



Indian Overseas Bank
Rashtrapathi Road Branch
4-2-25, 1st Floor, Kasuva Complex
Rashtrapathi Road, Secunderabad- 500 003

Phone: 040-23468827
040-23468828

email id: iob0432@iob.in

SALE NOTICE OF IMMOVABLE SECURED ASSETS

Issued under Rule 9(1) of the Security Interest (Enforcement) Rules 2002

Date: 05.03.2026

To,

Sl. No	Borrower
1	M/S PIONEER FURNITURES & INTERIORS UNIT ADDRESS: 1-3-26/2, KRISHNA NAGAR COLONY, VAMPUGUDA VILLAGE, KAPRA MEDCHAL-MALKAJGIRI, TELANGANA-500062 COMMUNICATION ADDRESS /OFFICE ADDRESS/SHOWROOM ADDRESS: M/S PIONEER FURNITURE AND INTERIORS (POSHLEAFS) D.No.2-3-98/A/1, PLOT NO.40 AND 41,3RD FLOOR,CIRCLE 20 LANCO HILLS ROAD,SERLIGAMPALLY,MANIKONDA,TELANGANA,500089
Sl.No	Guarantor
2	MR. YARRAMAREDDY SANJEEV KUMAR PERMANENT ADDRESS/ COMMUNICATION ADDRESS: D.NO.1-66/RT/B-1602,B BLOCK ,RAMKY TOWERS,GACHIBOWLI BESIDE AIG HOSPITAL,HYDERABAD,TELANGANA,500032 OFFICE ADDRESS/SHOWROOM ADDRESS: M/S PIONEER FURNITURE AND INTERIORS (POSHLEAFS) D.NO.2-3-98/A/1,PLOT NO.40 AND 41,3RD FLOOR,CIRCLE- 20,LANCO HILLS ROAD,SERILINGAMPALLY,MANIKONDA,HYDERABAD,TELANGANA,500089 UNIT ADDRESS: 1-3-26/2. KRISHNA NAGAR COLONY, VAMPUGUDA VILLAGE, KAPRA MEDCHAL-MALKAJGIRI, TELANGANA-500062
3	MR. VITTAL VENKATKUMAR ADDRESS: 10-1-530, WEST MARREDPALLY,NEHRU NAGAR,SECUNDERABAD, HYDERABAD, TELANGANA,500026 OFFICE ADDRESS/SHOWROOM ADDRESS: M/S PIONEER FURNITURE AND INTERIORS (POSHLEAFS) D.NO.2-3-98/A/1,PLOT NO.40 AND 41,3RD FLOOR,CIRCLE- 20,LANCO HILLS ROAD,SERILINGAMPALLY,MANIKONDA,HYDERABAD,TELANGANA,500089

कृते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank

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Sandeep Kumar Choudhary
सहायक महा प्रबंधक / Asst. General Manager
आम.पौ. रोड, सिकंदराबाद / R.P. Road, Sec'bad.



	UNIT ADDRESS: 1-3-26/2, KRISHNA NAGAR COLONY, VAMPUGUDA VILLAGE, KAPRA MEDCHAL-MALKAJGIRI, TELANGANA-500062
4	MRS. YARRAMAREDDY RAVANAMMA ADDRESS: MAPLE 1206 IJM, RAINTREE PARK, DWARA KRISHNA A N U NAMBUR GUNTUR, ANDHRA PRADESH, 522508

Sir,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated **09-01-2026** issued to you regarding taking possession of the secured assets at more fully, described in the schedule below and the publication of the said possession notice in **Indian Mail (Daily) and Telugu Prabha (Daily) on 15.01.2026** by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.
3. You the above-named borrowers / mortgagors / guarantors have failed to pay the dues in full after issuance of demand notice dated **30.07.2025** and the publication of the said demand Notice in **The Indian Mail (Daily), Mana Telangana (Daily) & Telugu Prabha (Daily) on 12.09.2025**. Hence, it is proposed to sell the secured assets mentioned in the Schedule below on "**As is where is**", "**As is what is**" and "**Whatever there is**" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. The dues in the Cash Credit facility sanctioned under MSME EASY, as on **04.03.2026** is **Rs. 56,63,580.63/- (Rupees Fifty-Six lakhs Sixty Three Thousand Five Hundred Eighty and Sixty Three Paise Only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

Sl. No	Nature of Facilities and Limits	Total Dues as on 04.03.2026
01	Cash Credit sanctioned under MSME EASY (Loan No. 043233000099999) in the name of PIONEER FURNITURES & INTERIORS	Rs. 56,63,580.63/- (Rupees Fifty-Six lakhs Sixty Three Thousand Five Hundred Eighty and Sixty Three Paise Only)

5. We hereby give you notice of 30 days that the below mentioned secured assets shall be sold by the undersigned on **15/04/2026** between 11:00 AM and 01:00 PM hours with auto extension of Five (5) minutes through e-auction using <https://baanknet.com>
6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc. is enclosed for your ready information. Please also be advised that the said sale notice will also be published in **local newspapers** shortly. A copy of the proposed paper publication is also enclosed.

