NEOGROWTH
Lending simplified. Growth amplified.

BY SPEED POST/REGD./COURIER/E-MAIL

Date:-05.11.2026

To,

1. **MARUTHI ENTERPRISES (Merchant)**
(A Proprietorship Firm Through Its Proprietors/Authorised Signatory)
SHOP NO 2 RISALA BAZAR MACHA BOLLARAM MEDCHAL MALKAJGIRI, HYDERABAD - 500010 TELANGANA, Mob. No.:- +91-9912065778/VENUGOPALRAVULA05@GMAIL.COM

   ALSO AT:- HOUSE NO. 2-123/176, PLOT NO. 44 PART, SURVEY NOS.155 AND 156/1, SRI SAI REDDY NAGAR, MACHA BOLARUM VILLAGE, ALWAL CIRCLE, MALKAJGIRI MANDAL, RANGA REDDY DISTRICT, ALWAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANA-500010

2. **VENUGOPAL REDDY RAVULA (Borrower/ Proprietor/Authorised Signatory)**
S/O RAVULA TIMMAREDDY, H NO 2-2-1123/176/44, MACHA BOLLARAM ALWAL HYDERABAD - 500010 TELANGANA

   ALSO AT:-H NO 2-9-36/12/54 PREM NAGAR COLONY MUTHYALAMMA GUDI MACHA BOLLARAM ALWAL, HYDERABAD - 500010 TELANGANA

   ALSO AT:- HOUSE NO. 2-123/176, PLOT NO. 44 PART, SURVEY NOS.155 AND 156/1, SRI SAI REDDY NAGAR, MACHA BOLARUM VILLAGE, ALWAL CIRCLE, MALKAJGIRI MANDAL, RANGA REDDY DISTRICT, ALWAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANA-500010

SUBJECT: NOTICE OF E-AUCTION SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISO THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (AS AMENDED UPTO) IN RELATION TO THE MORTGAGE PROPERTY.

Ref.: Loan Account No. 1271638 - 1289933 OF MARUTHI ENTERPRISES

Dear Madam/ Sir,

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 being **"ALL THAT PIECE AND PARCEL OF ALL THAT THE DEMOLISHED PART OF RESIDENTIAL HOUSE BEARING NO. 2-123/176, ON PLOT NO. 44 PART, IN SURVEY NOS.155 AND 156/1, ADMEASURING 40.00 SQUARE YARDS OR 33.44 SQUARE METERS, SITUATED AT SRI SAI REDDY NAGAR, MACHA BOLARUM VILLAGE, UNDER GREATER HYDERABAD MUNICIPAL CORPORATION, ALWAL CIRCLE, MALKAJGIRI MANDAL, RANGA REDDY DISTRICT, NOW NEWLY FORMED AS ALWAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANA STATE, TELANGANA-500010 AND BOUNDED BY:- EAST:-ROAD, WEST:-ALWAL VILLAGE BOUNDARY, NORTH:-PLOT NO. 168 PART, SOUTH:-PORTION OF HOUSE NO. 1-123/176 ON PLOT NO. 44 PART"** (more particularly describe in schedule) mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of NeoGrowth

NeoGrowth Credit Private Limited

Credit Private Limited, (Secured Creditor). The secured assets will be sold "As is where is", "As is what is", and "Whatever there is" on **07.12.2026** for recovery of **Rs. 32,98,608.69/- (Rupees Thirty Two Lakh Ninety Eight Thousand Six Hundred Eight Paise Sixty Nine Only) as on 09.06.2025** of loan agreements bearing Loan Account/Agreement No(s)/APP ID **1271638 & 1289933** by way of outstanding principal, arrears (including accrued late charges) due to NeoGrowth Credit Private Limited from the aforesaid Borrower(s) and Guarantor(s).

DETAILS OF E-AUCTION

The Authorised Officer of the Secured Creditor hereby serves on you this E-auction Notice of Sale regarding the Mortgaged Property being sold by way of public e-auction on **07.12.2026 at 10.00 AM** at e-auction website address **https://www.bankeauctions.com** strictly on "as is where is", "as is what is" and "whatever there is" basis for recovery of a sum of **Rs. 32,98,608.69/- (Rupees Thirty Two Lakh Ninety Eight Thousand Six Hundred Eight Paise Sixty Nine Only) as on 09.06.2025** of loan agreements bearing Loan Account/Agreement No(s)/APP ID. **1271638 & 1289933**. The Reserve Price of the immovable property is fixed at **Rs. 19,99,980/- (Rupees Nineteen Lakh Ninety Nine Thousand Nine Hundred Eighty Only)** and the Earnest Money Deposit ("EMD") at **Rs. 1,99,998/- (Rupees One Lakh Ninety-Nine Thousand Nine Hundred Ninety-Eight Only),** i.e. equivalent to 10% of the Reserve Price, payable by the above Borrower(s) and Guarantor(s) with applicable future interest in terms of the Loan Agreement and other related loan document(s) along with legal expenses and other charges.

Place: Malkajgiri, Telangana
Date: 05.11.2026

(Authorised Officer)
For NeoGrowth Credit Pvt. Ltd.

