

 Good People To Grow With इण्डियन ओवर्सीज बैंक	Indian Overseas Bank Srinagar Colony Branch D.No.8-3-952/10 Ground Floor Satya Enclave , Main Road Srinagar Colony HYDERABAD	Phone No. 8925951890 IFS CODE: IOBA00001890 Email iob1890@iob.in
Ref: Auction/1/2025-26		Date: 12.02.2026

"APPENDIX- IV-A" (Under Provision to Rule 8(6) & 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", "Whatever there is" and Without Recourse basis** on **24.03.2026**, for recovery of **Rs.3160639/- (Rupees Thirty one Lakhs Sixty Thousand Six Hundred and Thirty Nine Only)** due as on **11.02.2026 (and interest and charges thereafter)** to the Indian Overseas Bank , **Srinagar Colony** Branch Secured Creditor from Borrowers, M/s Sravanthi Enterprises Prop: Patale Dilip Kumar S/o Late P Shankar Rao R/o Plot No.143,Phase-1, Vijayapuri Colony, Vanasthalipuram, Hyderabad -500070 (hereinafter referred as "borrower") and the Guarantors (1) Smt. Patale Sona Bai W/o Late P Shankar Rao (2) P Kiran Kumar S/o Late P Shankar Rao (3) P Santhosh Kumar S/o Late P Shankar Rao all residents of Plot No.143,Phase-1, Vijayapuri Colony, Vanasthalipuram, Hyderabad -500070 The reserve price will be **Rs.109,00,000/-** and the earnest money deposit will be **Rs.10,90,000/-**.

Schedule of Secured Assets

SCHEDULE OF PROPERTY

All that part and parcel of the Land and Building on House No 5-3-744/6 on Plot No 143 (Western Part) admeasuring 150 sq.yards or 125.41 sq.mtrs forming part of Survey Nos.223&224 and having the plinth area of 750 Sq.ft in Ward No.5,Block No.3 of Vijayapuri Colony situated at Saheb Nagar Kalan Village, Hayath Nagar Revenue Mandal, Rangareddy District, Telangana state standing in the name of Smt. Patale Sona Bai and bounded by,
On the North by - Plot No 140
On the South by - 30'-0" Wide Road
On the East by - Plot No 143 (Eastern Part)
On the West by - Plot No 142

The reserve price: Rs. 10900000/-

EMD: Rs.10,90,000/-.

Auction date: **24-03-2026** & Last date of submission of bid with EMD: **23-03-2026** till 11.59 PM. 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>

[Handwritten Signature]



 Good People To Grow With इण्डियन ओवरसीज बैंक	Indian Overseas Bank Srinagar Colony Branch D.No.8-3-952/10 Ground Floor Satya Enclave , Main Road Srinagar Colony HYDERABAD	Phone No. 8925951890 IFS CODE: IOBA00001890 Email iob1890@iob.in
Ref: Auction/1/2025-26		Date:12.02.2026

**SALE NOTICE OF IMMOVABLE SECURED ASSETS
ISSUED UNDER RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002**

To

(1) M/s Sravanthi Enterprises Prop: Patale Dilip Kumar S/o Late P Shankar Rao (Borrower) R/o Plot No.143,Phase-1, Vijayapuri Colony, Vanasthalipuram, Hyderabad -500070	(2) Smt. Patale Sona Bai W/o Late P Shankar Rao (Guarantor & Mortgagor) Plot No.143,Phase-1, Vijayapuri Colony, Vanasthalipuram, Hyderabad -500070
(3) P Kiran Kumar S/o Late P Shankar Rao (Guarantor) Plot No.143,Phase-1, Vijayapuri Colony, Vanasthalipuram, Hyderabad -500070	(4) P Santhosh Kumar S/o Late P Shankar Rao (Guarantor) R/o Plot No.143,Phase-1, Vijayapuri Colony, Vanasthalipuram, Hyderabad -500070

Sir / Madam,

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 **02-12-2022** 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 **Mana Telangana (daily) and Business Standard (daily)** on **05-12-2022** 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 Securitisation 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 save excepts some part payments after issuance of demand notice dated **14.09.2021**. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "**As is where is**" and "**As it is what is**" **Whatever there is** and **Without Recourse basis**" under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. After appropriating the aforesaid repayments, the dues in the loan account as on **04.02.2026** is **Rs.31,60,639/- (Rupees Thirty one Lakhs Sixty Thousand Six Hundred and Thirty Nine Only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. We hereby give you notice of **30 days** that the below mentioned secured assets shall be sold by the undersigned on **24-03-2026** between 11.00 AM and 01.00 PM hours with auto extension of 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,



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 8(6)/ 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.



Date: 12.02.2026
Place: Hyderabad

A handwritten signature in black ink, consisting of stylized letters.