कुते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank
Sandeep Kumar Choudhary
सहायक महा प्रबंधक / Asst. General Manager
आर.पी. रोड, सिकंदराबाद / R.P. Road, Sec'bad.
522715





Indian Overseas Bank
Rashtrapathi Road Branch
4-2-25, 1st floor, Kasuva Complex
Rashtrapathi Road, Secunderabad- 500 003

Phone: 040-23468827
040-23468828

email id: iob0432@iob.in

Date: 05.03.2026

E-AUCTION SALE NOTICE

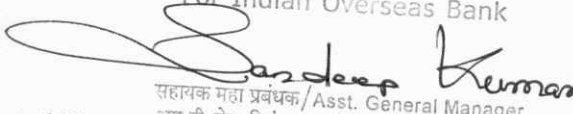
SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas **M/S PIONEER FURNITURES & INTERIORS rep by its partners MR. YARRAMAREDDY SANJEEV KUMAR and MR. VITTAL VENKATKUMAR** has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on **30.07.2025** calling upon the borrowers **M/S PIONEER FURNITURES & INTERIORS rep by its partners MR. YARRAMAREDDY SANJEEV KUMAR and MR. VITTAL VENKATKUMAR (Borrowers Cum Mortgagor), and MRS. YARRAMAREDDY RAVANAMMA (Mortgagor)** to pay the amount due in Cash Credit facility sanctioned under MSME EASY, to the Bank, being **Rs. 52,89,527.63/- (Rupees Fifty Two Lakhs-Eight- Nine Thousand Five Hundred Twenty Seven and Sixty Three paisa)** as on **30.07.2025** payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrower & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken symbolic possession of the secured assets more fully described in the schedule hereunder on **09.01.2026** under Section 13 (4) of the Act with the right to sell the same in "**As is where is**", "**As is what is**" and "**Whatever there is**" basis under Section 13(4) of the Act read with Rules 8&9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues in Cash Credit facility sanctioned under MSME EASY, to the bank as on the date of taking symbolic possession was intimated as **Rs. 55,80,678.63 (Rupees Fifty-Five Lakhs Eighty Thousand Six-Hundred Seventy-Eight and Paise Sixty-Three only)** as on **07.01.2026** payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any since the date mentioned in the demand notice.

The dues in Cash Credit facility sanctioned under MSME EASY, of the borrower as on **04.03.2026** is **Rs. 56,63,580.63/- (Rupees Fifty-Six lakhs Sixty Three Thousand Five Hundred Eighty and Sixty Three Paisa Only)** after reckoning repayments, if any.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

कुते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank

सहायक महा प्रबंधक/Asst. General Manager
आर.पी. रोड, सिकंदराबाद/R.P. Road, Sec'bad.

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S.2775



SCHEDULE OF PROPERTIES

1. Equitable Mortgage followed by registered memorandum of deposit of title deed of vacant house site of Ac 0-03 cents 787 sq. links (183.33 sq.yards) located in R.S.No.57-1A2A2 & 57-1A2A1B,Plot No.17,Sri Saipuram situated in Munagacherla Village,Nandigama Mandal & Sub-registry,Krishna District owned by Yarramareddy Ravanamma w/o Konda Reddy.

Boundaries of the property

North – Plot No.18
South- Plot No.16
East – 40ft wide road
West – Plot No.22

2. Equitable Mortgage followed by registered memorandum of deposit of title deed of vacant house site of Ac 0-03 cents 787 sq. links(183.33 sq.yards) located in R.S.No.57-1A2A2 & 57-1A2A1B,Plot No.18,Sri Saipuram situated in Munagacherla Village,Nandigama Mandal & Sub-registry,Krishna District owned by Yarramareddy Sanjeev Kumar s/o Konda Reddy and Mr.Venkat Kumar Vittal s/o Harikishan.

