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ARMB Secunderabad

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E-Auction Sale Notice for Sale of Immovable Assets

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 constructive / physical / symbolic possession of which has been taken by the Authorized Officer of the Bank / Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" o**n the date as mentioned in the table herein below, for recovery of its dues due to the Bank / Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

S. No.	Name of the Branch / Name of the Account / Name of The Borrowers/ Guarantors	Description of immovable properties mortgaged	A) Dt. of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Amount o/s as on date of 31-10-2026 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession	A) Reserve Price B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	**Karimnagar (211120)** M/s Kushalya Filling Station Represented by Propreitrix- Smt Vedira Anitha Shri Vedira Ajay Kumar (Guarantor)	All that part and parcel of open plot admeasuring 2541 sq yards in Sy No 629/A, situated at Ganneruvaram Village and Mandal, Karimnagar District with in the limits of Grama Panchayathi Ganneruvaram under the jurisdiction of sub - district and district Registration Karimnagar and sub Registration Karimnagar Rural (Thimmapur) with document No 2555 / 2013, dated 30-03-2013. **Bounded by:** North- Gajjela Ramesh, South- Land of Gunda Laxmirajam., East- Existing 33 ft wide road., West- Land of Vedira Mallaiah.. **Standing in the name of Vedira Ajay Kumar.** Equitable Mortgage of all the part and parcel of open land measuring 1067.50 sq.Yds or 892.56 Sq.Mts in Sy No 627 / ab / 2 situated at Ganneruvaram Village and Mandal, Karimnagar District within the Limits of Grama Panchayathi Ganneruvaram Under the Jurisdiction of Sub - District and District Registration Karimnagar and Sub - Registration Karimnagar Rural (Thimmapur) with Document No : 2555/2013, Dated 30-03-2013. **Bounded by:** North- Private road formed Vedira Ajay Kumar, South- Land of Gunda Laxmirajam., East- Retail outlet of Indian Oil Corporation run by Vedira Anitha. West- Open plot of Vedira Ajay Kumar **Standing in the name of Vedira Ajay Kumar.** **Property ID- PUNB28D157116203**	A. 03-04-2025 B.Rs. 61,64,719.39 ps + further interest & Charges C. 19-06-2025 D. Symbolic	A. Rs. 80,66,000/- B. Rs. 8,06,600/- C. Rs. 50,000/- * Bidding shall start from one notch higher.	03-12-2026 11:00 to 16:00 Hours	Detailed encumbrances if any given on PNB web-site.
2	**Rp Road Secunderabad (042100)** Hariyappa Bukkappa Granaries Pvt Ltd Shri D. Srinivasulu, (Guarantor and Director) Smt D. Vijaya Lakshmi, (Guarantor and Director) Shri Goli Venkata Ramana Rao, (Guarantor)	Equitable Mortgage of Land & Building at H No:4-72 Survey No:3/B/2 admeasuring 210.45 sq yards at Maddur Gram panchayat village Manavapadu Mandal Jogulamba Gadwal district bounded by North: Rasta, South:P Ramudu land, East: Aam Rasta, West:Vanka **Standing in the name of D. Srinivasulu.** **Property ID- PUNBHBGMADDUR**	A. 19-04-2021 B.Rs. 6,49,50,218.69 ps + further interest & Charges C. 28-06-2021 D. Symbolic	A. Rs. 15,67,000/- B. Rs. 1,56,700/- C. Rs. 50,000/- * Bidding shall start from one notch higher.	03-12-2026 11:00 to 16:00 Hours	Detailed encumbrances if any given on PNB web-site.
3	**Bheemaram (301600)** M/s Upender Civil Construction Work Proprietor- Singireddy Upender Reddy. Smt Singireddy Mallikamba (Guarantor)	All that the Residential House bearing Municipal No: 16-10-142/A, to an extent of 199.50 sq yards in Sy No 1985(old),1503(new) Shiva Nagar, Warangal. Bounded by North: H No 16-10-142 of S. Kanakaiah. South- 18 feet wide road., East- 12 feet wide road., West-60 feet wide road. **Standing in the name of Smt Singireddy Mallikamba.** **Property ID- PUNB30160001.**	A. 25-07-2019 B.Rs. 90,07,657 + further interest & Charges C. 19-02-2022 D. Symbolic	A. Rs. 51,22,000/- B. Rs. 5,12,200/- C. Rs. 50,000/- * Bidding shall start from one notch higher.	03-12-2026 11:00 to 16:00 Hours	Detailed encumbrances if any given on PNB web-site.

This notice is also to be treated as notice for redemption of assets under the Security Interest (Enforcement) Rules, 2002.

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions.

1. The properties are being sold on **'AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".**
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation..
3. The Sale will be done by the undersigned through e-auction platform provided at the Website **https://baanknet.com** on dates mentioned above.
4. For detailed terms and conditions of the sale, please refer **https://pnb.bank.in, www.baanknet.com**

Date: 12-11-2026, Place: Hyderabad **Authorized Officer, Punjab National Bank, Secured creditor**