Enclosed: APPENDIX IV-A

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APPENDIX IV-A
Under Rule 9(1)
[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) Rules, 2002 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical possession of which has been taken on **23.10.2026** by the Authorised Officer of NeoGrowth Credit Private Limited. The Secured assets, will be sold on "As and where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on **07.12.2026** for recovery of the outstanding amount of **Rs. 32,98,608.69/- (Rupees Thirty Two Lakh Ninety Eight Thousand Six Hundred Eight Paise Sixty Nine Only) as on 09.06.2025** of APP ID **1271638 & 1289933** together with further interest, cost & expenses etc; due to the Secured Creditor from following Merchant, Borrower, Co Borrower & Guarantor. The reserve price and earnest money to be deposited is mentioned below respectively.

That the NeoGrowth Credit Pvt. Ltd. has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of **"NeoGrowth Credit Private Limited** having Account No.**032305004132**, **IFSC: ICIC0000323**, and Branch office at **ICICI Bank Ltd, Trade World, B Wing, Kamla Mill Compound, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013.**

Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Merchant, Borrower, Co Borrower, Guarantor with Address	1. **MARUTHI ENTERPRISES (Merchant)** (A Proprietorship Firm through its Proprietors/Authorised Signatory) SHOP NO 2 RISALA BAZAR MACHA BOLLARAM MEDCHAL MALKAJGIRI, HYDERABAD - 500010 TELANGANA, Mob. No.:- +91-9912065778/VENUGOPALRAVULA05@GMAIL.COM 2. **VENUGOPAL REDDY RAVULA** **(Borrower/Proprietor/Authorised Signatory)** S/O RAVULA TIMMAREDDY, H NO 2-2-1123/176/44, MACHA BOLLARAM ALWAL HYDERABAD - 500010 TELANGANA **ALSO AT:**-H NO 2-9-36/12/54 PREM NAGAR COLONY MUTHYALAMMA GUDI MACHA BOLLARAM ALWAL, HYDERABAD - 500010 TELANGANA

NeoGrowth Credit Private Limited Delhi

	BOTH 1 & 2 ALSO AT:- HOUSE NO. 2-123/176, PLOT NO. 44 PART, SURVEY NOS.155 AND 156/1, SRI SAI REDDY NAGAR, MACHA BOLARUM VILLAGE, ALWAL CIRCLE, MALKAJGIRI MANDAL, RANGA REDDY DISTRICT, ALWAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANA-500010
Loan Account Numbers	1271638 & 1289933
Reserve Price	Rs. 19,99,980/- (Rupees Nineteen Lakh Ninety Nine Thousand Nine Hundred Eighty Only)
Earnest Money Deposit (EMD)	Rs. 1,99,998/- (Rupees One Lakh Ninety-Nine Thousand Nine Hundred Ninety-Eight Only)
Date & Time of E-auction	07.12.2026 from 11:00 AM to 1:00 PM
Last date of submission of bids along with EMD	05.12.2026 up to 5:00 PM
Minimum bid Increment amount	Rs.5,000/- (Rupees Five Thousand Only)
Date & Time of Inspection of property	04.12.2026 from 10:00 AM to 2:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com.
Description Of The Immovable Property/ Secured Asset	ALL THAT PIECE AND PARCEL OF ALL THAT THE DEMOLISHED PART OF RESIDENTIAL HOUSE BEARING NO. 2-123/176, ON PLOT NO. 44 PART, IN SURVEY NOS.155 AND 156/1, ADMEASURING 40.00 SQUARE YARDS OR 33.44 SQUARE METERS, SITUATED AT SRI SAI REDDY NAGAR, MACHA BOLARUM VILLAGE, UNDER GREATER HYDERABAD MUNICIPAL CORPORATION, ALWAL CIRCLE, MALKAJGIRI MANDAL, RANGA REDDY DISTRICT, NOW NEWLY FORMED AS ALWAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANA STATE, TELANGANA-500010 AND BOUNDED BY:- EAST:-ROAD, WEST:-ALWAL VILLAGE BOUNDARY, NORTH:-PLOT NO. 168 PART, SOUTH:-PORTION OF HOUSE NO. 1-123/176 ON PLOT NO. 44 PART.

Terms and Conditions:-

1) E-auction is being held on "AS IS WHERE IS","AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online".

2) The auction will be conducted through NeoGrowth Credit Private Limited approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com.

3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. https://www.neogrowth.in website of service provider i.e. https://www.bankeauctions.com.

4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrances, title of properties put on auction and claims / rights /

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dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of NeoGrowth Credit Private Limited.

5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, Sector 44, Gurgaon-122003 Haryana. Support No.: 7291981124,25,26, & Contact Mr. M. Balaji, Mob. +91-7977701080 Support e-mail ID: support@bankeauctions.com and for any property related query may contact the authorised person Mr. Pratik Verma - Mob. +91- 9819325685.

6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail.

7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

8) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (AS AMENDED UPTO).

Date: 05.11.2026
Place: Malkajgiri, Telangana

Authorised Officer
NeoGrowth Credit Private Limited

NeoGrowth Credit Private Limited