Boundaries of the property

North – Plot No.19
South- Plot No.17
East – 40ft wide road
West – Plot No.21

3. Equitable Mortgage followed by registered memorandum of deposit of title deed of vacant house site of Ac 0-10 cents 886 sq. links(526.89 sq.yards) located in R.S.No.57-1A2A2 & 57-1A2A1B,Plot No.19,Sri Saipuram situated in Munagacherla Village,Nandigama Mandal & Sub-registry,Krishna District owned by Yarramareddy Sanjeev Kumar s/o Konda Reddy and Mr.Venkat Kumar Vittal s/o Harikishan.

Boundaries of the property

North – NH No.65
South- Plot No.18
East – 40ft wide road
West – Plot No.20

Date and time of e-auction	15.04.2026 between 11:00 AM to 01.00 PM with auto extension of five (5) minutes each till sale is completed.
Reserve Price	Rs. 58,75,000/- (Rupees Fifty Eight Lakhs Seventy Five Thousand Only) (rounded off) [Including of 1% TDS) As per Sec 194(O) of Income Tax Act 1961.
Earnest Money Deposit	Rs.5,87,500/- (Rupees Five Lakhs Eighty Seven Thousand Five Hundred only).

कृते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank

सहायक महा प्रबंधक/Asst. General Manager
आर.पी. रोड, सिविल लाइन्स (R.P. Road, Sec'bad.

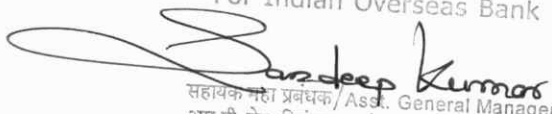
S. 2001



EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of "SARFAESI Sale Parking Account" to the credit of A/c No. 04320113035001 , Indian Overseas Bank, RP Road Branch, 1 st Floor, Kasuva Complex, RP Road, Secunderabad - 500 003, Telangana State. Branch Code: 0432 IFSC Code: IOBA0000432 .
Bid Multiplier	Rs. 1,00,000/- (The amount in multiples of which the bid is to be increased)
Inspection of property	15.03.2026 (11.00 am to 5 pm) Prior appointment to be obtained
Submission of online application for bid with EMD starts	07.03.2026
Last date for submission of online application for BID with EMD	14.04.2026, 5:00 PM
Known Encumbrance if any	No, known encumbrance.
Outstanding dues of Local Self Govt.	Not Known

Terms and Conditions

- The property will be sold by e-auction through the service provider <https://baanknet.com> under the supervision of the of the Authorized Officer of the Bank.
- The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (**may take 2 working days**), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by **14.04.2026 by 5.00 pm**. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from <https://baanknet.com> which will provide account details**) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

कृते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank

सहायक महा प्रबंधक/ Asst. General Manager
आर.पी. रोड, रिकवरेज, R.P. Road, Sec'bad...



4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from portal <https://baanknet.com>
5. The submission of online application for bid with EMD shall start from **07.03.2026**
6. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 5 minutes each till the sale is concluded.
8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs. 1,00,000/- to the last higher bid of the bidders. 5 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 5 minutes to the last highest bid, the e-auction shall be closed.
9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of **"Indian Overseas Bank., RP Road Branch" to the credit of A/C No. 04320113035001, SARFAESI SALE PARKING ACCOUNT, Indian Overseas Bank, RP Road Branch, 1st Floor, Kasuva Complex, Rashtrapathi Road, Secunderbad-500003, Branch Code: 0432, IFSC Code : IOBA0000432.**
10. The balance amount of sale price to be paid within **15 days** from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.
12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
14. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.
15. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
16. Sale is subject to confirmation by the secured creditor Bank.
17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
18. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax as applicable on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. The bidder shall bear the applicable income tax on the entire sale consideration including the bid multiplier amount and the Bank shall not take any responsibility towards the same.

कृते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank

सहसंचालक/अ.स. प्रबंधक/Asst. General Manager
आर.पी. रोड, सिकंदरबाद / R.P. Road, Sec'bad.

