

एसएमबी चेन्नई /SAMB CHENNAI

चतुर्थ तल/4TH Floor, पीएनबी टावर्स/ PNB Towers, नं 46-49/ No.46-49
आर. एच. रोड, रायपेट्टा/ Royapettah High Road, चेन्नई /Chennai- 14
Phone: 28112261-90 ; Email:zs8341@pnb.bank.in

PUBLIC NOTICE FOR E-AUCTION OF SALE OF PROPERTY

E-AUCTION SALE NOTICE TO GENERAL PUBLIC UNDER RULE 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 FOR SALE OF IMMOVABLE PROPERTIES

Notice is hereby given to the public in general and in particular to the **Borrower(s), Mortgagor(s)** that the below described immovable properties mortgaged/charged to the secured creditors, the Symbolic possession of which has been taken by the Authorized officer of **Punjab National Bank**, secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on **07.05.2026** for recovery of its dues to the Secured Creditor **from below Named Borrower(s) and Mortgagor(s)**.

Borrower / Mortgagor/promoters:

1	M/s Gayatri Projects Limited, Plot No.6-B, Beside TDP Office Road No.-2, Banjara Hills, Hyderabad-500034
2	Mr. T.V. Sandeep Kumar Reddy S/o Mr. T.Subbarami eddy, H.No.8-2-331/2/A, Road No. 3, Banjara Hills, Hyderabad-500034
3	Mrs. T. Indira Reddy W/o Mr. T. Subbarami Reddy Director-Rajiv Realtors Private Limited, H.No.6-3-249/5/A, Road No.1, Banjara Hills, Hyderabad-500034
4	Mrs.T.Saritha Reddy W/o Mr.T.V.Sandeep Kumar Reddy, H.No..8-2-331/2/A, Road No. 3, Banjara Hills, Hyderabad-500034
5	Mr.Poornachandra Rao Popuri,Director: Rajiv Realtors Private Limited D.No.6-3-1090, Raj Bhavan Road Somajiguda Hyderabad-500082
6	M/s Rajiv Realtors Pvt Ltd.B-1, TSR Towers, D.No.6-3-1090, Raj Bhavan RoadSomajiguda, Hyderabad-500082
7	M/s Sivadevi Urban Properties Limited, B-1, TSR Towers D.No.6-3-1090 ,Raj Bhavan Road Somajiguda, Hyderabad-500082
8	M/s Indira Construction Pvt Ltd 6-3-249/5/A Road No.1, Banjara Hills Hyderabad-500034

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S No.	Name of Borrower	Description of Mortgaged Properties	Details of Encumbrances known to the secured creditor	Date of Notice under Section 13(2) of SARFAESI ACT	Date of Notice under Section 13(4) of SARFAESI ACT	Reserve Price (Rs.)	EMD (Rs.)
1	M/s Gayatri Projects Limited	All that the piece and parcel open land totally admeasuring korumagani west land to an extent of Ac15-00 Cents covered by Sy. No. 1239/C (Ac 0-10 Cents), 1240/A (Ac 3-43Cents),1240/B (Ac 0-08Cents),1241(Ac 4-31 Cents),1242/A (Ac 3-37Cents), 1242/B(Ac 0-32Cents) and 1243 (Ac 3-39Cents) out of which Ac 2-741/2 cent government acquired the land for the purpose of Outer Ring Road and remaining Ac 1-363/4 Cents 351 Ankanas or 2808 Square Yards Open Land Situated at Nellore Municipal corporation, Nellore Bit-2, Nellore Mandal & District- 524001, owned by M/s. Indira Construction Pvt Ltd (2808 sq yds)	Nil	20.05.2024	10.10.2025 Symbolic possession	Rs.8,31,78,90 0/- (Rupees Eight Crore Thirty-One Lakh Seventy-Eight Thousand and Nine Hundred Only)	Rs.83,17,89 0/- (Rupees Eighty-Three Lakh Seventeen Thousand Eight Hundred and Ninety Only)

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2	M/s Gayatri Projects Limited	As detailed in Annexure-I	Nil	20.05.2024	25.08.2025	Lot I & II Symbolic possession Rs. 19,19,70,000/- (Rupees Nineteen Crore Nineteen Lakhs and Seventy Thousand Only) (Properties mentioned in Lot I, II will not be sold separately)	Rs. 1,91,97,000 /- (Rupees One Crore Ninety- One Lakhs and Ninety- Seven Thousand Only)
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Annexure-I

Details of the Secured Assets:

1.Following properties (S. No. 1 to 31) located in Chattanpally village, Farooq Nagar Mandal, Mahbubnagar District in an extent of 4 Acres 38 Guntas in the name of **M/s Sivadevi Urban Properties Pvt Ltd. Lot -I**

S. NO.	Sy No.	Extent in Ac	Extent in Gts	S. NO.	Sy No.	Extent in Ac	Extent in Gts
1	464/E	0	5	19	481/Ruu	0	6
2	465/E	0	25	20	484	0	7
3	466/E	0	2	21	486	0	8
4	481/E	0	9	22	487	0	4
5	482/E	0	2	23	487/Ru	0	6
6	488/E	0	9	24	488/RU	0	6
7	481/Ru	0	7	25	493/U	0	2
8	486	0	8	26	481/U	0	7
9	493	0	1	27	484/EE	0	6
10	487/uu	0	7	28	486/E	0	9
11	488/ru	0	6	29	487/EE	0	7
12	493/u	0	2	30	488/U	0	6
13	484	0	6	31	493/E	0	1
14	481	0	7				
15	484	0	6				
16	486	0	8				
17	487	0	7				
18	488	0	6				

