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	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

Date: 05.05.2026

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 **26.05.2026**, for recovery of **Rs. 13,08,789/- (Rs. Thirteen lakhs Eight Thousand Seven Hundred Eighty-Nine 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, Secundrabad, (PTIN – 1180119171).

NORTH: BelsonTaj

SOUTH: Shop No 315

EAST: Corridor

WEST: Main Guard Road

AUTHORISED OFFICER ★ प्राधिकृत अधिकारी
सरफेसी अधिनियम 2002
Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002
इंडियन ओवरसीज़ बैंक Indian Overseas Bank

The reserve price will be **Rs. 17,90,000/- (Rs. Twenty Lakhs only)** and the earnest money deposit will be **Rs. 1,79,000/- (Rs. One Lakh Seventy-Nine Thousand only).** Last date of submission of bid with EMD: **25.05.2026 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. www.iob.in/e-Auctions.aspx and also 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.

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Date: 05.05.2026
Place: Hyderabad

Authorised Officer

प्राधिकृत अधिकारी AUTHORISED OFFICER
सरफेसी अधिनियम 2002
Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002
इंडियन ओवरसीज़ बैंक Indian Overseas Bank

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

Date: 05.05.2026

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 **04.05.2026 is Rs. 13,08,789/- (Rs. Thirteen lakhs Eight Thousand Seven Hundred Eighty-Nine only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

अधिकृत AUTHORISED OFFICER
सरफेसी अधिनियम 2002
Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002
इंडियन ओवरसीज़ बैंक Indian Overseas Bank

5. We hereby give you notice of **15 days** that the below mentioned secured assets shall be sold by the undersigned on **26.05.2026 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, 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.

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, Secundrabad, (PTIN – 1180119171).

NORTH: BelsonTaj
SOUTH: Shop No 315
EAST: Corridor
WEST: Main Guard Road

Reserve Price: Rs. 17,90,000/- (Rs. Seventeen Lakhs Ninety Thousand only)
EMD: Rs. 1,79,000/- (Rs. One Lakh Seventy-Nine Thousand only).

प्राधिकृत अधिकारी AUTHORISED OFFICER
सरफेसी अधिनियम 2002
Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002
इण्डियन ओवरसीज़ बैंक Indian Overseas Bank

Yours Faithfully

Authorised officer

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

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

Date: 05.05.2026

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 Section13(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.

AUTHORISED OFFICER
सरफेसी अधिनियम 2002
Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002
इंडियन ओवरसीज़ बैंक Indian Overseas Bank

The dues of the borrower as on **04.05.2026** works out to is **Rs. 13,08,789/- (Rs. Thirteen lakhs Eight Thousand Seven Hundred Eighty-Nine 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 0r 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	**26.05.2026** between **11.00 AM** and **01.00 PM** hours with auto extension of **5 minutes** each till sale is completed
Reserve Price	**Rs. 17,90,000/- (Rs. Seventeen Lakhs Ninety Thousand only)**
Earnest Money Deposit	**Rs. 1,79,000/- (Rs. One Lakh Seventy-Nine Thousand 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 **25.05.2026** in working hours.
Submission of online application for bid with EMD starts from:	**06.05.2026** onwards
Last Date of submission of online application for BID with EMD	**25.05.2026**
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.

सरफेसी अधिनियम 2002 Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002 AUTHORISED OFFICER इंडियन ओवरसीज़ बैंक Indian Overseas Bank

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 **25.05.2026.**

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.

AUTHORISED OFFICER
सरफेसी अधिनियम 2002
Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002
इंडियन ओवरसीज़ बैंक Indian Overseas Bank

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.* 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, Alwal Branch during office hours, Phone No: **7845350623 and 040-23468840/39** or the Bank's approved service provider https://baanknet.com

Place: Secunderabad
Date: 05.05.2026

Authorised Officer