

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 Authorized 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

Sl. No.	Name of Branch / Account Name / Borrowers	Description of immovable properties mortgaged	A. Date of 13(2) Notice B. Amount o/s as on date of 31-05-2026 C. Date of 13(4) possession D. Nature of possession	A. Reserve Price B. EMD C. Bid Increment amount	A. Date of Auction B. Time of auction	Details of the encumbrances known to the secured creditors
1	RP ROAD SECUNDERABAD (042100) HARIYAPPA BUKKAPPA GRANARIES PVT LTD Shri Goli Venkata Ramana Rao, Guarantor, Door no 23-15/1/4, Ward no 21A, Sheshagiri Rao Street, Near Bhashyam Public School, Satyanarayana Puram, Vijayawada-520011.	EM of land and building (G+2; Plinth area 5457.3 Sq ft) situated at Door No:23-15/1-4, Ward no: 21A,Sheshagiri Rao Veedhi, Satyanarayana Puram, Vijayawada, bounded by North- Tirumala Raju venkataramaraju and other property, South- Tirumala Raju venkataramaraju and other property, East- Tirumala Raju venkataramaraju property, West- Sheshagiri rao street, Municipal Road, stands in the name of Shri Goli Venkata Ramana Rao as per sale deed no 7998 of 2007 at RO, Vijayawada. Property ID- PUNB04210002.	A. 19-04-2021 B. Rs. 6,34,38,499.69ps + further interest & Charges C. 28-06-2021 D. Symbolic	A. Rs.4,42,21,000/- B. Rs.44,22,100/- C. Rs.1,00,000/- * Bidding shall start from one notch higher.	A. 23-06-2026 B. 1100 to 1600 Hours	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding
2	RP ROAD SECUNDERABAD (042100) HARIYAPPA BUKKAPPA GRANARIES PVT LTD Shri D. Srinivasulu, Guarantor and Director, 4-72,Maddur Village Kalukuntla (Post), Manavapadu Mandal, Jogulamba Gadwal Dist Telangana-509128.	Equitable Mortgage of Land & Building at H No:4-72 Survey No:3/B/2 admeasuring 210.45 sq yards at Maddur Gram panchayat village Manavapadu Mandal Jogulamba Gadwal district bounded byNorth- Rasta,South-P Ramudu land,East- Aam Rasta, West-Vanka, stands in the name of Shri D Srinivasulu as per sale deed no 924 of 2017 at SRO, Alampur. Property ID- PUNBHGMADDUR	A. 19-04-2021 B. Rs. 6,34,38,499.69ps + further interest & Charges C. 28-06-2021 D. Symbolic	A. Rs.13,46,000/- B. Rs.1,34,600/- C. Rs. 50,000/- * Bidding shall start from one notch higher.	A. 23-06-2026 B. 1100 to 1600 Hours	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding
3	KUKATPALLY (108110) M/s UMADEVI PHARMACEUTICALS PRIVATE LIMITED #401, 4th Floor, Uma Residency , Opposite Sindhu Cargos SR Nagar Hyderabad- 500038	All that the Office Unit No 401, in Fourth Floor with a super built up area of 2763 sq ft (Carpet area of 1658 sq ft and common areas of 1105 sq ft) including 40% common area along with Three Car Parking Lots in Cellar/ Sub Cellar in the above said Commercial Complex S.B.R SOUCK, together with an undivided share of land 75 sq yards(Out of total land 2150 sq yards) constructed on the land bearing Municipal No 6-3-883/A&B, situated at PUNJAGUTTA, Hyderabad, Telangana state bounded by North-Open to sky, South-Open to sky, East-Corridor, West- Open to Sky, stands in the name of M/s Uma Property Management Pvt ltd as per sale deed no 21 of 2020 at SRO, SR Nagar, Hyderabad. Property Id- PUNB108110UMA2	A. 04-10-2023 B. Rs. 6,50,73,838.45ps + further interest & Charges C. 18-01-2024 D.Physical	A. Rs.3,61,00,000/- B. Rs.36,10,000/- C. Rs.1,00,000/- * Bidding shall start from one notch higher.	A. 23-06-2026 B. 1100 to 1600 Hours	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding.
