इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank
आपकी प्रगति का सच्चा साथी
Good People to grow with
Touching Hearts Spreading Smiles

Road No 1, Plot No 1355A
Jubilee Hills, Hyderabad-500 034

Telephone 23421526, 23421525
Email id: iob1570@iob.in

**NOTICE OF SALE OF MOVABLE & IMMOVABLE SECURED ASSET**
**(Issued under Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules 2002)**

Date: 09.11.2026

To:

| | |
|---|---|
| **M/s Rudhira Health Services**<br>**Rep by its Managing Partner:**<br>**Mr. Rameshwaram Phani Madhavan**<br>(Sai Vani Hospital)<br>Building No:1-2-365/36/6 and 1-2-365/36/7, Domalaguda, Gaganmahal, Khairtabad, Hyderabad, Telangana-500029 | **M/s Rudhira Health Services**<br>Dno.8-7-167/KR/203, F No.203,<br>Kalpana Residency, RR Nagar,<br>Old Bowenpally, Medchal,<br>Telangana-500011 |
| **Partner and Guarantor:**<br>Mr. Rameshwaram Phani Madhavan<br>S/o Rameshwaram Ramesh Babu<br>Hno.5-86/1, Shivampet, Medak,<br>Telangana-502334 | **Partner and Guarantor:**<br>Mr. Koppu Chandra Mohan<br>S/o K Venkataiah<br>Plot No.15, Metro Landmark,<br>Medchal-501401 |

Sir/Madam,

1) This has the reference to the recovery action initiated against you under the provisions of SARFAESI Act 2002.

2) Please refer to the possession notice dated **17.09.2026** issued to you regarding taking possession of the secured asset at more fully described in the schedule below and the publication of the said possession notice in **"The Hans India and Mana Telangana" on 18.09.2026** 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 and except payments amounting to **NIL** after issuance of demand notice dated 14.07.2026. Hence it is proposed to sell the secured assets mentioned in the Schedule below on **"as is where is" and "as it is what is" "Whatever there is and without Recourse basis"** condition under Sec 13(4) of the Act read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

4) After appropriating the aforesaid repayments, the dues in the loan account as on **08.11.2026 is** of **Rs.2,09,26,912/- (Rupees Two crores Nine Lakhs Twenty-six Thousand and Nine Hundred and Twelve Only) along** with further interest at contractual rates and costs, besides costs / charges incurred till the date of repayment in full.

AUTHORISED OFFICER
सरफेसी अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002
इण्डियन ओवरसीज़ बैंक Indian Overseas Bank

5) We hereby give you notice of 30 days that the below mentioned secured assets shall be sold by the undersigned on **26.11.2026** between 11:00 AM and 01:00 PM 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 **'The Indian Mail' and 'Mana Telangana'** shortly. A copy of the proposed paper publication is also enclosed.

## Schedule of Secured Asset

**Equitable Mortgage followed by Registered Memorandum by deposit of Title deeds of all that part and parcel of the House bearing No.6-83 (oldno.5-86/1) on the Land admeasuring Ac.0-14 Gts. In Sy.no.352/U1, Ac 0-12 Gts, in 352/UU3, total land admeasuring Ac.0-26 Gts., or 3146 Sq yards, situated at Shivampet Village & Mandal, Medak District standing in the name of Rameshwaram Phani Madhavan, within the following Boundaries.**

**Sy No.352/U1- Ac.0-14 Gts**

| | |
|---|---|
| North | Others Ramesh Babu Agri Land |
| South | Others Hari Mohan Goud Agri Land |
| East | Others Kaluva |
| West | Others Gudur Road |

**Sy No.352/UU3- Ac.0-12 Gts**

| | |
|---|---|
| North | Others Ramesh Babu Agri Land |
| South | Others Hari Mohan Goud Agri Land |
| East | Others Kaluva |
| West | Others Gudur Road |

The Property is standing in the name of Mr. Rameshwaram Phani Madhavan S/o Rameshwaram Ramesh Babu

