer/Chief Manager, Mr. D. Srinivasa Rao for ascertaining the details of auction and inspection of property on the date mentioned as above contact No. 944003202 (M) Branch Mail ID: ubin0803430@unionbankofindia.bank

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6)/RULE 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice u/r 8(6)/Rule 9(1) of security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-auction Sale on the above mentioned date.

Date : 11-02-2025 Sd/- Authorised Officer
Place: Vijayawada Union Bank of India

UNION BANK OF INDIA

ASSET RECOVERY BRANCH, VISAKHAPATNAM

Door No. 26-15-150, Andhra Bank Building, Changanraopeta, Visakhapatnam-530004, A.P. Ph: 0891-2537792/82, Mobile: 9324517291. E-mail: ubin0817295@unionbankofindia.bank

NOTICE TO THE BORROWER INFORMING ABOUT SALE (30 DAYS NOTICE) RULE 6(2) / 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

To:

- Legal Heirs of Mr. Narasivsanath (Late), #10-1-8/43, Flat No. 802, MVV Royal Palace, Waitair Uplands, Visakhapatnam-530003.** (or) **Legal Heirs of Mr. Narasivsanath (Late), B-513, Orange County, Road No. 2, Financial Dist, Nanakramguda, Near ESSAR Petrol Pump, Hyderabad-500032.** (or) **Legal Heirs of Mr. Narasivsanath (Late), 14/193/1, RTC Complex, Beside Ramakrishna Theatre, Rajahmundry, East Godavari District, Andhra Pradesh-533103.**
- Mrs. Nara Ushashree, D.No. 15-9-4/16/17, Flat No. 401 & 402, Sea Scapes Apartment, Fourth Floor, Krishna Nagar, Visakhapatnam-530002.** (or) **Mrs. Nara Ushashree, Mr. Nara Viswanath (Late), B-513, Orange County, Road No. 2, Financial Dist, Nanakramguda, Near ESSAR Petrol Pump, Hyderabad-500032.** (or) **Mrs. Nara Ushashree, 14/193/1, RTC Complex, Beside Ramakrishna Theatre, Rajahmundry, East Godavari District, Andhra Pradesh-533103.**

Dear Sir/Madam,

Sub: Sale of property belonging to Borrowers/Guarantors/Legal heirs of Mr. Narasivsanath (late) for realization of amount due to Union Bank of India under the SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Union Bank of India, ASSET RECOVERY BRANCH, Door No. 26-15-150, Andhra Bank Building, Changanraopeta, Visakhapatnam-530004, the secured creditor, caused a Demand notice dated 31.12.2021 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorized Officer has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 29-04-2022, 12-09-2023, 29-11-2023 & 16-04-2024. Even after taking possession of the secured asset, you have not paid the amount due to bank. As such, it has become necessary to sell the below mentioned property by holding public e-auction after 30 days from the date of receipt of this notice through online mode. The date and time of e-auction along with the Reserve Price of the property and the details of the service provider, in which the e-auction to be conducted, shall be informed to you separately.

Therefore, if you pay the amount due to the bank along with subsequent interest, costs, charges and expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the property and you can redeem your property as stipulated in sec. 13 (8) of the Act.

SCHEDULE OF PROPERTY:

Residential Flats No 401 & 402, 4th Floor, Door No 15-9-4/16/17 Sea Scapes Apartment, Near Maharanipeta Main Road, Plot No 8 part & 9 part of Krishnanagar Area, Block No 5, Visakhapatnam-2

Date: 15-02-2025, Place: Visakhapatnam Sd/- Authorised Officer, Union Bank of India

ASSET RECOVERY BRANCH

#249/3RT, 1st Floor, S.R.Nagar Main Road, Hyderabad-500038

E-AUCTION SALE NOTICE

[See Proviso to Rule 8(6) of Security Enforcement Rules, 2002]

E-Auction Sale Notice for sale of immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the proviso of Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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 the Secured Creditor, the Symbolic Physical possession of which has been taken by the Authorized Officer Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

- Name and address of the Borrower(s) and Guarantor(s):** Mr. Mahammad Sher Khan, D.No. 8-1-299/50/78/5, Mumtaj Masjid, Peace City Colony, Vinayak Nagar, Shaikpet, Golkonda, Hyderabad-500089. Mrs. Mahammad Jaibunnisa, D.No.37-1-383(79) B, Near Ambekar Bhavan, 3rd line Indira Colony, Ongole-523001. Mahammad Jaibunnisa, H.No.58-7-9, Ward No.6, Block No.17, Near Gollapudi Apartment, Santhapeta, Ongole-524001.