4	East Marredpally (105810) Borrower- P Ramadevi Address: Flat No 1701, Block no C 2, 7 Hills Apartments, Power welfare society, Kokapet,Hyderabad- 500075. Co- Borrower- Susarla Rohit Address: Flat No 1701, Block no C 2, 7 Hills Apartments, Power welfare society, Kokapet,Hyderabad- 500075. Co- Borrower- Susarla Rakesh Address: Flat No 1701, Block no C 2, 7 Hills Apartments, Power welfare society, Kokapet,Hyderabad- 500 075.	All that part and Parcel of Residential Flats bearing nos 501 and 502 in Fifth floor of Spoothri Onyx, premises bearing H no 34-137/1(PTI no:1170900249) in plot no: 29-B,Survey no: 219/1, consisting of 3560 sq ft(each flat consists of 1780 sq ft) of built up area (including all common areas,stair case, balconies, 2 two wheeler parking and 2 earmarked for car parking at stilt floor) together with an undivided of land measuring 133 sq yards out of 666 sq yards or 556.77 sq mtrs situated at Bharani Housing Colony, Ramakrishnapuram, Malkajgiri, GHMC, Malkajgiri circle, Medchal Malkajgiri District. Flat 501 bounded by North- Corridor, Lift and stair case,South-Open to sky,East- Open to sky, West- Open to sky. Flat 502 bounded by North- Open to sky,South: Corridor, Lift and Stair case, East: Open to sky,West: Open to sky. Property Stands in the name of P.Ramadevi as per sale deed no 3674 of 2020 at SRO, Malkajgiri. Property ID- PUNB105810RD.	A. 31-10-2023 B. Rs. 1,25,76,179.00 + further interest & Charges C. 18-01-2024 D. Physical	A. Rs.1,32,20,000/- B. Rs. 13,22,000/- C. Rs. 1,00,000/- * Bidding shall start from one notch higher.	A. 23-06-2026 B. 1100 to 1600 Hours	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding
5	NIZAMABAD (086210) Borrower- Sri Yogeshwara Trading Co Propreitor: Mr Chinta Ravinder Address: H No 7-1-48/15AB, Mirchi Compound,Nizamabad- 503 001. Mrs Chinta Uma Legal Heir Late Mr Chinta Ravinder S/o Chinta Venkatesham Address: H No 2-8-106& 2-8-107 (New), Weekly Bazar, Nizamabad- 503001. Mr Chinta Venkataramana S/o Late Mr Chinta Ravinder Address: H No 2-8-106& 2-8-107(New), Weekly Bazar, Nizamabad- 503001. Mr Chinta Rajeshwar Prasad Legal Heir of Late Mr Chinta Venkatesham (Guarantor) Address: H No 2-8-106& 2-8-107(New), Weekly Bazar, Nizamabad- 503001.	Property 1: Existing RCC Roofed Double Storeyed (Consisting of Ground and First Floor), bearing part of Municipal No 2-8-780/6(Old) and New No 2-8-107, situated at Amberpet, Nizamabad within the municipal limits of Nizamabad, Reg Sub-Dist and Reg Dist Nizamabad Total Area 133.62 sq yards or 111.72 sq mtrs. Plinth Area: G.F.R.C.C Roofed Plinth Area 795.74 sq fts. R.R.R.C.C Roofed Plinth Area 795.74 sq fts. Tin Shed Roofed Covered Area 90.62 sq fts. As bounded by : NORTH: House of vendor. SOUTH: House of Vendee. EAST:Common Passage. WEST: Property of Dr Babu. Property stands in the name of Chinta Venkatesham as per sale deed no 1462 of 1997 at SRO, Nizamabad. Property 2 : Existing RCC Roofed Double Storeyed (Consisting of Ground and First Floor), bearing part of Municipal No 2-8-780/6(Old) and New No 2-8-106, situated at Amberpet, Nizamabad within the municipal limits of Nizamabad, Reg Sub-Dist and Reg Dist Nizamabad Total Area 133.62 sq yards or 111.72 dq mtrs. Plinth Area: G.F.R.C.C Roofed Plinth Area 795.74 sq fts. R.R.R.C.C Roofed Plinth Area 795.74 sq fts. Tin Shed Roofed Covered Area 90.62 sq fts. As bounded by: NORTH: Part of house of Vendee. SOUTH:Municipal Lane. EAST:Common Passage. WEST: Property of Dr Babu. Property stands in the name of Chinta Venkatesham as per sale deed no 1418 of 1997 at SRO,Nizamabad. Property ID- PUNB08621012.	A. 18-05-2023 B. Rs.30,48,219 .29 + further interest & Charges C. 19-08-2023 D. Physical	A. Rs.1,00,00,000/- B. Rs. 10,00,000/- C. Rs. 1,00,000/- * Bidding shall start from one notch higher.	A. 23-06-2026 B. 1100 to 1600 Hours	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding

This notice is also to be treated as notice for redemption of assets under the Security Interest (Enforcement) Rules, 2002.

TERMS AND CONDITIONS OF E-AUCTION SALE : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions. 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on dates mentioned above. 4. For detailed terms and conditions of the sale, please refer <https://pnb.bank.in>, www.baanknet.com

Date : 06-06-2026 , Place: Hyderabad

Authorized Officer, Punjab National Bank