Authorised Officer



time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in **Mana Telangana (daily)** and **Business Standard (daily)** shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

SCHEDULE OF PROPERTY

All that part and parcel of the Land and Building on House No 5-3-744/6 on Plot No 143 (Western Part) admeasuring 150 sq.yards or 125.41 sq.mtrs forming part of Survey Nos.223&224 and having the plinth area of 750 Sq.ft in Ward No.5, Block No.3 of Vijayapuri Colony situated at Saheb Nagar Kalan Village, Hayath Nagar Revenue Mandal, Rangareddy District, Telangana state standing in the name of Smt. Patale Sona Bai and bounded by,

On the North by - Plot No 140

On the South by - 30'-0" Wide Road

On the East by - Plot No 143(Eastern Part)

On the West by - Plot No 142



Yours Faithfully

Authorised officer



Encl:

1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice

 Good People To Grow With इण्डियन ओवरसीज बैंक	Indian Overseas Bank Srinagar Colony Branch D.No.8-3-952/10 Ground Floor Satya Enclave , Main Road Srinagar Colony HYDERABAD	Phone No. 8925951890 IFS CODE: IOBA00001890 Email iob1890@iob.in
Ref: Auction/1/2025-26		Date: 12.02.2026

E-AUCTION SALE NOTICE

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

Whereas M/s Sravanthi Enterprises Prop: Patale Dilip Kumar S/o Late P Shankar Rao R/o Plot No.143,Phase-1, Vijayapuri Colony, Vanasthalipuram, Hyderabad -500070 (hereinafter referred as "borrower") and the Guarantors (1) Smt. Patale Sona Bai W/o Late P Shankar Rao (2) P Kiran Kumar S/o Late P Shankar Rao (3) P Santhosh Kumar S/o Late P Shankar Rao all residents of Plot No.143,Phase-1, Vijayapuri Colony, Vanasthalipuram, Hyderabad -500070 has borrowed monies from Indian Overseas Bank against the mortgage of the immovable property 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 **14-09-2021** calling upon the borrower & guarantors (**Nil**) to pay the amount due to the Bank, being **Rs.3288041.91** as on 13.09.2021 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 borrowers & 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 possession of the secured assets more fully described in the schedule hereunder on **02-12-2022** under Section 13 (4) of the Act with the right to sell the same in "**As is where is**" and "**As it is what is**" "**Whatever there is**" and "**Without Recourse 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 to the bank as on the date of taking possession was intimated **as Rs.33,67,379/- (Rupees Thirty Three Lakhs Sixty Seven Thousand Three Hundred and Seventy Nine only)** as on **01-12-2022** 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 of the borrower as on **11.02.2026** works out to **Rs.3160639/- (Rupees Thirty one Lakhs Sixty Thousand Six Hundred and Thirty Nine Only)** after reckoning repayments, if any, amounting to subsequent to the bank issuing demand notice.

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.

Schedule of Secured Assets

SCHEDULE OF PROPERTY

All that part and parcel of the Land and Building on House No 5-3-744/6 on Plot No 143 (Western Part) admeasuring 150 sq.yards or 125.41 sq.mtrs forming part of Survey Nos.223&224 and having the plinth area of 750 Sq.ft in Ward No.5, Block No.3 of Vijayapuri Colony situated at Saheb Nagar Kalan Village, Hayath Nagar Revenue Mandal, Rangareddy District, Telangana state standing in the name of Smt. Patale Sona Bai and bounded by,

On the North by - Plot No 140

On the South by – 30'-0" Wide Road

On the East by – Plot No 143(Eastern Part)

On the West by – Plot No 142

Date and time of e-auction	24-03-2026 between 11.00 AM and 01.00 PM hours with auto extension of 5 minutes each till sale is completed
Reserve Price	Rs._109,00,000/-
Earnest Money Deposit	Rs._10,90,000/-
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of "SARFAESI SALE PARKING ACCOUNT" to the credit of A/c No. 18900113035001 Indian Overseas Bank, Branch Code: IFSC Code: IOBA0001890 It shall be paid online through NEFT/RTGS mode (After generation of Challan from https://baanknet.com which will provide account details) in bidder Global EMD Wallet account.
Bid Multiplier	Rs.50,000.00 (The amount in multiples of which the bid is to be increased)
Inspection of property	Any working day with prior appointment till 23-03-2026 in working hours.
Submission of online application for bid with EMD starts from:	12-03-2026 onwards
Last Date of submission of online application for BID with EMD	23-03-2026
Known Encumbrance if any	Not known
*Outstanding dues of Local Self Government	No claim has been received by the Bank

*Bank's dues have priority over the statutory dues.

[Handwritten Signature]



Terms and Conditions

1. The property will be sold by e-auction through the Bank's approved service provider <https://baanknet.com> under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in PSB Alliance Portal website <https://baanknet.com>
3. Intending bidders shall hold a valid email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details, please contact the service provider at the below mentioned address/phone no/e-mail.
<https://baanknet.com>
4. Bids in the prescribed formats shall be submitted "online" through the portal <https://baanknet.com> along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before 5 pm hours on **23-03-2026**.
5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
6. Bids without EMD shall be rejected summarily.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 5 Minutes with auto extension time of 5 minutes each till the sale is concluded.
8. 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 (inclusive of the EMD) immediately on the same day and not later than the next working day. The balance amount of sale price shall 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.
9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.
10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
11. 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.
12. The property is being sold on "**As is where is**" and "**As it is what is**" "**Whatever there is**" and "**Without Recourse 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 about the property at their own costs before participating in the auction.



