



POCHAMPALLY CO-OP. URBAN BANK LTD.,

Central Office : # 3-125, Near TGSPDCL Office, Bibinagar Road, Bhoodan Pochampally, Dist. Yadadri Bhongir, Telangana - 508 284.

Regd. No. 1227/TH

APPENDIX – IV-A [See Proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) Rule. 2002.

E- Auction Sale 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 possession of which has been taken by the Authorised officer **Pochampally Co-op. Urban Bank Ltd. Haliya Branch, Nalgonda Dist.** the Secured Creditor, will be sold on "As is where is" "As is what is and Whatever there is" basis on **27/11/2026** for recovery of **Rs.30,59,047.20** as on 30/09/2026 +interest, expenses & charges to the secured creditor from OD Loan A/c No. 100421120000008 of the **Borrower/s:M/s. SREE THARAKARAMA CONSTRUCTIONS**, Managing Partner: **Sri. Veladi Bhadraiah S/o Kanakaiah**, H. No- 18-104, Vasavi Nagar, Nakrekal Village and Mandal, Nalgonda District. Pin Code-508211 and the guarantors: **1. Smt. Veladi Laxmibai W/o Bhadraiah**, H. No: 18-104, Vasavi Nagar, Nakrekal Village and Mandal, Nalgonda Dist. -508 211 **2. Shri. Veladi. Mohan S/o Bhadraiah**, H. No: 18-104, Vasavi Nagar, Nakrekal Village and Mandal, Nalgonda Dist. -508211.

DATE OF E-AUCTION: 27/11/2026

TIME: 11.00 A.M. TO 12.00 NOON

RESERVE PRICE: RS. 65,50,000/-

EMD: RS. 6,55,000/-

LAST DATE & TIME FOR SUBMISSION OF EMD: 25/11/2026 UP TO 03.00 P. M.

DESCRIPTON OF MORTGAGED SCHEDULE PROPERTY

All that part the finished Shop No: 42 in Ground Floor, in "SREE THARAKARAMA COMMERCIAL COMPLEX" having Plinth Area 1233.57 Square feet, along with undivided Share of Land 57.4 Square yards out of 5312.33 square yards in Survey No.44/1 & 44/2, admeasuring 4441.75 Square meters in Block No.4 , H No.4-244 in survey No.44/1 & 44/2, situated at Haliya Village , Anumula Gram Panchayat, Anumula Mandal, Nalgonda Dist. and G.P Anumula , M.P. Anumula, Z.P. Nalgonda Property owned by: Shri. Veladi Mohan, S/o. Bhadraiah and within the Registration district Nalgonda and sub-Registrar Office Nakrekal of which is within the following Boundaries:

Boundaries of Shop No. 42	Total Land Bounded by:
North : 6'.6" Corridor	North : Houses of Godumalka Bazar
South : 20'-0" Corridor	South : 20 Feet wide Road
East : Haliya to Nagarjuna Sagar Road	East : Haliya to Nagarjuna Sagar Road
West : Shop No-41 and 43.	West : 20 Feet wide Road.

For detailed terms and conditions of the sale Please refer to the link provided in Pochampally Co-op. bank Ltd., the secured creditor website <https://pochampallybank.com> and e-auction service provider Website Portal: <https://www.bankeauctions.com>

People interested to inspect the properties may contact **Pochampally Co-op. Urban Bank Ltd**, Haliya Branch, Nalgonda Dist., or Authorised officer (Shri. Seetha Srinivas) Cont. No. 9848512103, Haliya Branch Manager: 9849489109 and M/s. Surya Associates (Resolution Agency) Mobile No. 9949651302 from 01/11/2026 to 25/11/2026 on all working days during working hours from 10:00 a.m. to 4:00 p.m.

PLACE: HALIYA

DATE: 22.10.2026

AUTHORISED OFFICER

Pochampally Co-op. Urban Bank Ltd.



TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

Property will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' Basis.