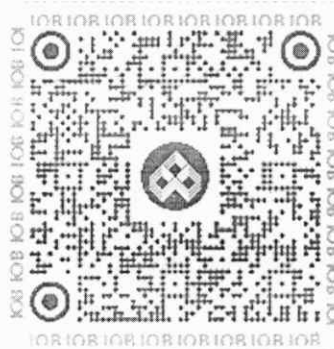
S. 2385



As per section 194(O) of Income Tax Act 1961, the purchaser is liable to pay TDS to e-commerce participant in respect of sale of goods or provision of services facilitated by the Operator through its Digital or electronic facility or platform at applicable rates.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, RP Road Branch, 1st Floor, Kasuva Complex, Rashtrapathi Road, Secunderabad-500003; e-mail: job0432@iob.in; Tel: 040-23468827 during working hours till 14.04.2026, 5.00 PM (with prior appointment)
20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistance is required before or during e-auction process, the bidder may contact authorised representative of e-auction service provider URL: <https://baanknet.com> details of which are available on the e-Auction portal.
21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.
22. Platform for e-auction will be provided by service provider having.
E-MAIL: support.baanknet@psballiance.com
Contact No.: +91 82912 20220
Address:
PSB Alliance Private Limited, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai- 400037.
23. This is a notice to the borrower/mortgagor/guarantor also under rule 8(6) of the security interest and enforcement rule, that the above-mentioned property/properties being put to sale.

The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com>



Place: Hyderabad
Date: 05.03.2026

कुते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank

Sandeep Kumar Chaudhary
सहायक महा प्रबंधक / Asst. General Manager
आर.पी. रोड, सिकंदराबाद / R.P. Road, Sec'bad.

Authorised Officer
Indian Overseas Bank





Indian Overseas Bank
Rashtrapathi Road Branch
4-2-25, 1st floor, Kasuva Complex
Rashtrapathi Road, Secunderabad- 500 003

Phone: 040-23468827
040-23468828

email id: iob0432@iob.in

Date: 05.03.2026

"APPENDIX- IV-A" (Under Provision to Rule 9 (1))
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 Secured Creditor, Indian Overseas Bank the constructive symbolic/ **Physical** possession of which has been taken by the Authorised Officer of Indian Overseas Bank/ Secured Creditor, will be sold on **"As is where is", "As is what is" and "Whatever there is"** on **15.04.2026**, for recovery of **04.03.2026** in **Cash Credit facility sanctioned under MSME EASY**, is **Rs. 56,63,580.63/- (Rupees Fifty-Six lakhs Sixty-Three Thousand Five Hundred Eighty and Sixty Three Paise Only)** due as on **04.03.2026** to the Indian Overseas Bank, Rashtrapathi Road Branch Secured Creditor from Borrowers, **M/S PIONEER FURNITURES & INTERIORS** rep by its partners **MR. YARRAMAREDDY SANJEEV KUMAR and MR. VITTAL VENKATKUMAR (Borrowers Cum Mortgagor)**. The reserve price will be **Rs. 58,75,000/- (Rupees Fifty Eight Lakhs Seventy Five Thousand Only) (rounded off)**.

Schedule of Secured Assets

SCHEDULE OF PROPERTY

1. Equitable Mortgage followed by registered memorandum of deposit of title deed of vacant house site of Ac 0-03 cents 787 sq. links (183.33 sq.yards) located in R.S.No.57-1A2A2 & 57-1A2A1B, Plot No.17, Sri Saipuram situated in Munagacherla Village, Nandigama Mandal & Sub-registry, Krishna District owned by Yarramareddy Ravanamma w/o Konda Reddy.

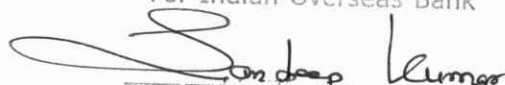
Boundaries of the property

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Boundaries of the property

कृते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank


सहायक महा प्रबंधक / Asst. General Manager
आर पी रोड, सिकंदराबाद / R.P. Road, Sec'bad.



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South- Plot No.17
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Boundaries of the property

North – NH No.65
South- Plot No.18
East – 40ft wide road
West – Plot No.20

The reserve price: Rs. 58,75,000/-

EMD: Rs.5,87,500/-

Auction date: 15.04.2026 & Last date of submission of bid with EMD: **14.04.2026** till 5.00 p.m. For detailed terms and conditions of the sale, please refer to the link provided in Indian Overseas Bank, Secured Creditor's website i.e. <https://www.iob.in/e-Auctions.aspx> and also <https://baanknet.com>

Please use below URL for direct access to platform for easy access to the Buyers for ID creation and participating in auctions.

URL: <https://baanknet.com>

This may also be treated as a Notice under Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above-mentioned date.



कृते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank

Sandeep Kumar Chaudhary
सहायक महा प्रबंधक / Asst. General Manager
आर.पी. रोड, सिकंदराबाद, R.P. Road, Sec'bad.

Authorised Officer
Indian Overseas Bank

Date: **05.03.2026**
Place: Hyderabad

