इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank

Hi-Tech City Branch: # 1-98 / 8 / 8 Ground Floor, Plot No. 43
Arunodaya Colony, Madhapur Hyderabad 500081 TELANGANA

TEL- 040-29381904/1905
IFSC CODE – IOBA0001904
Email– iob1904@iob.in

Date: 01.08.2026

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 constructive **Symbolic/** 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", "As is what is", and "Whatever** there is" on **03.09.2025**, for recovery of **Rs. 40,99,981.00 (Rupees Forty Lakhs Ninety-Nine Thousand Nine Hundred Eighty One Rupees Only)** due as on 31.07.2026 to the Indian Overseas Bank , Hi-tech city Branch Secured Creditor from Borrower, **Smt. Thummapuri Pravekha.**

The reserve price will be **Rs.43,50,000/-(Rupees Fouty Three Lakhs Fifty Thousand Only)** and the earnest money deposit will be **Rs.4,35,000/- (Rupees Four Lakhs Thirty Five Thousand Only).**

<u>Schedule of Secured Assets</u>

All that the Entire First floor House bearing Municipal No. 13-4-232(Old No 1570)Block No.1 having a Built up area of 1800 square feet together with the Undivided share of land admeasuring 103.5 square yards 86.52 square meters, out of 207 square yards , situated at Panipura Road, Beside Sharfi Chaman Dargah ,Sabzimandi, Hyderabad, which is bounded by :-

North – H No. 13-4-231 of Narayandas
South – Open to Sky towards 20' Wide Road
East – Open to Sky towards 15' Wide Road
West – Sherfi Chaman Dargah

The reserve price will be **Rs.43,50,000/-(Rupees Fouty Three Lakhs Fifty Thousand Only)** and the earnest money deposit will be **Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand Only).**

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Auction Date: 19.08.2026 and last date of submission of bid with EMD: **18.08.2026 till 11:59 PM.**

Sale of Ground Floor (in the name of Sri Tummapuri Venkata Ramana Rao) and First Floor (in the name of Mrs. Tummapuri Pravekha) will be conducted together and the prospective buyer must participate in both auctions jointly.*

*** The sale/auction of the secured asset is being conducted subject to the outcome of the pending S.A. No. 73 of 2026 before the Hon'ble Debts Recovery Tribunal-I, Hyderabad**

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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प्रतिभूतिकरण एवं वित्तीय आस्तियों का पुनर्निर्माण एवं प्रवर्तन अधिनियम 2002
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Date: 01.08.2026
Place: Hyderabad

Authorised Officer

इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank

Hi-Tech City Branch: # 1-98 / 8 / 8 Ground Floor, Plot No. 43 Arunodaya Colony, Madhapur Hyderabad 500081 TELANGANA

TEL- 040-23421541
IFCS CODE – IOBA0001904
Email– iob1904@iob.in

Date: 01.08.2026

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
Mrs. Thummapuri Praveka. **Permanent Address**: : 2-35 RAJAKA COLONY KANUPARTHIPADU NELLORE ANDHRA PRADESH 524004 **Property Address**: H NO :13 4 232 (OLD No 1570 BLOCK No.1) PANIPURA ROAD BESIDE SHARFI CHAMAN DARGAH SABZIMANDI HYDERABAD- 500006 **Communication Address**: H No 3 2 100 G2 BAGHAMEERI BESIDE ANU FURNITURES KUKATPALLY HYDERABAD 500072 **Office Address**: FITNESS & BEAUTY H No 1-3-1052, GROUND FLOOR, MUSHEERABAD X ROADS, HYDERABAD – 500032, (herein after referred as 'borrower')

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 **03.09.2025** 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 **Mana Telangana (daily) and The Indian Mail (daily) on 09.09.2025** 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 after issuance of demand notice dated **26.06.2025.** Hence it is

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proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is what is" 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 **30.06.2026** is **Rs. 40,60,036.01 (Rupees Forty Lakhs Sixty Thousand Thirty-Six Rupees and One Paisa Only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