13. 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.

14. Sale is subject to confirmation by the secured creditor.

15. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.

16. 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.**

17. **When a single bid has been received, the bid should be higher than the reserve price. According to SARFAESI Rule 9, Sale will not be confirmed if the bid price is less than or equal to reserve price.**

18.* In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount and the Bank shall not take any responsibility for the same.

[*In case of any sale / transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax]

For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, **Srinagar Colony Branch** D.No.8-3-952/10 Ground Floor Satya Enclave , Main Road Srinagar Colony HYDERABAD during office hours, Mail: iob1890@iob.in or the Bank's approved service provider <https://baanknet.com>



Place: Hyderabad

Date : 12.02.2026



Authorised Officer

 Good People To Grow With इण्डियन ओवरसीज बैंक	Indian Overseas Bank Srinagar Colony Branch D.No.8-3-952/10 Ground Floor Satya Enclave , Main Road Srinagar Colony HYDERABAD	Phone No. 8925951890 IFS CODE: IOBA00001890 Email iob1890@iob.in
Ref: Auction/1/2025-26		Date: 12.02.2026

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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

Whereas the Authorized Officer of Indian Overseas Bank has taken possession of the following property pursuant to the notice issued under section 13 (2) of the security (Enforcement) Rules 2002 in the following loan account with right to sell the same on "**As is where is**" and "**As it is what is**" " **Whatever there is**" and "**Without Recourse basis**" for realization of Bank's dues of **Rs.3160639/- (Rupees Thirty one Lakhs Sixty Thousand Six Hundred and Thirty Nine Only)** as on **11.02.2026** plus interest & costs as detailed here under and whereas consequent upon failure to repay the dues , the undersigned in exercise of power conferred under section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property. The sale will be done by the undersigned through e-auction platform provided at the web portal <https://baanknet.com>

Name & Address of the Borrowers	M/s Sravanthi Enterprises Prop: Patale Dilip Kumar S/o Late P Shankar Rao R/o Plot No.143,Phase-1, Vijayapuri Colony, Vanasthalipuram, Hyderabad -500070
Name & Address of the Mortgagors/Guarantors	Smt. Patale Sona Bai W/o Late P Shankar Rao (Mortgagor) R/o Plot No.143,Phase-1, Vijayapuri Colony, Vanasthalipuram, Hyderabad -500070
Name & Address of the Guarantors	(1) Smt. Patale Sona Bai W/o Late P Shankar Rao (2) P Kiran Kumar S/o Late P Shankar Rao (3) P Santhosh Kumar S/o Late P Shankar Rao all residents of Plot No.143,Phase-1, Vijayapuri Colony, Vanasthalipuram, Hyderabad -500070
Date of NPA	30-04-2021
Date of Demand Notice	14-09-2021
Dues claimed in Demand Notice	Rs. 32,88,041.91 as on 13-09-2021 with further interest & costs
Date of Possession Notice	02-12-2022
Dues Claimed in Possession Notice	Rs.33,67,379/- as on 01-12-2022 with further interest & costs
*Outstanding dues of Local self Government (Property Tax, Water Sewerage, Electricity Bills etc)	No claim has been received by the Bank

Schedule of Secured Assets

SCHEDULE OF PROPERTY

All that part and parcel of the Land and Building on House No 5-3-744/6 on Plot No. 43 (Western Part) admeasuring 150 sq.yards or 125.41 sq.mtrs forming part of Survey Nos.223&224 and having



the plinth area of 750 Sq.ft in Ward No.5, Block No.3 of Vijayapuri Colony situated at Saheb Nagar Kalan Village, Hayath Nagar Revenue Mandal, Rangareddy District, Telangana state standing in the name of Smt. Patale Sona Bai and bounded by,

On the North by - Plot No 140

On the South by - 30'-0" Wide Road

On the East by - Plot No 143(Eastern Part)

On the West by - Plot No 142

Reserve Price	Rs. 109,00,000/-
Date & Time of e-auction	24-03-2026 between 11.00 AM and 01.00 PM hours with auto extension of 5 minutes each till sale is completed
EMD	Rs.10,90,000/-
Bid increase amount	Rs.50,000/-
Auto extension Time	Auto extension of 5 minutes each till sale is completed.
Known Encumbrance if any	Not Known
Inspection Date & Time	Any working day with prior appointment till 23-03-2026 in working hours.

***Bank's dues have priority over the statutory dues**

For terms and conditions please visit: <https://www.iob.in/e-Auctions.aspx> and <https://baanknet.com> (web portal of e-auction of service provider).



Place: Hyderabad

Date:05-02-2026



Authorised Officer

Indian Overseas Bank