TOTAL: 4 Acres 38 Guntas

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2. Following properties (S. No. 1 to 12) located in Dusakal village, Farooq Nagar Mandal, Mahbubnagar District in an extent of 6 Acres and 14 Guntas in the name of **M/s Sivadevi Urban**

Properties Pvt Ltd Lot -II

S. NO.	Sy No.	Extent in Ac	Extent in Gts
1	205	0	15
2	205/E	0	16
3	180/Aa	0	5
4	179/Aa	0	7
5	192	0	10
6	193	0	10
7	165/U	0	21
8	180	0	13
9	179	0	22
10	345/E	2	34
11	182/E	0	10
12	183/Aa	0	11

TOTAL: 6 Acres 14 Guntas

3	M/s Gayatri Projects Limited	As detailed in Annexure-II	Nil	20.05.2024	25.08.2025	Lot III Rs.94,82,40,00/- (Rupees Ninety- Four Crore Eighty- Two Lakh and Forty Thousand Only)	Rs.9,48,24,000/- (Rupees Nine Crore Forty- Eight Lakh and Twenty- Four Thousand Only)
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Annexure- II

All that the piece and parcel open land situated Following Property (S.No.1to 27) located in Dusakal village, Farooq Nagar Mandal, Mahbubnagar District in an extent of 70Acres and 38 Guntas in the name of **M/s Rajiv Realtors Pvt Ltd Lot- III**

S. No	Sy No.	Total Extent (Ac Gts)	Document No.	S. No.	Sy No.	Total Extent (Ac Gts)
1	345	2-34	10060/07	17	347/15	0-10
2	346	2-12	10060/07	18	137/AA	0-07
3	345/U	2-34	10060/07	19	138	1-16
4	347/1	2-33	10060/07	20	241/AA	1-25
5	347/2	1.18	10060/07	21	210/U	1-20
6	347/3	0-20	10060/07	22	346/A	0-16
7	347/3	8-22	10060/07	23	241/A	3-11
8	206/A	7-31	3428/2008	24	206/EE	3.-36

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9	184/EE	0-03	3426/2008	25	204/A	3-10
10	241/AA	1-25	3433/2008	26	242/E	3-10
11	181	0-8	3427/2008	27	242/Aa	3-09
12	208/A	0-05	3429/2008			
13	120/A	0-35	3429/2008			
14	206/AA	3-36	3428/2008			
15	207/A	10-22	3431/2008			
16	242/A	2-10	3431/2008			

TOTAL: 70 Acres 38 Guntas

Last Date for Depositing EMD	On or before 06.05.2026 up to 5.00 p.m.
Inspection of Property with Prior Appointment with Authorized Officer	29.04.2026
Date of e auction and Time of E auction	Date 07.05.2026 11.00 AM – 4.00 PM
BID MULTIPLIER (Minimum incremental Bid Value)	Rs. 2,00,000.00
Total Dues payable to Bank	Rs.113,69,00,969.45 (Rupees One Hundred Thirteen Crores Sixty Nine Lakhs Nine Hundred Sixty-Nine and Paise Forty Five Only) with further interest, cost, charges and expenses with effect from 01.05.2024
Contact Person	Sh. B. Vara Prasad, Chief Manager/Authorised Officer, Mobile No. 8884822944

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be “online through e-auction” portal <https://www.baanknet.com>
2. The intending Bidders/ Purchasers are requested to register on portal (<https://www.baanknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digi locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The

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registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (<https://www.baanknet.com>) for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt Ltd.** having its Registered office at **Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037** (Helpdesk Number +91 8291220220, Email Id: support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.baanknet.com> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
 - (1) <https://www.baanknet.com>
 - (2) www.pnbindia.in
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://www.baanknet.com>).
7. The intending Bidders / Purchasers are requested to register on portal (<https://www.baanknet.com>) using their mobile number and email-id. Further, they will upload the 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 e-Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
8. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
9. 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 increase in the bid amount must be of increment amount mentioned. 10 **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 10 **minutes** to the last highest bid, the e-auction shall be closed.
10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
11. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider

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M/s PSB Alliance Pvt Ltd. Details of which are available on the <https://www.baanknet.com> portal.

12. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
13. The secured asset will not be sold below the reserve price.
14. The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of "The Authorized Officer, Punjab National Bank, Stressed Asset Management Branch A/c No. 834100317118A Payable at Chennai (IFSC No. PUNB0834100) OR through NEF/RTGS in A/c No. 834100317118A, IFSC No. PUNB0834100, Punjab National Bank, Stressed Asset Management Branch
15. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
16. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
17. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST etc. for transfer of the property in his/her name
18. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any
19. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
20. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for a change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.
21. The properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**".

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22. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
23. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by the Authorized Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever The bidder may inspect the property in consultation with the dealing official as per the details provide.
24. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
25. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
26. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
27. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.
28. The Bidder's should provide Cancelled cheque or following information:

Name of the account	
Bank name	
Account number	
IFSC code	

For detailed term and conditions of the sale, please refer <https://www.baanknet.com> & www.pnbindia.in.

Date:20.04.2026
Place: Chennai

B Vara Prasad
Authorized Officer
Punjab National Bank
Secured Creditor