1	Name and address of the Borrower	M/s. SREE THARAKARAMA CONSTRUCTIONS , Managing Partner: Sri. Veladi BhadraiahS/o Kanakaiah , H. No- 18-104, Vasavi Nagar, Nakrekal Village and Mandal, Nalgonda District. Pin Code-508211 and the guarantors: 1. Smt. Veladi Laxmi Bai W/o Bhadraiah, H. No: 18-104, Vasavi Nagar, Nakrekal Village and Mandal, Nalgonda Dist. -508211. 2. Shri. Veladi. Mohan S/o Bhadraiah , H. No: 18-104, Vasavi Nagar, Nakrekal Village and Mandal, Nalgonda Dist. -508211.											
	Name and address of Branch, the secured creditor	Pochampally Co-op. Urban Bank Ltd , Haliya Branch											
3	Description of the immovable secured assets to be sold.	All that part the finished Shop No: 42 in Ground Floor, in “SREE THARAKARAMA COMMERCIAL COMPLEX” having Plinth Area 1233.57 Square feet, along with undivided Share of land 57.4 square yards out of 5312.33 square yards on Survey No.44/1 & 44/2, admeasuring 4441.75 Square meters in Block No.4 , H No.4-244 in survey No.44/1 & 44/2, Situated at Haliya Village , Anumula Gram Panchayat, Anumula Mandal, Nalgonda Dist. and G.P Anumula , M.P Anumula, Z.P Nalgonda Property owned by: Shri. Veladi Mohan, S/o. Bhadraiah and within the Registration district Nalgonda and sub-Registrar Office Nakrekal of which is within the following Boundaries: <table><tr><td>Boundaries of Shop No. 42</td><td>Total Land Bounded by:</td></tr><tr><td>North : 6'6" Corridor</td><td>North : Houses of Godumalka Bazar</td></tr><tr><td>South : 20' Corridor</td><td>South : 20 Feet wide Road</td></tr><tr><td>East : Haliya to Nagarjuna Sagar Road</td><td>East : Haliya to Nagarjuna Sagar Road</td></tr><tr><td>West : Shop No-41 and 43.</td><td>West : 20 Feet wide Road.</td></tr></table>		Boundaries of Shop No. 42	Total Land Bounded by:	North : 6'6" Corridor	North : Houses of Godumalka Bazar	South : 20' Corridor	South : 20 Feet wide Road	East : Haliya to Nagarjuna Sagar Road	East : Haliya to Nagarjuna Sagar Road	West : Shop No-41 and 43.	West : 20 Feet wide Road.
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4	Details of the encumbrances known to the secured creditor.	None except the one of Secured Creditor											
5	The secured debt for recovery of which the property is to be sold	<u>Rs.30,59,047.20</u> as on 30/09/2026 +interest, expenses & charges thereon.											
6	Deposit of earnest money	EMD: Rs.6,55,000/- Being the 10% of Reserve price to be remitted by Demand Draft drawn in favour of Pochampally Co-op. Urban Bank Ltd. Haliya Branch District Nalgonda drawn on any Nationalized or Scheduled Bank.											
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted: Rs.6,55,000/-	Rs. 65,50,000/- (Rupees: sixty-five lakh fifty thousand only) Through DD/BC in favour of “Pochampally Co-op. Urban Bank Ltd. Haliya Branch”, Nalgonda Dist. Time: 03.00 P.M Date: 25/11/2026											

J. B. Srinivas



8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding one month from the date of e-Auction.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	E-AUCTION DATE: 27/11/2026 TIME: 11.00 A.M. TO 12.00 Noon Pochampally Co-op. Urban Bank Ltd. Haliya Branch
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	At the web portal online e-auction on the portal in https://bankeauctions.com For details, help, procedure and online training on e-auction prospective bidders may contact the Service Provide contact M/s. C1 India Pvt. Ltd., Gulf Petro Chem. Building, Building No 301, 1st Floor, Udyog Vihar Phase -2, Gurgaon - 122015, Help Line No. +91-124-4302020/21/22/23, 7291981124/81125/81126. (BM. Mr. Dharani Krishna, Hyd.) +91-9948182222, Help Line e-mail ID: support@bankeauctions.com, the contact details of the same are Email: Telangana@c1india.com Will provide User ID & Password after due verification of PAN of the Eligible Bidders.
11	(i) Bid increment amount: (ii) Auto extension: Unlimited times. (iii) Bid currency & unit of measurement	Rs. 20,000/- 5 minutes for unlimited time. Indian Rupees
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	DATE(S): FROM 01/11/2026 TO 25/11/2026 ON ABOVE WORKING DAYS DURING WORKING HOURS FROM 10.00 AM TO 04.00 PM Authorised officer Shri. Seetha Srinivas S/o Yadagiri Ph. No. 9848512103 and Haliya Branch BM: 98494 89109 Mail ID: ceo@pochampally.bank.in Name: M. Venkat Rao (M/s. Surya Associates, Resolution Agency) Mobile No. 9949651302

J. Srinivas



13	Other conditions	<p>Bidders shall have a valid email ID (e -mail ID is absolutely necessary for the intending bidder) as all the relevant information and allotment of ID and Password by M/s. C1 India Pvt. Ltd (vendor name) may be conveyed through e-mail.</p> <p>a). The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz. ID card/Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/Land line of the bidder etc., to the Authorised Officer of Pochampally Co-op. Urban Bank Ltd. Haliya Branch By 25/11/2026 at 03.00 PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer at ceo@pochampally.bank.in</p> <p>Names of Eligible Bidders will be identified by the Pochampally Co-op. Urban Bank Ltd. Haliya Branch to participate in online e-Auction on the portal https://bankeauctions.com contact M/s. C1 India Pvt. Ltd., Gulf Petro Chem. Building, Building No 301, 1st Floor, Udyog Vihar Phase - 2, Gurgaon - 122015, Help Line No. +91-124-4302020/21/22/23, 7291981124/81125/81126, +91-9948182222 Help Line e-mail ID. support@bankeauctions.com, the contact details of the same are Email: Telangana@c1india.com will provide User ID and Password after due verification of PAN of the Eligible Bidders</p> <p>(b) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</p> <p>(c) During e-Auction, if no bid is received within the specified time, Pochampally Cooperative Urban Bank Limited, at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.</p> <p>(d) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>(e) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(f) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>(g) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(h) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.</p>
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Date: 22.10.2026
Place: Haliya

(AUTHORISED OFFICER)
Pochampally Co-op. Urban Bank Ltd