**Reserve Price: Rs.2,31,64,000/-**

**EMD: Rs.23,16,400/-**

Yours Faithfully,

AUTHORISED OFFICER
सरफेसी अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002

**Authorised officer**

Encl:

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

इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank
आपकी प्रगति का सच्चा साथी
Good People to grow with

Touching Hearts Spreading Smiles

Road No 1, Plot No 1355A
Jubilee Hills, Hyderabad-500 034

Telephone 23421526, 23421525
Email id: iob1570@iob.in

**APPENDIX –IV – A**

[See proviso to rule 8(6) & 9(1)]

**Sale notice for sale of immovable property**

E-Auction Sale Notice for Sale of Immovable Assets under the Securisation 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 physical possession of which has been taken by Authorized officer of Indian Overseas bank, Secured creditor will be sold on **"as is where is" and "as it is what is" "Whatever there is and without Recourse basis"** on **26.11.2026** for Recovery of **Rs.2,09,26,912/- (Rupees Two crores Nine Lakhs Twenty-six Thousand and Nine Hundred and Twelve Only)** as on **08.11.2026** is due to the Indian Overseas Bank, Secured Creditor from **M/s Rudhira Health Services.**

**Schedule of Secured Asset**

**Equitable Mortgage followed by Registered Memorandum by deposit of Title deeds of all that part and parcel of the House bearing No.6-83 (oldno.5-86/1) on the Land admeasuring Ac.0-14 Gts. In Sy.no.352/U1, Ac 0-12 Gts, in 352/UU3, total land admeasuring Ac.0-26 Gts., or 3146 Sq yards, situated at Shivampet Village & Mandal, Medak District standing in the name of Rameshwaram Phani Madhavan, within the following Boundaries.**

**Sy No.352/U1- Ac.0-14 Gts**

| | |
|---|---|
| North | Others Ramesh Babu Agri Land |
| South | Others Hari Mohan Goud Agri Land |
| East | Others Kaluva |
| West | Others Gudur Road |

**Sy No.352/UU3- Ac.0-12 Gts**

| | |
|---|---|
| North | Others Ramesh Babu Agri Land |
| South | Others Hari Mohan Goud Agri Land |
| East | Others Kaluva |
| West | Others Gudur Road |

The Property is standing in the name of Mr. Rameshwaram Phani Madhavan S/o Rameshwaram Ramesh Babu

**Reserve Price: Rs.2,31,64,000/-**

**EMD: Rs.23,16,400/-**

Auction date 26.11.2026 & Last date of submission of bid with EMD: 25.11.2026 till 5.00 p.m. For detailed terms and conditions of the sale, please refer to the link provided in Indian Overseas Bank, Secured Creditor's website i.e. https://www.iob.in/e-Auctions.aspx and also https://baanknet.com

सरफेसी अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002
Indian Overseas Bank

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

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.

**Place: Hyderabad**
**Date: 09.11.2026**

सरफेसी अधिनियम 2002
Securitisation
& Reconstruction
of Financial Assets
& Enforcement of
Security Interest
Act 2002

**Authorised Officer**
**Indian Overseas Bank**

इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank
आपकी प्रगति का सच्चा साथी
Good People to grow with

Touching Hearts Spreading Smiles

Road No 1, Plot No 1355A
Jubilee Hills, Hyderabad-500 034

Telephone 23421526, 23421525
Email id: iob1570@iob.in

## 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 **Name:** Mr. Rameshwaram Phani Madhavan S/o Rameshwaram Ramesh Babu Hno.5-86/1, Shivampet, Medak, Telangana-has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties 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 23.09.2025 calling upon the Borrowers: **M/s Rudhira Health Services**, to pay the amount due to the Bank, being Rs.2,01,69,702/- as on 14.07.2026 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 borrowers & guarantors 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 **17.09.2026** under Section 13 (4) of the Act with the right to sell the same in **"as is where is" and "as it is what is" "Whatever there is and without Recourse basis"** 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. 2,06,14,614/- (Rupees Two Crores Six Lakhs Fourteen Thousand Six hundred and Fourteen Only) as on 16.09.2026** 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.

