बैंक ऑफ़ बड़ौदा
Bank of Baroda
India's International Bank

119th FOUNDATION YEAR
LEADING WITH TRUST

SALE NOTICE UNDER SARFAESI ACT 2002

BR:TIRUMALA:ADV:2026-27

Date:02-11-2026

To,

1. **Mr Vangala Vijay Bhaskar Reddy**
   Flat no.201, CPR HILL RIDGE,
   Near Leela Mahal circle,Padmanagar, Tirupati
   District:Tirupati-517501

2. **Mrs Vangala Sujatha Reddy**
   Flat no.201, CPR HILL RIDGE,
   Near Leela Mahal circle,Padmanagar, Tirupati
   District:Tirupati-517501

Sir's/Madam,

Re: **Sale notice under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002)- Statutory 15 days e—auction notice**

Whereas the undersigned being the Authorized Officer of the Bank of Baroda u/s 13(2) of the above said SARFAESI Act, 2002 and in exercise of the powers conferred u/s **13(2)** of the said Act read with Rule 3 issued a Demand Notice on 10.09.2025 & 30.03.2026, calling upon the Borrowers/Co-applicants of **Mr Vangala Vijay Bhaskar Reddy and Mrs Vangala Sujatha Reddy**:

1. **Mr Vangala Vijay Bhaskar Reddy (Applicant)**
2. **Mrs Vangala Sujatha Reddy (Co-applicant)**

Mr Vangala Vijay Bhaskar Reddy and Mrs Vangala Sujatha Reddy having residence at Flat no.201, CPR HILL RIDGE, Near Leela Mahal circle,Padmanagar, Tirupati District: Tirupati-517501 to repay the amount in terms of the said notice within 60 days from the date of the said notice.

And whereas the Borrower(s) having failed to repay the amount and hence, the undersigned, in exercise of the powers conferred u/s **13(4)** of the said Act read with Rule 4 and/or Rule 8 of the Rules has seized/taken over the possession of the property/properties on 02.05.2026(hereinafter referred as the said properties). And whereas the undersigned in exercise of the powers conferred u/s 13(4) (a) of the SARFAESI Act, 2002 proposes to realize the bank's dues by sale of the said properties on **5th December 2026.**

And whereas the Sale of the said properties will be done on "as is where is" "as is what is" and "whatever there is" basis through E-Auction and the date of Sale has been fixed on 05-12-2026 **from 02.00PM to** 06:00PM, wherein based on the average of two valuations taken in the month of April 2026 from the approved valuers, the Reserve Price and EMD as mentioned below has been fixed for the said immovable property and as per other terms and conditions as stipulated under the said Act/Rules. Notice of 15 days in terms of the provisions under SARFAESI Act, 2002 read with Rule 9(1) of Security Interest (Enforcement) (Amendment) Rules, 2002 is hereby given to the Borrower/ Co-applicant for auction sale of the said property/ies.

The amount to be recovered from the Borrower(s)/ mortgager as above to the bank as on the scheduled date of sale will be **Rs.75,11,926/- (Rupees Seventy Five Lakhs eleven Thouisand Nine hundred Twenty Six only)** Plus, legal and other charges from 08.09.2025 which have to be realized by the Sale of the said properties, which may please be noted.

and future relating to properties.

12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorized officer / Bank.

14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.

16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorized Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. The Authorized Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counteroffer/conditional offer/conditions by the bidder and/or successful bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

TIRUMALA 517 504 BANK OF BARODA

19. The sale is subject to confirmation by the Secured Creditor Bank.

20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under, and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Mobile **9154285337** and **9392439519.**

कृते बैंक ऑफ बडौदा
For BANK OF BARODA

अधिकृत हस्ताक्षरकर्ता Authorised Signatory

Date: 02-11-2026
Place: TIRUMALA

Name: K Arun Raj
Authorized Officer
Bank of Baroda

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And whereas the Sale of the said properties will be done on "as is where is" "as is what is" and "whatever there is" basis through E-Auction and the date of Sale has been fixed on 05-12-2026 **from 02.00PM to 06:00PM**, wherein based on the average of two valuations taken in the month of April 2026 from the approved valuers, the Reserve Price and EMD as mentioned below has been fixed for the said immovable property and as per other terms and conditions as stipulated under the said Act/Rules. Notice of 15 days in terms of the provisions under SARFAESI Act, 2002 read with Rule 9(1) of Security Interest (Enforcement) (Amendment) Rules, 2002 is hereby given to the Borrower/ Co-applicant for auction sale of the said property/ies.

