SBI

Home Loan Centre, Suryapet - 64173
1St Floor, Opp Post Office,
Main Road, Suryapet - 508213
sbi.64173@sbi.co.in

Place: Suryapet
Date: 10-11-2025

DEMAND NOTICE TO BORROWER
Registered Post with A/D

Home Loan Account No: 37992927077
Top-up Loan Account No: 41007881837

To
Mr Kaleru Anil Kumar S/o Yadaiah
Residential Address:
H No 5-1/2, 5-1(Old), Block No 5, Sy No 75, vanjariwada
Near SBI Ramannapet Branch, Ramannapet
Bhongir - 508113

SUB: NOTICE UNDER SECTION 13(2) OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (HEREINAFTER CALLED "ACT")

Dear Sir(s) / Madam (s)

At your request, you have been granted by the Bank, through its **Valigonda Branch (Br Code - 21766)**, from time to time, various credit facilities by way of financial assistance against various assets creating security interest in favor of the Bank. The relevant particulars of the said credit facilities and the security agreement(s)/document(s) executed by you are stated in Schedule 'A' and 'B' respectively excluding pledge of movables. You have availed the financial assistance with an undertaking for repayment of the said financial assistance in terms of the said agreement(s) / document(s).

2. You have also created mortgage by way of deposit of title deeds creating security interest in favor of the Bank. The documents relating to such mortgage are also stated in Schedule 'B'.
3. The relevant particulars of the secured assets are specifically stated in Schedule 'C'.
4. You have also acknowledged subsistence of the liability in respect of the aforesaid credit facilities by executing confirmation of balances and revival letters and other documents from time to time. The operation of and conduct of the above said financial assistance/credit facilities have become irregular and the debt has been classified as Non-Performing Assets on **09.11.2025** in accordance with the directives/guidelines relating to asset classifications issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon.
5. The said financial assistance is also secured by the personal guarantee of **NA-** towards Housing Loan. Despite repeated requests, you have failed and neglected to repay the said dues / outstanding liabilities.

6. Therefore, the Bank hereby calls upon you u/s 13(2) of the said Act by issuing this notice to discharge in full your liabilities stated hereunder to the Bank within 60 days from the date of this notice. Your outstanding liabilities (in aggregate) due and owing to the Banks is the sum of **Rs.22,17,433.60/- (Rupees Twenty Two Lakhs Seventeen Thousand Four Hundred and Thirty Three and Paise Sixty Only) as on 10.11.2025**. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc.
7. If you fail to repay to the Bank the aforesaid sum of **Rs.22,17,433.60/- (Rupees Twenty Two Lakhs Seventeen Thousand Four Hundred and Thirty Three and Paise Sixty Only) as on 10.11.2025** with further interest and incidental expenses, costs as stated above in terms of this notice u/s 13(2) of the Act, the Bank will exercise all or any of the rights detailed under subsection (4) of Section 13 and under other applicable provisions of the said Act.
8. You are also put on notice that in terms of sub-Section 13 of Section 13 you shall not transfer by sale, lease or otherwise the said secured assets detailed in Schedule 'C' of this notice without obtaining written consent of the Bank.
9. We invite your attention to the provisions of sub-section (8) of Section 13 of the SARFAESI Act which speaks about the time available to the borrower/guarantor to redeem the secured assets.
10. The Bank reserves its rights to call upon you to repay the liabilities that may arise under the outstanding Bills Discounted, Bank Guarantees and Letter of Credit issued and established on your behalf as well as other contingent liabilities.
11. This notice is without prejudice to the Bank's right to initiate such other actions or legal proceedings as it deems necessary under any other applicable provisions of Law.

Yours faithfully,

AUTHORISED OFFICER
Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
STATE BANK OF INDIA

(Authorized Officer)

SCHEDULE 'A'

Name of Borrower: Mr Kaleru Anil Kumar S/o Yadaiah

S. No	Nature of Facility	Outstanding Amount as on 10.11.2025 (Outstanding Net of Unrealized Interest (URI/URIPY) reversed as per RBI guidelines)	Un applied interest as on 10.11.2025 to (Inclusive of Unrealized Interest) (URI/URIPY)	Enhanced Interest (Simple)	Cost/ Charges incurred by Bank.
1	Home Loan-TL A/c No- 37992927077	Rs. 15,32,721.00/-	Rs.1,416.00/-	Nil	Nil
2	Top-up Loan-TL A/c No- 41007881837	Rs. 6,84,712.60/-	Rs.15835.30/-	Nil	Nil
	Total	Rs.22,17,433.60/-	Rs.17,251.30/-	Nil	Nil

SCHEDULE 'B'

List of Documents (Details of Security Documents including all supplementary documents & Documents evidencing creation of mortgage)