The dues of the borrower as on **08.11.2026 is Rs.2,09,26,912/- (Rupees Two crores Nine Lakhs Twenty-six Thousand and Nine Hundred and Twelve Only) after** reckoning repayments/recoveries of NIL 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 Banks dues by sale of the under mentioned properties.

**Equitable Mortgage followed by Registered Memorandum by deposit of Title deeds of all that part and parcel of the House bearing No.6-83 (oldno.5-86/1) on the Land admeasuring Ac.0-14 Gts. In Sy.no.352/U1, Ac 0-12 Gts, in 352/UU3, total land admeasuring Ac.0-26 Gts., or 3146 Sq yards, situated at Shivampet Village & Mandal, Medak District standing in the name of Rameshwaram Phani Madhavan, within the following Boundaries.**

**Sy No.352/U1- Ac.0-14 Gts**

| | |
|---|---|
| North | Others Ramesh Babu Agri Land |
| South | Others Hari Mohan Goud Agri Land |
| East | Others Kaluva |
| West | Others Gudur Road |

AUTHORISED OFFICER
प्रतिभूतिकरण एवं पुनर्निर्माण वित्तीय आस्तियों का प्रवर्तन एवं प्रतिभूति हित अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002
Indian Overseas Bank

**Sy No.352/UU3- Ac.0-12 Gts**

| | |
|---|---|
| North | Others Ramesh Babu Agri Land |
| South | Others Hari Mohan Goud Agri Land |
| East | Others Kaluva |
| West | Others Gudur Road |

The Property is standing in the name of Mr. Rameshwaram Phani Madhavan S/o Rameshwaram Ramesh Babu

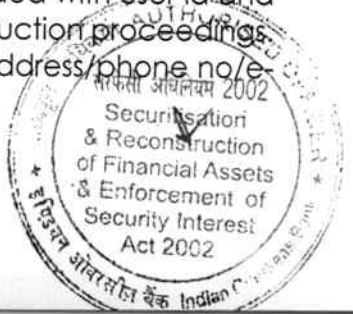
| | |
|---|---|
| Date and time of e-auction | **26.11.2026** &Time between 11.00 AM to 01.00 PM with auto extension of 5 minutes each till sale is completed. |
| Reserve Price | **Rs.2,31,64,000/- (Rupees Two Crores Thirty-one Lakhs Sixty Four Thousand Only)** |
| Earnest Money Deposit | **Rs.2,31,64,000/- (Rupees Twenty-Three Lakhs Sixty-Four Thousand Only)** |
| EMD Remittance | The intending Bidders /Purchasers are requested to Deposit through EFT/NEFT/RTGS Transfer in favour of "SARFAESI SALE PARKING ACCOUNT" to the credit of A/c No.**15700113035001** Indian Overseas Bank, Branch Code: IFSC Code: IOBA0001570<br><br>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. 50,000/-** |
| Inspection of properties | Any working day till 25.11.2026 during working hours (Contact branch for details) |
| Submission of online application forbid with EMD Starts from | **10.11.2026 onwards** |
| Last date for submission of online application for bid with EMD | **25.11.2026** |
| Known Encumbrance if any | Not Known |
| Outstanding dues of Local Self Government | Not Known |

## Terms and Conditions

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 PSB Alliance 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. 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 5 pm hours on 25.11.2026.

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 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 their bank account details provided by them in the bid form and intimated via their e-mail id.

AUTHORISED OFFICER
सरफेसी अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002
Indian Overseas Bank

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 Officer/Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.

17. **When a single bid has been received, the bid should be higher than the reserve price. According to SARFAESI Rule 9, Sale will not be confirmed if the bid price is less than or equal to reserve price.**

18.* 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, Jubilee Hills Branch, #1355-A, Road no.1, Jubilee Hills, Hyderabad, Telangana-500034, during office hours, Phone No: 040-23421525/ 23421526 or the Bank's approved service provider https://baanknet.com




**Place: Hyderabad**
**Date: 09.11.2026**

**Authorised Officer**
**Indian Overseas Bank**