The secured debt for the recovery of which the immovable secured asset is to be sold: **Home Loan- Rs.63,97,383.44 & Credit Card- Rs.2,98,741.92** as on 31.01.2025 with further interest, cost & expenses

DESCRIPTION OF IMMOVABLE SECURED ASSETS TO BE SOLD

All that the House bearing No.58-7-9 consisting three floors, in the land admeasuring 221 Sq.yards situated in Survey No.674 situated at Ward No.6, Block No.17, Santhapeta of Ongole Town belonging to Mrs. Mahammad Jaibunnisa and bounded by: East: Compound Wall of Thatha Venkateswarlu etc. South: Compound wall of Sri Venkateswara Cinema Hall (Mahalakshmi Towers), West: Joint Wall In between the above schedule of property and property of Ungarala Ramaiah, North: Road. Sale deed No.6448/2007 dated 28.06.2007, sale deed No.564/2004 dated 05.02.2004, MORT No.4287/2018 dated 29.05.2018 registered at SRO Ongole Google coordinates: 15.495624, 80.052971

Reserve Price: Rs.69,46,000/- EMD: Rs.6,94,600/- Bid Increment: Rs.69,460/-
Date: 18.02.2025 Further details Contact: 8309722997
- Name and address of the Borrower:** Mr. Chamala Bhaskar Reddy S/o C Venkata Reddy, Flat No.303, Plot No.66, Sujatha Residency, P & T Colony, Medipally, Ghatkesar Dist- Medchal Malkajgiri-500098. Mrs. Chamala Swapna W/o Bhaskar Reddy, Flat No.303, Plot No.66, Sujatha Residency, P & T Colony, Medipally, Ghatkesar, Dist- Medchal Malkajgiri-500098, Telangana.

Appriator: Mr. Chamala Bhaskar Reddy S/o C Venkata Reddy, Plot No.1, Merugu Sattaiiah Layout, Registration Office Road, Indiramda Colony, Lingareddyppally Village, Siddipet Dist.-502103.

The secured debt for the recovery of which the immovable secured asset is to be sold: **Rs.58,36,572/-** as on 31-01-2025 with further interest, cost & expenses

DESCRIPTION OF IMMOVABLE SECURED ASSETS TO BE SOLD

RCC roofed G+2 Residential House at Survey Number 562/A, 562/AA1, Plot No.1 with a total extent of 171 Sq. Yards situated in Lingareddyppally Village, Siddipet, Dist. Siddipet, Telangana covered by sale deed Doc No.6957/2016 of SRO Siddipet. Boundaries: North: Plot No.2, South: 33 Ft Road, East: Plot No.16, West: Open Place of Podishetty Sathaiiah & 33 Ft Road.

Reserve Price: Rs.64,40,000/- EMD: Rs.6,50,000/- Bid Increment: Rs.65,000/-
Date: 20.02.2025 Further details Contact: 9885599551
- Name and address of the Applicant/Borrower/Mortgagor:** Smt. Thumula Yellavva W/o Sri. Thumula Balaiah, H.No.7-4-3, Near Fish Market, Papurully Street, Siddipet, Telangana-502103. Co-Applicant: Mr. Polasa Vinay Kumar S/o Sri. Polasa Babu Rao, House No.6-4-6, Ramnagar, Siddipet, Siddipet Dist., Telangana-502103.

