बैंक ऑफ़ बड़ौदा Bank of Baroda

// By Registered Post with Acknowledgement Due //

NOTICE TO BORROWERS

(Under Sub-Section (2) of Section 13 of the SARFAESI Act, 2002)

Date: 22-04-2026

To,

1. **MR.SUNKU MANEESH KUMAR ,**
   S/O SUNKU SHANKAR NARAYANA
   H .NO :45-142-8-A-8 ,ROAD NO .3
   VENKATA RAMANA COLONY ,
   NEAR VENKATESWARA SWAMY TEMPLE BACK SIDE
   KURNOOL
   ANDHRA PRADESH -518001.

2. **Mr. SUNKU SHANKAR NARAYANA**
   S/O SUNKU NARAYANA SETTY.
   H .NO:45-142-8-A-8 ,ROAD NO .3
   VENKATA RAMANA COLONY,
   NEAR VENKATESWARA SWAMY TEMPLE BACK SIDE
   KURNOOL
   ANDHRA PRADESH -518001.

Sir/Madam,

Re: Credit facilities with our KURNOOL Branch, Bank of Baroda

We refer to our sanction dated 22/12/2022 conveying sanction of various credit facilities and the terms of sanction to MR.**SUNKU MANEESH KUMAR** And **Mr. SUNKU SHANKAR NARAYANA** Pursuant to the above said sanctions, you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature and type of facility	Sanctioned Limit	O/s Balance as on 22-04-2026
HSG-LN-EI-NON CAPITALISE AC NO :24210600004978	Rs. 21,95,000/-	Rs. 21, 00,497.00 DR. Plus Unapplied interest and other charges from 10-04-2026

Description & Area of Property proposed to be mortgaged with Boundaries and Measurements

D.N.43-138, Opp: Manasa Clinic Municiple Corporation. N R Peta. Kurnool, Andra Pradesh-518004 E-kurnool@bankofbaroda.co.in. www.bankofbaroda.com:
Phone:08518-222454/9154285314

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Equitable Mortgage of Residential Apartment/Flat No.404, 4th Floor in the Apartment Complex "SRI GODA DHAMAM" constructed in the site admeasuring 1175 sq. yards, along with undivided indivisible 1/40th share equivalent to 29.375 sq. yards, in "Goda Gokulam Greater Community" in Sy.Nos.159/B1B, 159/B1A, 159/B2 of Mamidalapadu within Kurnool Municipal Corporation limits, inclusive of allied appurtenances, connected rights, privileges in the common areas etc., belonging to the Apartment Complex. Property in the name of Mr. SUNKU SHANKAR NARAYANA S/O SUNKU NARAYANA SETTY

Boundaries for Flat No.404:

East: Space left open to sky & Flat No.403

West: Space left open to sky & Flat No.405

North: Corridor

South: Space left open to sky

Boundaries for Apartment Complex (SRI GODA DHAMAM):

East: 30 ft. wide road

West: Remaining site in same survey numbers

North: Remaining site in same survey numbers

South: Others land

Area of Flat:

500 sq. ft. or 29.375 Sq. Yards

(1175 Sq. Yards – 1/40th share i.e. 29.375 Sq. Yards)

3. As you are aware, you have committed defaults in payment of interest/installments of term Loan A/c which has fallen due for payment for the quarter ended 31-12-2025 and thereafter.

4. Consequent upon the defaults committed by you, the above said loan accounts have been classified as N**on-Performing Assets on 10-04-2026** in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.

5. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in Para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest

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Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating to Rs. 2162377.64 Plus Unapplied Interest and other charges if any from 10-04-2026, as stated in Para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

6. Please note that, interest will continue to accrue at the rates specified in Para 1 above for each credit facility until payment in full.

7. We invite your attention to Sub-Section 13 of Section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.

8. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender/private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

9. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Yours faithfully,

For BANK OF BARODA
Authorised Officer/Chief Manager

(UMESHA NAIKA)
Chief Manager and
Authorized Officer under SARFAESI Act, 2002

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