5 We hereby give you notice of **15 days** that the below mentioned secured assets shall be sold by the undersigned on **23.07.2026 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 **Mana Telangana (daily) and The Indian Mail (daily)** shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

All that the Entire First floor House bearing Municipal No. 13-4-232(Old No 1570)Block No.1 having a Built up area of 1800 square feet together with the Undivided share of land admeasuring 103.5 square yards 86.52 square meters ,out of 207 square yards ,situated at Panipura Road,Beside Sharfi Chaman Dargah ,Sabzimandi, Hyderabad, which is bounded by :-

North – H No. 13-4-231 of Narayandas
South – Open to Sky towards 20' Wide Road
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Yours Faithfully

Authorised Officer

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

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TEL- 040-23421541
ISFC CODE – IOBA0001904
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Date: 01.08.2026

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 **Smt. Thummapuri Pravekha** 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 **26.06.2025** calling upon the borrower **Smt. Thummapuri Pravekha** to pay the amount due to the Bank, being **Rs.36,57,672.70** as on 16.06.2025 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 **03.09.2025** under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" 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.36,86,778/-(Rupees Thirty Six Lakhs Eighty Six Thousand Seven Hundred & Seventy Eight Rupees)** as on 03.09.2025 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.

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The dues of the borrower as on **31.07.2026** is **Rs. 40,99,981.00 (Rupees Forty Lakhs Ninety-Nine Thousand Nine Hundred Eighty-One Rupees Only)** after reckoning repayments, if any, amounting to subsequent to the bank issuing demand notice.

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 Secured Assets

All that the Entire First floor House bearing Municipal No. 13-4-232(Old No 1570)Block No.1 having a Built up area of 1800 square feet together with the Undivided share of land admeasuring 103.5 square yards 86.52 square meters ,out of 207 square yards ,situated at Panipura Road,Beside Sharfi Chaman Dargah ,Sabzimandi,Hyderabad,which is bounded by :-

North – H No. 13-4-231 of Narayandas
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East – Open to Sky towards 15' Wide Road
West – Sherfi Chaman Dargah

Date and time of e-auction	**19.08.2026** between **11.00 AM** and **01.00 PM** hours with auto extension of **5 minutes** each till sale is completed
Reserve Price	**Rs.43,50,000/- (Rupees Fouty Three Lakhs Fifty Thousand Only)**
Earnest Money Deposit	**Rs.4,35,000/- (Rupees Four Lakhs Thirty Five Thousand Only).**
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of "SARFAESI SALE PARKING ACCOUNT" to the credit of A/c No.**19040113035001** Indian Overseas Bank, Branch Code: IFSC Code: IOBA0001904 It shall be paid online through NEFT/RTGS mode (**After generation of Challan from** https://baanknet.com which will provide account details) in bidder **Global EMD Wallet account.**
Bid Multiplier	**Rs.1,00,000.00** (The amount in multiples of which the bid is to be increased)
Inspection of property	Any working day with prior appointment till 17.08.2026 in working hours.
Submission of online application for bid with EMD starts from:	**02.08.2026** onwards

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Last Date of submission of online application for BID with EMD	**18.08.2026s till 11:59 P.M.**
Known Encumbrance if any	Not known
*Outstanding dues of Local Self Government	No claim has been received by the Bank

*Bank's dues have priority over the statutory dues.

*** The sale/auction of the secured asset is being conducted subject to the outcome of the pending S.A. No. 73 of 2026 before the Hon'ble Debts Recovery Tribunal-I, Hyderabad.**

Terms and Conditions

***Sale of Ground Floor (in the name of Sri Tummapuri Venkata Ramana Rao) and First Floor (in the name of Mrs. Tummapuri Pravekha) will be conducted together and the prospective buyer must participate in both auctions jointly. ***

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 11.59 pm hours on **18.08.2026.**

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

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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.

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**

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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, Hitech Branch during office hours, Phone No: **9894496225, 8925951904, 040- 23421541** or the Bank's approved service provider https://baanknet.com

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Place: Hi Tech City
Date: 01.08.2026

Authorised Officer.