The secured debt for the recovery of which the immovable secured asset is to be sold: **Rs.34,30,119.00** as on 31-01-2025 with further interest, cost & expenses

DESCRIPTION OF IMMOVABLE SECURED ASSETS TO BE SOLD

Residential Flat bearing House No.18-19-27/3/A, Flat No.S1 (1/8th Share) in Sy.No.1303, Plot No.41 Second Floor in "PINNA'S ENCLAVE" apartment situated at Back side of collector office, Hyderabad Road, Prashanth Nagar, Siddipet, Siddipet District Telangana with plinth area of 955 Sq. ft. and UDS land admeasuring 25 Sq. Yds out of 200 Sq. Yds belong to Smt. Thumula Yallava W/o Thumula Balaiah. Boundaries of the Land - North: 21' wide road, South: Plot No.42, East: Plot No.40, West: 21' Wide road. Boundaries of Flat - North: Open to sky, South: 06'-06" Wide Corridor, East: Open to sky, West: Open to sky.

Reserve Price: Rs.28,40,000/- EMD: Rs.2,90,000/- Bid Increment: Rs.29,000/-
Date: 20.02.2025 Further details Contact: 9885599551
- Name and address of the Borrower(s):** Mr. Sriva Revanth Kumar S/o Ramesh Kumar, H.No.10-1-120, Radhika Theater Line, Near Narasimha Rao Hospital, Girmajpet, Warangal-506002.

The secured debt for the recovery of which the immovable secured asset is to be sold: **Rs.63,73,166.17** as on 31.12.2024 with further interest, cost & expenses

DESCRIPTION OF IMMOVABLE SECURED ASSETS TO BE SOLD

Property, No. 1, EM of Sy. Nos. 274 & 288/B, admeasuring 233.33 Sq. yards situated nearest H.No. 11-12-2260, Ganesh Nagar, Warangal-506002 standing in the name of Sri Mr. Sriva Revanth Kumar S/o Ramesh Kumar. Boundaries: North: House of M. Sambamurthi & P. of E. Sudarshan, South: 30 ft. Wide Road, East: H.No.11-23-2260 of K. Chandramouli & A. Krishna Murthy, West: House of P. Swarajyalaxmi. Sale Deed No. 8300/2018 Dt. 16-04-2018 Google Coordinates : 17.993311, 79.607118

Reserve Price: Rs.82,00,000/- EMD: Rs.8,20,000/- Bid Increment: Rs.82,000/-
Date: 20.02.2025 Further details Contact: 9949467328
- Name and address of the Borrower:** M/s. Tara Classic Restaurant & Bar, Prop: Mr. Billu Ramana Reddy, H.No.1-1-263, 100 Feet Road, Prashanth Nagar Kaspeta, Warangal-506004. 1). Mr. Billu Ramana Reddy S/o Madhusudhan Reddy, H.No.1-7-1329, Road No. 5, Advocates Colony, Balasamudram, Hanamkonda-506001. The Guarantor: 2. Mr. Billu Madhusudhan Reddy, S/o Billu Raji Reddy, H.No.1-7-1329, Road No. 5, Advocates Colony, Balasamudram, Hanamkonda-506001.

The secured debt for the recovery of which the immovable secured asset is to be sold: **Rs. 1,86,96,638.52** as on 31.12.2024 with further interest, cost & expenses

DESCRIPTION OF IMMOVABLE SECURED ASSETS TO BE SOLD

EMD of Residential Open Plots Nos.1,2,10,11,12,13,14,15,16,17,18,19,20,21,22,23,30 & 31 (18 plots) admeasuring 6426.93 Sq.yrds in Sy.No.329,330,331 & 332 situated at Main Road opp.to Electric Sub-station, Damera Village, Athmakur Mandal, Warangal Dist. Boundaries: East: 80' R & B Road, West: Agriculture Land of Gouri Vijayalakshmi W/o Shishupal Reddy. In Sy. No. 335/E, North: Agriculture Land of Damera Ruben S/o Anandam & Damara Praveen S/o. Ananda In Sy. No. 335/A, South: Agriculture Land Of Donor (Billu Madhusudhan Reddy) In Sy.No.328/D2 & Others.

