

	INDIAN OVERSEAS BANK Good People to Grow With Alwal Branch Email : iob0623@iob.in	Plot no 25, Main road, Alwal Secunderabad Telephone : 040-23468839 040-23468840
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Date: 17.03.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[Under Provision to Rule 8(6) of Security Interest (Enforcement) Rules]

"APPENDIX- IV-A"

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 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" and "As it is what is" "Whatever there is" and Without Recourse basis"** on **22.04.2026**, for recovery of **Rs. 14,56,767/- (Rs. Fourteen lakhs Fifty-Six Thousand Seven Hundred Sixty-Seven only)** due to the Indian Overseas Bank, Secured Creditor from Borrower **ALUGULA NAGESWARA RAO, FLAT 14 ROYAL PALACE, JAI BHARATH NAGAR NIZAMPET X ROADS, MEDCHAL, HYDERABAD, TELANGANA – 500085.**

Schedule of Secured Assets

Equitable Mortgage followed by registered memorandum of All That the Portion of Tenement on Shop/ Office in DIAMOND TOWERS APARTMENTS bearing No.316 on Third Floor having plinth area of 501 Sq. Ft, together with Undivided share of Land 22.66 Sq. Yards Or 18.94 Sq. Mtrs, out of 2050 Sq. Yards, GHMC No. 1-1-37 & 38/316, with Part premises 1-1-37 & 1-1-38, situated at Sarojini Devi Road, Secunderabad, (PTIN – 1180119171).

NORTH: BelsonTaj

SOUTH: Shop No 315

EAST: Corridor

WEST: Main Guard Road



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Date: 17.03.2026

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

To
The Borrower/Guarantor/Mortgagor

Borrower and Mortgagor	Guarantor and Mortgagor
ALUGULA NAGESWARA RAO, FLAT 14 ROYAL PALACE, JAI BHARATH NAGAR NIZAMPET X ROADS, MEDCHAL, HYDERABAD, TELANGANA – 500085.	NIL

Madam/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 **19.01.2026** 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 **Disha (daily) and South Indian Times (daily) on 24.01.2026** 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 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 and except payments amounting to **Nil** after issuance of demand notice dated **31.10.2025**. 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**" condition 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 **16.03.2026** is **Rs. 14,56,767/- (Rs. Fourteen lakhs Fifty-Six Thousand Seven Hundred Sixty-Seven only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.



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 **Andhra Jyothi (daily) and New Indian Express (daily)** shortly. A copy of the proposed paper publication is also enclosed.

Equitable Mortgage followed by registered memorandum of All That the Portion of Tenement on Shop/ Office in DIAMOND TOWERS APARTMENTS bearing No.316 on Third Floor having plinth area of 501 Sq. Ft, together with Undivided share of Land 22.66 Sq. Yards Or 18.94 Sq. Mtrs, out of 2050 Sq. Yards, GHMC No. 1-1-37 & 38/316, with Part premises 1-1-37 & 1-1-38, situated at Sarojini Devi Road, Secundrabad, (PTIN – 1180119171).

Reserve Price: Rs. 20,00,000/- (Rs. Twenty Lakhs only)
EMD: Rs. 2,00,000/- (Rs. Two Lakhs only).



[Signature]

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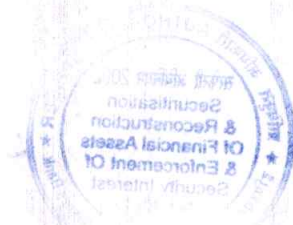
Date: 17.03.2026

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 **ALUGULA NAGESWARA RAO** 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 **31.10.2025** calling upon the borrower **ALUGULA NAGESWARA RAO** to pay the amount due to the Bank, being **Rs. 13,77,777/- (Rs. Thirteen lakhs Seveny-Seven thousand Seven Hundred Seventy-Seven only) as on 31.10.2025** 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 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 **19.01.2026** 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. 14,16,854/- (Rs. Fourteen lakhs Sixteen Thousand Eight Hundred Fifty-Four only)** as on **19.01.2026** 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 of the borrower as on **16.03.2026** works out to is **Rs. 14,56,767/- (Rs. Fourteen lakhs Fifty-Six Thousand Seven Hundred Sixty-Seven only)** 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 property.

SCHEDULE OF PROPERTY

Equitable Mortgage followed by registered memorandum of All That the Portion of Tenement on Shop/ Office in DIAMOND TOWERS APARTMENTS bearing No.316 on Third Floor having plinth area of 501 Sq. Ft, together with Undivided share of Land 22.66 Sq. Yards Or 18.94 Sq. Mtrs, out of 2050 Sq. Yards, GHMC No. 1-1-37 & 38/316, with Part premises 1-1-37 & 1-1-38, situated at Sarojini Devi Road, Secundrabad, (PTIN – 1180119171).

NORTH: BelsonTaj

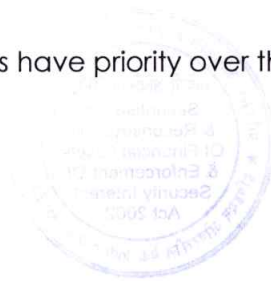
SOUTH: Shop No 315

EAST: Corridor

WEST: Main Guard Road

Date and time of e-auction	22.04.2026 between 11.00 AM and 01.00 PM hours with auto extension of 5 minutes each till sale is completed
Reserve Price	Rs. 20,00,000/- (Rs. Twenty Lakhs only)
Earnest Money Deposit	Rs. 2,00,000/- (Rs. Two Lakhs only).
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of "Authorised Officer," to the credit of A/c No.06230113035001 Indian Overseas Bank, Branch Code: IFSC Code: IOBA0000623
Bid Multiplier	Rs.50,000.00 (The amount in multiples of which the bid is to be increased)
Inspection of properties	Any working day with prior appointment till 21.04.2026 in working hours.
Submission of online application for bid with EMD starts from:	21.03.2026 onwards
Last Date of submission of online application for BID with EMD	21.04.2026
Known Encumbrance if any	NIL
*Outstanding dues of Local Self-Government	No claim has been received by the Bank

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



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 IBAPI 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.

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>

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 **21.04.2026**.

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.