The amount to be recovered from the Borrower(s)/ mortgager as above to the bank as on the scheduled date of sale will be **Rs.75,11,926/- (Rupees Seventy Five Lakhs eleven Thouisand Nine hundred Twenty Six only)** Plus, legal and other charges from 08.09.2025 which have to be realized by the Sale of the said properties, which may please be noted.

TIRUMALA-517 504 BANK OF BARODA

Total Dues	be **Rs.75,11,926/- (Rupees Seventy-Five Lakhs eleven Thousand Nine hundred Twenty Six only)**
Date of e-Auction	**05-12-2026**
Time of E-auction	Start Time 2.00 PM to End Time 6.00 PM
Reserve Price	**Rs.73,98,900/- (Rupees Seventy-Three lakhs Ninety eight thousand Nine Hundred only)**
Earnest Money Deposit (EMD)	**Rs.7,39,890/- (Rupees Seven lakhs thirty Nine thousand Eight Hundred Ninety only)**
Bid Increase Amount	Rs.25,000/- (Rupees Twenty-Five Thousand only)
Bid Increase Amount during time extension	Rs.25,000/- (Rupees Twenty-Five Thousand only)
Status of Possession (Symbolic /Physical)	Symbolic
Property Inspection date & Time.	From 29-10-2026 to 04-12-2026 between 10.30 AM to 4.30 PM

TERMS AND CONDITIONS –

1. The Online E-Auction will be held through auction portal website i.e. **https://baanknet.com** on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through **https://baanknet.com** (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.

2. KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.

3. EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with **https://baanknet.com** Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in **https://baanknet.com** and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: 8291220220 & email ID **support.BAANKNET@psballiance.com**
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com .

BANK OF BARODA TIRUNALA-517 504

Measurements

East-West: 23 feet (7.015 mts),
North-South: 139 1/2 feet (42.547 mts)
Total extent : 3208.50 Sq. ft. or 356.50 Sq. yards vacant site.
Item No. 1 and Item No. 2 Total are comprising 49,524.59 Sq. feet or 5,502.73 Sq. yards (4,873.73 Sq. yards after all road widening permitted by TUDA and Municipal corporation)

Boundaries:

East : Item-1
West : Site sold by B Gunasekhar and others
North : Site belonging to B Gunasekhar and others
South : Site sold by B Gunasekhar and others

SCHEDULE-B

Proportionate undivided share and interest in aforesaid premises described in Schedule-A, an extent of 71 Sq. yards out of 4873.73 Sq. yards after all road widening permitted By TUDA and Tirupati Municipal Corporation with right to use, enjoy common areas, amenities etc. pertaining to the flat in **"CPR Boligala Homes which is mentioned in the brochure of CPR Hill Ridge Apartment Homes.**

SCHEDULE-C

Flat No.201 as per DAGPA (Flat No.215 as per TUDA and Tirupati Municipal Corporation Approval) 2nd floor of **CPR Boligala Homes which is mentioned in brochure of CPR Hill Ridge Apartment Homes,** Tirupati Municipal Assessment No.**1012066165,D.No.18-8-43/E/201,Flat No.201,** admeasuring 1555 Sq. feet including Plinth and common area in the apartment Known as CPR Boligala Homes which is mentioned in brochure of CPR Hill Ridge Apartment with Doors, Door Frames, Windows, Ventilators, Current Service No. 5534100157814, Common rights, car parking, right in common area,.i.e. Passage, Stair case, bore well, over head water tank, water supply, lift and common passage of this Flat in Stilt Floor together with parking area.

Boundaries of the flat:

East : Open to sky
West : Common Corridor
North : Open to sky
South : Open to sky

Property registered in the name of Mrs. VANGALA SUJATHA REDDY

TIRUMALA SITE BANK OF BARODA

- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on https://baanknet.com using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and by Generating challan and transfer EMD amount to bidder's EMD Wallet.
- After EMD amount is reflected in Bidder's e-wallet, Bidder needs to participate in the auction by clicking on the "Participate" option of the particular property.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.