Regd. Sale Deed (No. 4311/2014, Dt. 26-09-2014. Google Coordination: 18.0523, 79.63528

Regd. Rectification Deed No. 2242/2016, Dt. 02-06-2016. Google Coordination: 18.0523, 79.63528

Reserve Price: Rs. 3,55,00,000/- EMD: Rs.35,50,000/- Bid Increment: Rs.3,55,000/-
Date: 19.02.2025 Further details Contact: 9949467328

UGRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")

The undersigned being the authorised officer of UGRO Capital Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:

Name of the Borrower(s)	Demand Notice Date and Amount
1. MIS CITY TIMBER AND SAW MILL (S) 2. SHAHEEN BEGUM 3. MOHAMMED WABE	Demand Notice date : 10/02/2025 Notice Amount: Rs. 10,257,954.73 As on 07/02/2025

Description of Secured Asset(s):-All that piece and parcel of the mortgaged property being all the open plot No's (7 & 8, 10 & 11), Extant (800-93), square yards, or (669-65) Square meters being part of the land comprised in Survey No. 2144 & 2146, of Gadchicherlapally, (old G.P.)Gadchicherlapally Present Municipality Siddipet and District Siddipet, situated at Siddipet, within the Municipal Corporation limits of Siddipet, butted and bounded on the North: Plot No-6 South: Plot No-12 and open place of others East: 60 Feet wide Srinolla Bypass Road West: Road-18 feet. All that piece and parcel of the mortgaged property being II the open Plot No. 12, Extant (66-00) square yards or (55-18) square meters, being part of the land comprised in Survey No. 2144 & 2146, of Gadchicherlapally (old G.P.)Gadchicherlapally Present Municipality Siddipet and District Siddipet, situated at Siddipet, within the Municipal Corporation limits of Siddipet, butted and bounded by North: Plot No 11 South: Open Place of Others East- Open place of others West: Road wide 18 Feet.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is the Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited.

In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) is restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Place: SIDDIPET, TELANGANA Sd/- (Authorised Officer)
Date: 23/02/2025 For UGRO Capital Limited, authorised.officer@ugrocapital.com

"IMPORTANT"

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Date and Time E-Auction: 27-03-2025, Thursday from 12:00 Noon to 05:00PM

(with 10 min unlimited auto extensions) E-auction website- <https://baanknet.com>

Last date for submission of EMD: EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction. It is advisable to deposit and Link / Map the EMD amount with the Property ID well in advance to avoid any technical glitch.

Register on <https://baanknet.com> using mobile number and valid email ID. For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>. For queries contact Number: 8291220220 email ID support.baanknet@gmail.com Bidders are advised to go through the website: <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> and www.unionbankofindia.co.in/tenders for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process. The interest bidder may contact the Authorised Officers 249/3RT, 1st Floor, Main Road, SR Nagar, Hyderabad-500038. Mobile No: 998732173, 7702398606

Statutory 30 Days Sale Notice under Rule 8(6) of Security Interest (Enforcement) Rules, 2002. This may also be treated as notice u/r 8(6)/Rule 9(1) of security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-auction Sale on the above mentioned date.

Authorised Officer, Union Bank of India, Asset Recovery Branch
Place: Hyderabad

JM FINANCIAL

Corporate identify Number : U67190MH2007P7C4287
Registered Office: 7th Floor, Energy, Apollo'she Marathe Marg, Prabhadevi, Mumbai 400025 | T: +91 22 6630 3030 | F: +91 22 6630 3223 | www.jmfinancial.com
Contact Person: 1. Durga Vijaya Prasad Vanchantra - 9493330003 2. Rohan Sawant - 9833143013 3. Sinduja Pillai - 022-6241676

E-AUCTION SALE NOTICE - FRESH SALE

That Piramal Capital and Housing Finance Ltd. has assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created thereon along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") via an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JMFCAR (JM) (herein referred as Assignee) acting in its capacity as trustee of JMFCAR - Aranya - Trust. It is to notify that PCHFL is authorized and appointed to act as Service provider / Collection agent to facilitate all operational and procedures processes vide Assignment / Service Agreement.

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Secured Creditor under the SARFAESI Act, 2002 for the recovery of amount due from borrowers, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession of, on "As is Where is Basis", "As is What is Basis" and "Whatever there is Basis", Particulars of which are given below:

Loan Code/ Branch / Borrower (s) / Co-Borrower (s) / Guarantor (s)</
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