



**TELANGANA GRAMEENA BANK**

**HEAD OFFICE: HYDERABAD – REGIONAL BUSSINESS OFFICE: KHAMMAM  
KODAD BRANCH (Br. Code:6224)-SURYAPET DISTRICT-508206**

**APPENDIX – IV-A [See to rule 8(6)]**

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

**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 proviso to Rule 8(6) of the Security Interest (Enforcement) Rule. 2002**

E- Auction sale 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 constructive / physical possession of which has been taken by the Authorised officer, the Secured Creditor, will be sold on "As is where is" "As is what is and Whatever there is" basis on **12/06/2025** for recovery of **Rs.22,30,716/-** (Rupees: Twenty Two Lakh Thirty Thousand Seven Hundred Sixteen only) as on 08-05-2025 +interest and expenses to the secured creditor loan account No. Housing Loan A/c. No. 73123429686 of the borrower's: **Sri Kakunuri Venkat Reddy, H. No. 12-180, Sreemannarayana colony, Kodad, Suryapet Dist.-508206.**

**DATE OF E-AUCTION: 12/06/2025**

**TIME: 11.00 A.M. TO 12.00 NOON**

**RESERVE PRICE: RS. 26,60,000/- EMD: RS. 2,66,000/-**

**LAST DATE & TIME FOR SUBMISSION OF EMD: 10/06/2025 UP TO 03.00 P.M.**

**EMD: Rs.2,66,000/- being the 10% of Reserve Price to be remitted by DD drawn in favour of TGB, Kodad Branch (Br. Code: 6224), Suryapet Dist., drawn on any Nationalized or Scheduled Bank.**

**Schedule of the Property / Description of the Property**

All that the residential Flat No.108 in 1<sup>st</sup> floor having 1120 Sq. Ft. of built-up area including common areas, with undivided and unspecified share of Land 28.25 Sq. Yds out of total site admeasuring 1300 Sq. yds in the Apartment named "Yerneni Towers" situated at H.No. 12-76, Block No. 12, Sy. No. 1051 & 1053 of Kodad municipality revenue, located at K.K. Gudem Road, near Sri Venkateswara theatre, Kodad Municipality & Mandal, Suryapet district, under territorial jurisdiction of the Sub-Registrar Kodad, (Property Covered Under Doc No.5219/2015 Dated19-08-2015 Standing in the Name of Kakunuri. Venkat Reddy S/o Narsi Reddy.) bounded by:

**Boundaries of Apartment:**

East: Sri Venkateswara Theatre  
West: Municipality Road

South: House of Smt. Pasula Sujatha & others  
North: Road to K.K.Gudem

**Boundaries of Flat:**

East: Corridor  
North: Open to Sky

West: Open to Sky  
South: Open to Sky

For detailed terms and conditions of the sale. Please refer to the link provided in the secured creditor website [www.tgbhyd.in](http://www.tgbhyd.in) & Website Portal: <https://bankauctions.in>

People interested to inspect the property may contact TGB, Kodad Branch, Suryapet Dist. Cont. No. 9490157246 and M/s. Surya Associates (Resolution Agency) Mobile No. 9949651302 & 9505558809 from 12/05/2025 to 10/06/2025 on all working days during working hours from 10:00 am to 4:00 pm.

**AUTHORISED OFFICER  
TELANGANA GRAMEENA BANK**

**PLACE: Kodad  
DATE: 09/05/2025**



**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR**  
**Property will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis**