8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorized Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorized Officer.

10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing

बैंक ऑफ़ बड़ौदा, तिरुमला
TIRUMALA-517 504
BANK OF BARODA

Security Agreement with brief description of Securities

Equitable Mortgage residential property

SCHEDULE-A

situated at Tirupati District, Tirupati R.D, Tirupati Sub District., Tirupati Urban Mandal, Tirupati Municipal Corporation, previously No.9 Thambuvanigunta Village Accounts, now Akkarampalli Village Accounts, Revenue Survey No.5/2, 5/3, 5/4, 5/5A, 5/6A,Tirupati Town, Tirupati Municipal Corporation Limits, Ward No.18, Madhura Nagar Residential Area, site formed after demolition of Houses with Door No.18-8-43E, 18-4-43F, 18-4-43G and 18-8-40/A Newly constructed apartment named **"CPR BOLIGALA HOMES"** with following measurements and boundaries.

Item No.1

Measurements

East-West on Northern side: 283 feet (86.315 mts),
East-West on Southern side: 293 ¼ feet (89.441 mts)
North –South on Eastern side : 159 ¼ feet (47.122 mts)
North –South on Western side : 162.2 feet (49.4588 mts)
Total extent : 46316.09 Sq. ft. or 5,146.23 Sq yards vacant site.

Boundaries:

East : Municipal Road
West : Site belonging to B Gunasekhar and others
North : 20 feet wide road
South : Site belonging to Kola Reddeppa

Item No.2

Measurements

East-West: 23 feet (7.015 mts),
North-South: 139 1/2 feet (42.547 mts)
Total extent : 3208.50 Sq. ft. or 356.50 Sq. yards vacant site.
Item No. 1 and Item No. 2 Total are comprising 49,524.59 Sq. feet or 5,502.73 Sq. yards (4,873.73 Sq. yards after all road widening permitted by TUDA and Municipal corporation)

Boundaries:

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SCHEDULE-B

Proportionate undivided share and interest in aforesaid premises described in Schedule-A, an extent of 71 Sq. yards out of 4873.73 Sq. yards after all road widening permitted By TUDA and Tirupati Municipal Corporation with right to use, enjoy common areas, amenities etc. pertaining to the flat in **"CPR Boligala Homes which is mentioned in the brochure of CPR Hill Ridge Apartment Homes.**

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SCHEDULE-C

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Boundaries of the flat:

East : Open to sky
West : Common Corridor
North : Open to sky
South : Open to sky

Property registered in the name of Mrs. VANGALA SUJATHA REDDY

Date of Auction	**05-12-2026**
Time of Auction	Start Time 2.00 PM to End Time 6.00 PM
Reserve Price	**Rs.73,98,900/- (Rupees Seventy Three lakhs Ninty eight thousand Nine Hundred only)**
Earnest Money Deposit	**Rs.7,39,890/- (Rupees Seven lakhs thirty Nine thousand Eight Hundred Ninty only)**
Bid Increase Amount	Rs.25,000/- (Rupees Twenty Five Thousand only)
Bid Increase Amount during time extension	Rs.25,000/- (Rupees Twenty Five Thousand only)
Status of Possession (Symbolic /Physical)	Symbolic
Property Inspection Date & Time	From 03-11-2026 to 04-12-2026 between 10.30 AM to 4.30 PM

Yours faithfully,

कृते बैंक ऑफ बडौदा
For BANK OF BARODA

अधिकृत हस्ताक्षरकर्ता Authorised Signatory
Authorized Officer under SARFAESI Act, 2002

बैंक ऑफ़ बड़ौदा
Bank of Baroda
India's International Bank

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[Abridged Sale Notice for publication in News Papers for Auction conducted on baanknet.com]

