



ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
...भरोसे का प्रतीक !



punjab national bank
...the name you can BANK upon !

BRANCH OFFICE: ARMB Hyderabad
ARMB Hyderabad-Plot No 3, First Floor Regency Plaza, Maitrivihar Area, Ameerpet Hyderabad-500016

Date: 29.05.2026

Ref No: PUNBFA26087287 Mail ID: cs4732@pnb.bank.in

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)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 31.03.2026 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account			B) EMD C) Bid Increase Amount		
1	PNB, Sanath Nagar (068700)	All that the Property being Entire First Floor having a super built up area 1700 Sq. Feet's (including common areas, balconies and one car parking space in stilt floor 150 Sq .Feet's) along with undivided share of land admeasuring 65.00 Sq.yds out of 360.00 Sq.yds in the complex known as " SUSHITHA RESIDENCY " in premises bearing no.	A) 30.05.2025 B) Rs.70,79,017.92 with further interest and costs from 01.03.2026 C) 03.09.2025 D) Symbolic	A) Rs.95,60,000/- B) Rs. 9,56,000/- C) Rs. 1,00,000/-	16.06.2026 From 11:00 AM to 04.00 PM	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due
	Smt. Chennamaneni Padmaja W/o Ch. Sridhar Rao, 1-4-881/4/3, SBH Colony, New Bakaram Devi Chowk, Ghandhi Nagar,					

	Hyderabad - 500080	1-3-183/40/21/43 (Old No.1-3-183/40/43) PTIN No: 1090100979, on Plot No.43, situated at P & T Colony, Kavadiguda, Hyderabad, Telangana in the name of Mrs. Chennamaneni Padmaja w/o Ch. Sridhar Rao and bounded by: North: 7'9" wide corridor, Lift, Stair Case; South: Open to Sky; East: Open to Sky; West: Open to Sky;				diligence before bidding.
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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:// baanknet.com](https://baanknet.com)) 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.
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 (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.ebkay@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://ebkay.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://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 (www.baanknet.com).
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 ebkray 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 www.baanknet.com & www.pnb.bank.in

Date: 29.05.2026

Place: Hyderabad

**Authorized Officer
Punjab National Bank
Secured Creditor**

**STATUTORY SALE NOTICE
UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

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రంగారెడ్డి

సవతెలంగాణ

శనివారం 30 మే 2026

ది సెక్యూరిటీ ఇంటెస్ట్ (ఎన్ఫోర్స్మెంట్) చాట్, 2002 యొక్క చాల్ 8(6)కు నియమాలతో చదువబడే ది సెక్యూరిటీ ఇంటెస్ట్ అండ్ రీకన్స్ట్రక్షన్ ఆఫ్ పైనాన్షియల్ అసెట్స్ అండ్ ఎన్ఫోర్స్మెంట్ ఆఫ్ సెక్యూరిటీ ఇంటెస్ట్ యాక్ట్, 2002 క్రింద స్థిరాస్తుల అమ్మకం కొరకు ఇ-వేలం అమ్మకపు ప్రకటన.

ఇందుమూలంగా సర్వజనులు మరియు ప్రత్యేకించి రుణగ్రహీతలు మరియు హోమీదారులకు ప్రకటన ఇవ్వడమేమనగా, దిగువ వివరించిన స్థిరాస్థితి సెక్యూర్డ్ క్రెడిటర్ కు తాకట్టుపెట్టబడినది/చార్జ్ చేయబడినది, దానిని బ్యాంకు/సెక్యూర్డ్ క్రెడిటర్ యొక్క అధీకృత అధికారిచే ఏదైతే నిర్మాణాత్మక/భౌతిక/లాంఛనప్రాయ స్వాధీనంచేయబడినది మరియు సదరు రుణగ్రహీతలు మరియు హోమీదారుల నుండి బ్యాంకు/సెక్యూర్డ్ క్రెడిటర్ కు బకాయి వున్న వాటి రికవరీ కొరకు, ఇందు దిగువ పట్టికలో పేర్కొన్నట్లుగా సదరు తేదీన "ఏది ఎక్కడ ఎలా ఉన్నది అది అక్కడ అలాగే" ప్రాతిపదికన విక్రయించబడుతుంది. రిజర్వు ధర మరియు ధరావత్తు డిపాజిట్ ప్రతి ఆస్తులకు ఎదురుగా దిగువ పట్టికలో పేర్కొనుట జరిగింది.

