



Indian Overseas Bank MLA Colony Branch

MLA Colony Branch-2397

8-2-293/82/L/247/A/A, road no- 12, OMEGA HOSPITAL LANE, MLA COLONY, BANJARA HILLS,
HYDERABAD-500034, Email: job2397@job.in, Phone No-8074597225

Date: 22.04.2026

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 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 **01.03.2026**, for recovery of **Rs.32,07,253 (Rupees Thirty two Lakhs Seven Thousand Two Hundred Fifty three)** due as on 28.12.2025 to the Indian Overseas Bank , MLA Colony Branch Secured Creditor from Borrower, **Smt Bashamalla Nagendramma**.

The reserve price will be **Rs.30,86,000/- (Rupees Thirty Lakhs eighty six Thousand Only)** and the earnest money deposit will be **Rs.3,86,000/- (Rupees Three Lakhs eighty six Thousand Only)**

Schedule of Secured Assets

All that part and parcel of the property consisting of RESIDENTIAL -FLAT NO 510, IN FIFTH FLOOR, ALONG WITH UNDIVIDED SHARE OF LAND ADMEASURING AREA OF 44.85 Sq. Yards (out of 4114 Sq. Yards), with a built up area of 1000 Sq. Feet, (including common areas), roof covered with R.C.C., in Survey Nos 211//EE/1/1, 212/EE/1/2, 211/EE/2,212/EE/1/1, in the apartment named as "DHRUVA HOMES", situated at Bachuguda Village, Patancheru Mandal, Sanga Reddy District, T.S., MPP Patancheru, ZPP at Sangareddy, Registration Sub-district SangaReddy, and Bounded by Boundaries of the Total Premises

NORTH- Bachuguda Village Road
SOUTH- Pocharam Village Boundary and SY.NO.31 Part.
EAST- Pocharam Village Boundary and SY.NO.31
WEST- Agriculture land Santosh Kumsr & Chandra Reddy

Boundaries of the Flat
NORTH- Open to Sky
SOUTH- Open to Sky
EAST- Open to Sky

Banajini Bille



A square QR code with a black and white pixelated pattern. In the center of the QR code is a circular emblem containing a white Swastika symbol on a dark background. The QR code is framed by a border of small, repeating text that reads "IOB IOB IOB IOB IOB IOB IOB IOB".

Banojini Bixwal
Authorised Officer



Indian Overseas Bank MLA Colony Branch

MLA Colony Branch-2397

8-2-293/82/L/247/A/A, road no- 12, OMEGA HOSPITAL LANE, MLA COLONY, BANJARA HILLS,
HYDERABAD-500034

Date: 22.04.2026

**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

Bashamalla Nagendramma,

Permanent Address: H No. 5-3--293, Plot No 107, Venkat Rao nagar Colony,
Kukatpally, Medchal, Hyderabad – 500072.

Property Address: Flat No 510, 5th Floor, DHURVA HOMES, Chitkul Road, Citizens
Colony Bachuguda Village, patancheru mandal, Sangareddy- 502319

Communication Address: H No. 5-3--293, Plot No 107, Venkat Rao nagar Colony,
Kukatpally, Medchal, Hyderabad – 500072

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 **12.09.2025** 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 The Indian Mail (daily) on 16.09.2025** 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 after issuance of demand notice dated **31.05.2025**. 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" 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 **21.05.2026** is **Rs. 32,71,562 (Rupees Thirty two Lakhs Seventy One Thousand Five Hundred Sixty two)** 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 **Mana Telangana (daily) and The Indian Mail (daily)** shortly. A copy of the proposed paper publication is also enclosed.

All that part and parcel of the property consisting of RESIDENTIAL -FLAT NO 510, IN FIFTH FLOOR, ALONG WITH UNDIVIDED SHARE OF LAND ADMEASURING AREA OF 44.85 Sq. Yards (out of 4114 Sq. Yards), with a built up area of 1000 Sq. Feet, (including common areas), roof covered with R.C.C., in Survey Nos 211//EE/1/1, 212//EE/1/2, 211//EE/2,212//EE/1/1, in the apartment named as "DHRUVA HOMES", situated at Bachuguda Village, Patancheru Mandal, Sanga Reddy District, T.S., MPP Patancheru, ZPP at Sangareddy, Registration Sub-district SangaReddy, and Bounded by

WEST- Agriculture land Santosh Kumsr & Chandra Reddy

WEST- Corridor



Banojint Bilewal



2. Proposed paper publication of E-auction notice



Indian Overseas Bank MLA Colony Branch

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HYDERABAD-500034

Date: 22.04.2026

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 **Smt Bashamalla Nagendramma** 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 **31.05.2025** calling upon the borrower **Smt Bashamalla Nagendramma** to pay the amount due to the Bank, being **Rs.32,71,562** as on 21.04.2026 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 **12.09.2025** under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what 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 to the bank as on the date of taking possession was intimated as **Rs.30,88,075 (Rupees Thirty Lakhs Eighty eight Thousand Seventy five only)** as on 12.09.2025 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 **21.04.2026** is **Rs.32,71,562 (Rupees Thirty two Lakhs Seventy One Thousand Five Hundred Sixty two)** 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 property.

Schedule of Secured Assets

All that part and parcel of the property consisting of RESIDENTIAL -FLAT NO 510, IN FIFTH FLOOR, ALONG WITH UNDIVIDED SHARE OF LAND ADMEASURING AREA OF 44.85 Sq. Yards (out of 4114 Sq. Yards), with a built up area of 1000 Sq. Feet, (including common areas), roof covered with R.C.C., in Survey Nos 211//EE/1/1, 212/EE/1/2, 211/EE/2,212/EE/1/1, in the apartment named as "DHRUVA HOMES", situated at Bachuguda Village, Patancheru Mandal, Sanga Reddy District, T.S., MPP Patancheru, ZPP at Sangareddy, Registration Sub-district SangaReddy, and Bounded by Boundaries of the Total Premises
NORTH- Bachuguda Village Road

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SOUTH- Pocharam Village Boundary and SY.NO.31 Part.
 EAST- Pocharam Village Boundary and SY.NO.31
 WEST- Agriculture land Santosh Kumsr & Chandra Reddy

Boundaries of the Flat
 NORTH- Open to Sky
 SOUTH- Open to Sky
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 WEST- Corridor

Date and time of e-auction	28.05.2026 between 11.00 AM and 01.00 PM hours with auto extension of 5 minutes each till sale is completed
Reserve Price	Rs.30,86,000/- (Rupees Thirty Lakhs eighty six Thousand Only)
Earnest Money Deposit	Rs.3,08,600/- (Three lakh eight thousand six hundred only).
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of "SARFAESI SALE PARKING ACCOUNT" to the credit of A/c No. 23970113035001 Indian Overseas Bank, Branch Code: IFSC Code: IOBA0002397 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.1,00,000.00 (The amount in multiples of which the bid is to be increased)
Inspection of property	Any working day with prior appointment till 08.04.2026 in working hours.
Submission of online application for bid with EMD starts from:	09.04.2026 onwards
Last Date of submission of online application for BID with EMD	27.05.2026 till 11:59 P.M.
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.

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 11.59 pm hours on **27.05.2026**.
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,

Banoji Bhalerao





Authorised Officer.