1	Name and address of the Borrower	Sri Kakunuri Venkat Reddy, H. No. 12-180, Sreemannarayana colony, Kodad, Suryapet Dist.- 508206
2	Name and address of Branch, the secured creditor	Telangana Grameena Bank, Kodad Branch, Suryapet Dist.
3	Description of the immovable secured assets to be sold.	<p>All that the residential Flat No.108 in 1<sup>st</sup> floor having 1120 Sq. Ft. of built-up area including common areas, with undivided and unspecified share of Land 28.25 Sq. Yds out of total site admeasuring 1300 Sq. yds in the Apartment named "Yerneni Towers" situated at H.No. 12-76, Block No. 12, Sy. No. 1051 &amp; 1053 of Kodad municipality revenue, located at K.K. Gudem Road, near Sri Venkateswara theatre, Kodad Municipality &amp; Mandal, Suryapet district, under territorial jurisdiction of the Sub-Registrar Kodad, (Property Covered Under Doc No.5219/2015 Dated 19-08-2015 Standing in the Name of Kakunuri. Venkat Reddy S/o Narsi Reddy.) bounded by:</p> <p><u>Boundaries of Apartment:</u>                      East: Sri Venkateswara Theatre                      South: House of Smt. Pasula Sujatha &amp; others                      West: Municipality Road                                      North: Road to K.K.Gudem</p> <p><u>Boundaries of Flat:</u>                      East: Corridor    West: Open to Sky                      North: Open to Sky    South: Open to Sky</p>
4	Details of the encumbrances known to the secured creditor.	-
5	The secured debt for recovery of which the property is to be sold	Flat
6	Deposit of earnest money	EMD: Rs. 2,66,000/-being the 10% of Reserve price to be remitted by DD/BC draw in favour of TGB, Kodad Branch (Br. Code: 6224), Suryapet Dist. drawn on any Nationalized or Scheduled Bank
7	Reserve price of the immovable secured asset:  Bank account in which EMD to be remitted.  Last Date and Time within which EMD to be remitted:	<p><b>Rs.26,60,000/-</b></p> <p>--</p> <p>Time: 3.00 PM Date: 10/06/2025</p>
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e., on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.

<p>Time and place of public e-Auction or time after which sale by any other mode shall be completed.</p>	<p>Date: 12-06-2025 12.30 PM at TGB, Kodad Branch (Br. Code: 6224)</p>
<p>The e-Auction will be conducted through the Bank's approved service provider.  e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above</p>	<p>At the web portal online e-auction on the portal in <a href="http://bankauctions.in">http://bankauctions.in</a> M/S 4 Closure, 605A, Mythrivanam, Ameerpet, Hyderabad Hyderabad – 500038, the contact details of the same are <b>Email:</b> info@bankauctions.in - <b>Contact numbers:</b> +91 8142000062/66, will provide User ID &amp; Password after due verification of PAN of the Eligible Bidders.</p>
<p>(i) Bid increment amount:  (ii) Auto extension: _____ times. (limited / unlimited)  (iii) Bid currency &amp; unit of measurement</p>	<p>Rs. 10,000/-  5 minutes for unlimited time.  Indian Rupees</p>
<p><b>Date and Time</b> during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.  Contact person with mobile number:</p>	<p>Date: 12/05/2025 to 10/06/2025 Time: Bank working hours  Authorised officer: Shri. Tangudu. Sreehari S/o Satyanarayana Age:35 years  Ph No. +91 9440908390/9985617919 email: tgb.6224@tgbhyd.in  Name: Venkat Rao. M (M/s. Surya Associates, Resolution Agency)  Mobile No. +91 9949651302 &amp; K. Mukesh +91 9505558809</p>
<p>Other conditions</p>	<p>c) Bidders shall hold a valid e-mail ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/S 4 Closure (ETL) (vendor name) may be conveyed through e mail. d) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC)., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number(mobile/Land line of the bidder etc., to the <b>Authorised Officer of Telangana Grameena Bank (TGB), Kodad Branch Suryapet District, (Br. Code 6224)-508206 By 10/06/2025 at 03.00 PM.</b> e) Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. f) Names of Eligible Bidders will be identified by the TGB, Kodad Branch, Suryapet Dist. to participate in online e-Auction on the portal <a href="http://bankauctions.in">http://bankauctions.in</a> M/S 4 Closure, Plot No.20, Amrutha Apartment, 605A, Mythrivanam, Ameerpet, Hyderabad Hyderabad – 500038, the contact details of the same are <b>Email:</b> info@bankauctions.in - <b>Contact numbers:</b> +918142000062/66. who will provide User ID and Password after due verification of PAN of the Eligible Bidders The successful bidder shall be required to</p>

submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.

- g) During e-Auction, if no bid is received within the specified time, **TGB** at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
- h) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
- i) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.
- j) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- k) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- l) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
- m) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- n) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.

  
  
**AUTHORISED OFFICER**  
**TELANGANA GRAMEENA BANK**