లాట్ నెం.	ప్రాంత పేరు ఖాతా నెం. రుణగ్రహీత/ హోమీదారుల పేరు & చిరునామా ఖాతా	తాకట్టుపెట్టిన స్థిరాస్తుల వివరాలు / యజమాని పేరు (తాకట్టుదారు/ఆస్తులు)	ఎ) సర్వసీ యాక్ట్ 2002 యొక్క సెక్షన్ 13(2) క్రింద డిమాండ్ నోటీసు తేదీ/ బి) తేదీ నాటికి బకాయి మొత్తాలు / సి) సర్వసీ యాక్ట్ 2002 యొక్క సెక్షన్ 13(4) క్రింద స్వాధీనతా తేదీ	ఎ) రిజర్వు ధర బి) ధరావత్తు సి) బిడ్ పెంపుదల మొత్తాలు	ఇ-వేలం తేదీ/ సమయం	సెక్యూర్డ్ క్రెడిటర్ కు తెలిసిన రుణభారాల వివరాలు
1	పిఎన్బి, సనల్ సగర్ (068700), శ్రీమతి చెన్నమనేని పద్మజా భర్త సిహెచ్. శ్రీధర్ రావు, 1-4-881/4/3, ఎస్విహెచ్ కాలనీ, న్యూ బాకారం డేవి చౌక్, గాంధీ నగర్, హైదరాబాద్-500080.	శ్రీమతి చెన్నమనేని పద్మజా భర్త సిహెచ్. శ్రీధర్ రావు పేరున పి&టి కాలనీ, కబాడిగూడ, హైదరాబాద్, తెలంగాణ వద్దగల ప్లాట్ నెం.43 పై నెం.1-3-183/40/21/43 (పాత నెం.1-3-183/40/43) పిదన్ నెం.1090100979 తో ఆవరణలో "సుశీత రెసిడెన్సీ" గా పేరుగల సమూహాయం లో 360చ.గ.లకుగాను 65చ.గ.ల విస్తీర్ణపు విదదీయలేని ల్యాండ్ భాగంతోపాటు 1700చ.అ.లు (ఉమ్మడి ఏరియాలు, బాల్కనీలు& 150చ.అ.ల స్ట్రీట్ ఫ్లోర్ లో ఒక కార్ పార్కింగ్ స్పేస్ తో కలిపి) సూపర్ బిల్డ్ అప్ ఏరియా కలిగిన షార్త్ మొదటి అంతస్తు గా ఆస్తి మొత్తం మరియు సరిహద్దులు; ఉత్తరం: 7'8" వెడల్పు కారిడార్, తిప్పు, మెట్లు; దక్షిణం: ఒపెన్ టు స్ట్రీ, తూర్పు: ఒపెన్ టు స్ట్రీ, పడమర: ఒపెన్ టు స్ట్రీ	డి) లాంఛనప్రాయ/ భౌతిక/ నిర్మాణాత్మక స్వాధీనతా స్వభావం ఎ) 30.05.2025 బి) రూ. 70,79,017.92, అదనంగా 01.03.2026 నుండి తదుపరి వడ్డీ మరియు ఖర్చులు సి) 03.09.2025 డి) లాంఛనప్రాయ	A) Rs.95,60,000/- B) Rs. 9,56,000/- C) Rs. 1,00,000/-	16.06.2026 From 11:00 AM to 04.00 PM	అధికారిక అధికారికి తెలిసినంత వరకు, ఎటువంటి రుణ భారాలు లేవు. బిడ్డరుదారులు వేలంలో హోలాసదానికి ముందు, తమ సొంత పరిశీలనను జరుపుకోవాలని కోరడమైనది.



PUNJAB NATIONAL BANK

ARMB HYDERABAD- Plot No 3, First Floor Regency Plaza,

Maitrivihaar Area, Ameerpet Hyderabad-500016

Mail ID: cs4732@pnb.bank.in

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SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgager/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 Creditor
	Name & addresses of the Borrower/Guarantors Account		B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002	B) EMD		
			D) Nature of Possession Symbolic/Physical/Constructive	C) Bid Increase Amount		
1	PNB, Sanath Nagar (068700) Smt. Chennamaneni Padmaja W/o Ch. Sridhar Rao, 1-4-881/4/3, SBH Colony, New Bakaram Devi Chowk, Ghandhi Nagar, Hyderabad - 500080	All that the Property being Entire First Floor having a super built up area 1700 Sq. Feet's (including common areas, balconies and one car parking space in stilt floor 150 Sq. Feet's) along with undivided share of land admeasuring 65.00 Sq.yds out of 360.00 Sq.yds in the complex known as "SUSHITHA RESIDENCY" in premises bearing no. 1-3-183/40/21/43 (Old No.1-3-183/40/43) PTIN No: 1090100979, on Plot No.43, situated at P & T Colony, Kavadiiguda, Hyderabad, Telangana in the name of Mrs. Chennamaneni Padmaja w/o Ch. Sridhar Rao and bounded by: North: 7'9" wide corridor, Lift, Stair Case; South: Open to Sky; East: Open to Sky; West: Open to Sky;	A) 30.05.2025 B) Rs.70,79,017.92 with further interest and costs from 01.03.2026 C) 03.09.2025 D) Symbolic	A) Rs.95,60,000/- B) Rs. 9,56,000/- C) Rs. 1,00,000/-	16.06.2026 From 11:00 AM to 04.00 PM	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding.