



Indian Overseas Bank
Srinagar colony-1890, Hyderabad
Office Note to RO SARFAESI Committee

Date: 24.09.2026

Branch Name	Srinagar colony (1890)
Name of the Account	M/S CRYSTAL MANAGEMENT SERVICES
A/c No.	CC: 189002000000283
NPA Date	14.05.2026
Book Outstanding as per ACF 30.06.2026	3,59,89,370.00
Asset classification as per ACF June 2026	Sub- standard

Sub: Fixation of Reserve Price for 3rd E Auction Sale

Branch Recommendation to RO SARFAESI Committee

Following papers are put up for perusal of the committee:

- Valuation report dated: 17.07.2026.

We recommend for fixing the reserve price of the property @ 95% FMV as per the latest valuation report. We confirm that all the original documents are available on record and all the SARFAESI proceedings are conducted in compliance of SARFAESI Simplified 2017, and also submit the following information-

Details provided by branch for initiated SARFAESI action as follows-

S.No.	Date	Description of event
1.	14.05.2026	Account became NPA
2	16.05.2026	Demand Notice issued
3	By hand on 16.05.2026	Service of Demand notice Served as under: a) Registered Post b) By hand
4	16.05.2026	Date of acknowledgement of Demand notice by borrower.
5	16.05.2026	Date of acknowledgement of Demand notice by guarantor.
6	NIL	Letter of objections from borrower / mortgagor on Demand Notice (if any)
7	NIL	Reply to the objections raised by party to Demand Notice under SARFAESI
8	16.07.2026	Date of Possession Notice
9	16.07.2026	Date of Affixture to the property Mode of service to the parties: Regd Post
10	17.07.2026	Date of publication in two leading news papers



11	Yes	Availability of Photographs taken at the time of affixation of possession notice (Y/N)
12	NA	Date of acknowledgement of Possession notice by borrower.
13	NA	Date of acknowledgement of Possession notice by guarantor.
14	Paper submitted for CMM Petition filing.	Filed

Now, we recommend to fix minimum reserve price of the property @ 95% of FMV for 3rd E-Auction Sale.

The details of the secured asset are as below:

Description of the property	Latest Valuation	Earlier valuation	Reserve price recommendation
Plot no 44/1, admeasuring 450 sq yards or 376.20 sq mts in Sy Nos. 196/B & 197/A situated at Maddenaguda Village, Serilingampally Mandal and municipality, Rangagreddy District, Telangana in the name of M.Chakradhar S/O M Koteswara Rao	By A Nithesh Reddy dated 17.7.26 FMV- Rs 225.00 lacs	By A Nithesh Reddy dated 27.3.24 FMV- Rs 195.00 lacs	Minimum Reserve price recommended- @ 95% FMV = 95% of Rs 2,25,00,000/- = Rs 2,13,75,000/-
Boundaries of the property East - Plot No.44 West - Plot No.44/2 North -40 ft Wide Road South -Neighbour's land	FSV- Rs 180.00 lacs	FSV- Rs 156.00 lacs	(As per SARFAESI Simplified circular, sale consideration of below Rs50.00 lacs will not attract income tax). Calculation of TDS as per SARFAESI simplified- =Reserve price/ 99 = Rs.2,13,75,000/99 =Rs.2,15,910/- =2,13,75,000/- + 2,15,910/- = Rs. 2,15,90,910/- Minimum Reserve price= Rs 2,15,90,000/- (Rounded off to nearest thousand) @ 95% of FMV

Branch recommendations:In view of the above, we may recommend to RO SARFAESI Committee for fixing reserve price at Rs 2,15,90,000/- (@ 95% FMV) for conducting 1st time E-Auction based on the latest valuation report for the above property.

(B.Himabindu)
Senior Manager

