



BRANCH OFFICE: Circle SASTRA Hyderabad
ARMB Hyderabad-Plot No 3, First Floor Regency Plaza, , Maitri Vihar Area, Ameerpet, Hyderabad -500 016
Ref No : PUNBMHA59058375 E mail: cs4732@pnb.bank.in

Date; 04.05.2026

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 proviso 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, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on **"As is where is"**, **"As is what is"**, and **"Whatever there is"** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B) Outstanding Amount as on 31.12.2025	B) EMD		
	Name & addresses of the Borrower/Guarantors Account		C) Possession Date u/s 13(4) of SARFESI ACT 2002	C) Bid Increase Amount		
			D) Nature of Possession Symbolic/Physical/ Constructive			

1	BO: MALAKPET (068900) HYDERABAD, Shri. Pallapothu Vengal Rao 4-9-526/4, Plot No.49, RTC Colony, Road No.6, Vinayak Nagar, Phase-2, Hayathnagar, K V Ranga Reddy Dist, Hyderaba - 501505	All that the house on plot bearing no.59 West Part, admeasuring 145 Sq.Yds., or 121.22 Sq.Mtrs., G+1 with a plinth area of 1535.62 Sft., (767.81 Sft., in Ground Floor & 767.81 Sft., in First Floor), in Survey No.351, Situated at Swaroop Nagar Colony, Cheeryal Village, Cheeryal Gram Panchayat, Keesara Mandal, Medchal-Malkajgiri District, Telangana State and bounded by: North : Plot No.76, South : 25' Wide Road, East : Part of Plot No.59, West : Neighbours Land.	A) 07.08.2024 B) Rs.94,47,511.11 with further interest and other charges from 01.12.2025 C) 21.10.2024 D) Physical Possession	A) Rs 44,10,000/- B) Rs. 4,41,000/- C) Rs.50,000/-	26.05.2026 From 11.00AM to 4.00 PM	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding.
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TERMS AND CONDITIONS

- 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.in>
- The intending Bidders/ Purchasers are requested to register on portal (<https://www.baanknet.in>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. 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 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.
- 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.
- Platform (<https://www.baanknet.in>) 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.in/> 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.in>
 - (2) www.pnb.bank.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.in>).
7. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
8. 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.
9. 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.
10. 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 M/s PSB Alliance Pvt. Ltd. Details of which are available on the ebkay portal.
11. 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).
12. The secured asset will not be sold below the reserve price.
13. 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 favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. 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.
14. 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.
15. The Authorised 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.
16. 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.
17. The properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**".

18. 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.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. 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.
22. 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.
23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

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

Date: 04.05.2026
Place: Hyderabad

Authorized Officer
Punjab National
Bank
Secured Creditor

 पंजाब नैशनल बैंक punjab national bank	PUNJAB NATIONAL BANK ARMB HYDERABAD, Plot no 3, First floor Regency Plaza, Maitrivihar Area, Ameerpet, Hyderabad -500 016 Mail ID: cs4732@pnb.bank.in	E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPER-				
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पंजाब नैशनल बैंक
punjab national bank

పంజాబ్ నేషనల్ బ్యాంక్
ఎజిర్ఎంబి హైదరాబాద్, ప్లాట్ నెం. 3, మొదటి అంతస్తు, రెజిస్ట్రీ ప్లాటా,
మైత్రివిహార్ పరియ్య, అమీర్ నగర్, హైదరాబాద్-500016.
మెయిల్ బాక్స్: cs4732@pnb.co.in

స్థిరాస్తుల అమ్మకం కొరకు
ఇ-వేలం అమ్మకపు
ప్రకటన

సెక్యూరిటైజేషన్ అండ్ రీకన్స్ట్రక్షన్ ఆఫ్ సైనాద్వియల్ అగ్నేట్స్ అండ్ ఎన్ఫోర్స్మెంట్ ఆఫ్ సెక్యూరిటీ ఇంటరెస్ట్ యాక్ట్, 2002 క్రింద మరియు సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్ఫోర్స్మెంట్) చాట్ 2002లోని చాట్ 8(6) నిబంధనల క్రింద చదవబడే విధంగా స్థిరాస్తుల అమ్మకం కొరకు ఇ-వేలం అమ్మకం ప్రకటన.