Sale Notice For Sale Of Immovable Properties

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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 6 (2) & 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), Mortgagor (s) and Co-applicant (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is"**, **"As is what is"**, and **"Whatever there is"** basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Co-applicant/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr /Lot No	1.
Name & address of Borrowers/Co-applicant/ Mortgagors	1. **Mr Vangala Vijay Bhaskar Reddy (Applicant)** Flat no.201, CPR HILL RIDGE, Near Leela Mahal circle,Padmanagar, Tirupati District:Tirupati-517501 2. **Mrs Vangala Sujatha Reddy(Co-applicant)** Flat no.201, CPR HILL RIDGE, Near Leela Mahal circle,Padmanagar, Tirupati District:Tirupati-517501
Give short description of the immovable property with known encumbrances, if any	Equitable Mortgage residential property **SCHEDULE-A** situated at Tirupati District, Tirupati R.D, Tirupati Sub District., Tirupati Urban Mandal, Tirupati Municipal Corporation, previously No.9 Thambuvanigunta Village Accounts, now Akkarampalli Village Accounts, Revenue Survey No.5/2, 5/3, 5/4, 5/5A, 5/6A,Tirupati Town, Tirupati Municipal Corporation Limits, Ward No.18, Madhura Nagar Residential Area, site formed after demolition of Houses with Door No.18-8-43E, 18-4-43F, 18-4-43G and 18-8-40/A Newly constructed apartment named **"CPR BOLIGALA HOMES"** with following measurements and boundaries. Item No.1 Measurements East-West on Northern side: 283 feet (86.315 mts), East-West on Southern side: 293 ¼ feet (89.441 mts) North –South on Eastern side : 159 ¼ feet (47.122 mts) North –South on Western side : 162.2 feet (49.4588 mts) Total extent : 46316.09 Sq. ft. or 5,146.23 Sq yards vacant site. Boundaries: East : Municipal Road West : Site belonging to B Gunasekhar and others North : 20 feet wide road South : Site belonging to Kola Reddeppa

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Property registered in the name of Mrs. VANGALA SUJATHA REDDY

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Bid Increase Amount during time extension	Rs.25,000/- (Rupees Twenty Five Thousand only)
Status of Possession (Symbolic /Physical)	Symbolic
Property Inspection date & Time.	From 03-11-2026 to 04-12-2026 between 10.30 AM to 4.30 PM

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction and online auction portal **Baanknet.com**. Also, prospective bidders may contact the Authorised officer on Mobile: 9392439519 and 9154285337

कृते बैंक ऑफ बडौदा
For BANK OF BARODA

अधिकृत हस्ताक्षरकर्ता Authorised Signatory

Date: 02-11-2026
Place: TIRUMALA,

Name: K Arun Raj
Authorised Officer
Bank of Baroda

बैंक ऑफ़ बड़ौदा
Bank of Baroda
India's International Bank

119th FOUNDATION YEAR
LEADING WITH TRUST

[Terms and Conditions for Sale to be uploaded in Bank's website as well as baanknet.com]

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

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 proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Co-applicant (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold **on "As is where is", "As is what is"**, and **"Whatever there is"** basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Co-applicant (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr /Lot No	1.
Name & address of Borrowers/Co-applicant/ Mortgagors	1. **Mr Vangala Vijay Bhaskar Reddy (Applicant)** Flat no.201, CPR HILL RIDGE, Near Leela Mahal circle,Padmanagar, Tirupati District:Tirupati-517501 2. **Mrs Vangala Sujatha Reddy(Co-applicant)** Flat no.201, CPR HILL RIDGE, Near Leela Mahal circle,Padmanagar, Tirupati District:Tirupati-517501
Give short description of the immovable property with known encumbrances, if any	Equitable Mortgage residential property **SCHEDULE-A** situated at Tirupati District, Tirupati R.D, Tirupati Sub District., Tirupati Urban Mandal, Tirupati Municipal Corporation, previously No.9 Thambuvanigunta Village Accounts, now Akkarampalli Village Accounts, Revenue Survey No.5/2, 5/3, 5/4, 5/5A, 5/6A,Tirupati Town, Tirupati Municipal Corporation Limits, Ward No.18, Madhura Nagar Residential Area, site formed after demolition of Houses with Door No.18-8-43E, 18-4-43F, 18-4-43G and 18-8-40/A Newly constructed apartment named **"CPR BOLIGALA HOMES"** with following measurements and boundaries. Item No.1 Measurements East-West on Northern side: 283 feet (86.315 mts), East-West on Southern side: 293 ¼ feet (89.441 mts) North –South on Eastern side : 159 ¼ feet (47.122 mts) North –South on Western side : 162.2 feet (49.4588 mts) Total extent : 46316.09 Sq. ft. or 5,146.23 Sq yards vacant site. Boundaries: East : Municipal Road West : Site belonging to B Gunasekhar and others North : 20 feet wide road South : Site belonging to Kola Reddeppa Item No.2

Measurements

East-West: 23 feet (7.015 mts),

North-South: 139 1/2 feet (42.547 mts)

Total extent : 3208.50 Sq. ft. or 356.50 Sq. yards vacant site.