Sl. No	Name of the Document	Nature of Security	Date of Execution	Amount Secured (Rs.)
1.	Arrangement Letter Home Loan-HL for individuals	Loan Arrangement Letter	05-10-2018	Rs.15,75,000/- + Interest +Charges+ Legal/ other expenses if any.
2.	Memorandum of loan agreement for home loan granted to public	Loan agreement document	05-10-2018	Rs.15,75,000/- + Interest +Charges+ Legal/ other expenses if any.
3	Memorandum of Deposit of Title Deed	Mortgage Registration Memorandum (MOD-26/2019 dated 03-01-2019)	03-01-2019	Rs.17,50,000/- + Interest +Charges+ Legal/ other expenses if any.
4	Arrangement Letter (Home Top-up Loan)	Loan Arrangement Letter	26-05-2022	Rs.7,20,000/- + Interest +Charges+ Legal/ other expenses if any.
5	Loan Agreement Home Top-up Loan	Loan Agreement	26-05-2022	Rs.7,20,000/- + Interest +Charges+ Legal/ other expenses if any.
6	Memorandum of Extension of Deposit of Title Deed	Extension of EM (SME – 7)	26-05-2022	Rs.7,20,000/- + Interest +Charges+ Legal/ other expenses if any.

SCHEDULE 'C'
Part – I
(Hypothecation of Movable Properties)

NIL

Part – II
(Equitable Mortgage of Immovable properties)

SCHEDULE OF THE PROPERTY

All that part and parcel of the Residential House H No 5-1/2 (Old No 5-1) Block No II (VANARIWADA COMMERCIAL) in Sy No 75 RCC roof build up area of 950 sft total admeasuring 288 Sq Yards situated at Ramannapet Village and Mandal, Yadadri Bhivanagiri District MPP and G P Ramannapet ZPP Nalgonda

Boundaries of the Flat:

North: 12" Common Way

South: House of Amuda Mallaiah

East: House of Harikala Bhoopal Reddy and Shanthi Reddy

West: Ramannapet to Ammanabole Road

Property belongs to Sri Kaleru Anil Kumar W/o Yadaiah, Vide Registered Sale Deed No.3352/2018 dated 06-10-2017.

Place: Suryapet

Date: 10.11.2025

(Authorized Officer)
State Bank of India

AUTHORISED OFFICER
Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
STATE BANK OF INDIA

Hans India

STATE BANK OF INDIA

Home Loan Centre, Suryapet-64173, SURYAPET DISTRICT

(By Registered With Acknowledgement Due/Personal Delivery)

POSSESSION NOTICE (Symbolic)

Under Rule 8(1) and (2)

(For immovable property)

WHEREAS, the undersigned being the authorized officer of the State Bank of India, **Valigonda Branch-21766, Yadadri-Bhuvanagiri Dist.** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Sec 13(2) of the Act and Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated **10.11.2025** and calling upon the following borrower: **Mr. KALERU ANIL KUMAR S/O YADAIAH,** H.No.5-1/2, 5-1(Old),Vanjariwada,Near Sbi Bank Ramannapet Branch, Ramannapet (Vi&Ma),Yadadri-Bhuvanagiri District,telangana-508113.

A/c.No.37992927077 HOME LOAN, 41007881837TOP-UP LOAN.

Repay the amount mentioned in the notice being of **Rs.22,17,433.60, (Rupees Twenty Two Lakhs Seventeen Thousand Four Hundred and Thirty Three and Paisa Sixty Only) as on 10.11.2025** + interest + Charges & expenses within 60 days from the date of receipt of the said notice.

The borrower/guarantor having failed to repay the entire amount, Notice is hereby given to the borrower's /guarantor's and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said rules on **16.01.2026.**

The borrower's / guarantor's in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India Valigonda Branch-21766, Yadadri-Bhuvanagiri Dist. for an amount of **Rs.22,17,433.60, (Rupees Twenty Two Lakhs Seventeen Thousand Four Hundred and Thirty Three and Paisa Sixty Only) as on 10.11.2025** + interest + Charges & expenses thereon.

We invite your attention to the provisions of sub-section (8) of section 13 of the SARFAESI Act which speaks about the time available to the borrower/guarantor to redeem the secured assets.

SCHEDULE OF THE PROPERTY

(Description of the immovable properties)

All That Part And Parcel Of The Residential House No 5-1/2 (Old No 5-1) Block No II (VANJARI WADA COMMERCIAL) In Sy.No.75 RCC Roof Built Up Area Of 950 Sft Total Admeasuring 288 Sq.Yards Or Equivalent To 240.768 Sq.Mtrs., Situated At Ramannapet Village And Mandal, Yadadri Bhuvanagiri District MPP And G P Ramannapet ZPP Nalgonda.Sub-District Ramannapet, Regn-Dist Nalgonda. **Boundaries of the Flat:- North:** 12" Common Way. **South:** House of Amuda Mallaiah. **East:** House of Harikala Bhoopal Reddy and Shanthi Reddy. **West:** Ramannapet to Ammanabole Road.

Vide Document No.3352/2018, Date: 06-10-2018.

Property Standing in the name of – Kaleru Anil Kumar S/o Yadaiah.

PLACE: SURYAPET	**Sd/- AUTHORISED OFFICER**
DATE: 16.01.2026	**UNDER SARFAESI ACT 2002**