ఈ నోటిసు ద్వారా ముఖ్యంగా రుణగ్రహీత(లు) మరియు హామీదారు(లు) మరియు సాధారణ ప్రజానీకానికి తెలియజేయునది ఏమనగా సెక్యూర్డ్ డిడిటార్తు తనఖా/కుదవ పెట్టిన దిగువ తెలిపిన స్థిరాస్తిని సెక్యూర్డ్ డిడిటార్/బ్యాంక్ వారి అధీకృత అధికారిచే నిర్వాహకముగా/భౌతికముగా/లాంఛనప్రాయముగా స్వాధీనం చేసుకొని సంబంధిత రుణగ్రహీత(లు) మరియు హామీదారు(లు) నుండి బ్యాంక్/సెక్యూర్డ్ డిడిటార్ వారికి రావలసిన ఐకాయలను రాబట్టుకొనుటకు దిగువ తెలిపిన పద్ధతిలో తెలిపిన విధంగా తేదిన "ఏకైక ఎలా ఉందో అది అలా" "ఏది ఎలా ఉంటే అది అలా" మరియు "ఏదైతే ఉందో అది మొత్తం" పద్ధతిపై విక్రయించబడును. సంబంధిత ఆస్తులపై దిగువ పద్ధతిలో తెలిపిన విధంగా రిజర్వు ధర మరియు బయోనా నిర్ణయించబడినది.

సెక్యూర్డ్ డిడిటార్ యొక్క పేర్లు

3	BO: మలక్ పేట (068900) హైదరాబాద్ శ్రీ పల్లపోతు వెంగళ రావు 4-9-526/4, ప్లాట్ నెం. 49, అరేబిసి కాలనీ, రోడ్ నెం. 6, వినాయక్ నగర్, ఫేజ్-2, హయత్ నగర్, కెవి రంగారెడ్డి జిల్లా, హైదరాబాద్- 501505	తెలంగాణ రాష్ట్రం, మేధుల్-మల్కాజ్గిరి జిల్లా, కీసర మంజి, చేర్వాల గ్రామపంచాయతీ, చేర్వాల గ్రాం, స్వరూప్ నగర్ కాలనీ వద్ద సర్వే నెం. 351లో 145 చ.గ.లు లేదా 121.22 చ.మీ.ల విస్తీర్ణము కలిగిన ప్లాట్ నెం. 59 పడమటి భాగము పై ఉన్న 1535.62 చ.అ.ల ప్లంట్ ఏరియాతో జి+1 (గ్రౌండ్ ఫ్లోర్లో 767.81 చ.అ.లు & మొదటి అంతస్తులో 767.81 చ.అ.లు) గృహము యావదాస్తి. సరిహద్దులు: ఉత్తరం: ప్లాట్ నెం. 76, దక్షిణం: 25 అడుగుల వెడల్పు రోడ్డు, తూర్పు: ప్లాట్ నెం. 59లోని భాగము, పడమర: పొరుగువారి భూమి.	ఎ) 07.08.2024 బి) రూ. 94,47,511.11 + 01.12.2025 నుండి తదుపరి వడ్డీ, ధార్జీలు మరియు ఖర్చులు. సి) 21.10.2024 డి) భౌతికంగా స్వాధీనత	ఎ) రూ. 44,10,000/- బి) రూ. 4,41,000/- సి) రూ. 50,000/-	26.05.2026వ ఉ: 11.00 గం: సుండి సా: 04.00 గం: వరకు	అధీకృత అధికారికి తెలిసిన సమాచారం మేరకు లాకట్టు రుణధారములు లేవు. అయినప్పటికీ బిడ్డర్లు వారంతటవారీ బిడ్డింగుకు పూర్వమే క్షణముగా విచారించుకోవలెను.
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