Item No. 1 and Item No. 2 Total are comprising 49,524.59 Sq. feet or 5,502.73 Sq. yards (4,873.73 Sq. yards after all road widening permitted by TUDA and Municipal corporation)

Boundaries:

East : Item-1

West : Site sold by B Gunasekhar and others

North : Site belonging to B Gunasekhar and others

South : Site sold by B Gunasekhar and others

SCHEDULE-B

Proportionate undivided share and interest in aforesaid premises described in Schedule-A, an extent of 71 Sq. yards out of 4873.73 Sq. yards after all road widening permitted By TUDA and Tirupati Municipal Corporation with right to use, enjoy common areas, amenities etc. pertaining to the flat in **"CPR Boligala Homes which is mentioned in the brochure of CPR Hill Ridge Apartment Homes.**

SCHEDULE-C

Flat No.201 as per DAGPA (Flat No.215 as per TUDA and Tirupati Municipal Corporation Approval) 2nd floor of **CPR Boligala Homes which is mentioned in brochure of CPR Hill Ridge Apartment Homes,** Tirupati Municipal Assessment No.**1012066165,D.No.18-8-43/E/201,Flat No.201,** admeasuring 1555 Sq. feet including Plinth and common area in the apartment Known as CPR Boligala Homes which is mentioned in brochure of CPR Hill Ridge Apartment with Doors, Door Frames, Windows, Ventilators, Current Service No. 5534100157814, Common rights, car parking, right in common area,.i.e. Passage, Stair case, bore well, over head water tank, water supply, lift and common passage of this Flat in Stilt Floor together with parking area.

Boundaries of the flat:

East : Open to sky

West : Common Corridor

North : Open to sky

South : Open to sky

Property registered in the name of Mrs. VANGALA SUJATHA REDDY

Total Dues	be **Rs.75,11,926/- (Rupees Seventy-Five Lakhs eleven Thousand Nine hundred Twenty Six only)**
Date of e-Auction	**05-12-2026**
Time of E-auction	Start Time 2.00 PM to End Time 6.00 PM
Reserve Price	**Rs.73,98,900/- (Rupees Seventy-Three lakhs Ninety eight thousand Nine Hundred only)**
Earnest Money Deposit (EMD)	**Rs.7,39,890/- (Rupees Seven lakhs thirty Nine thousand Eight Hundred Ninety only)**
Bid Increase Amount	Rs.25,000/- (Rupees Twenty-Five Thousand only)
Bid Increase Amount during time extension	Rs.25,000/- (Rupees Twenty-Five Thousand only)
Status of Possession (Symbolic /Physical)	Symbolic
Property Inspection date & Time.	From 29-10-2026 to 04-12-2026 between 10.30 AM to 4.30 PM

TERMS AND CONDITIONS –

1. The Online E-Auction will be held through auction portal website i.e. **https://baanknet.com** on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through **https://baanknet.com** (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.

2. KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.

3. EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with **https://baanknet.com** Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in https://baanknet.com and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: 8291220220 & email ID **support.BAANKNET@psballiance.com**
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com .

- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on https://baanknet.com using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and by Generating challan and transfer EMD amount to bidder's EMD Wallet.
- After EMD amount is reflected in Bidder's e-wallet, Bidder needs to participate in the auction by clicking on the "Participate" option of the particular property.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.

8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorized Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorized Officer.

10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing

and future relating to properties.

12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorized officer / Bank.

14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.

16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorized Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. The Authorized Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counteroffer/conditional offer/conditions by the bidder and/or successful bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

19. The sale is subject to confirmation by the Secured Creditor Bank.

20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under, and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Mobile **9154285337** and **9392439519.**

कृते बैंक ऑफ बडौदा
For BANK OF BARODA

अधिकृत हस्ताक्षरकर्ता Authorised Signatory

Date: 02-11-2026
Place: TIRUMALA

Name: K Arun Raj
Authorized Officer
Bank of Baroda