



THE GAYATRI CO-OPERATIVE URBAN BANK LTD.,

KARIMNAGAR BRANCH, KARIMNAGAR, DIST: KARIMNAGAR, TELANGANA STATE.

PROPERTY AUCTION NOTICE (PROCLAMATION OF SALE)

Auction Sale under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, of the immovable property mortgaged to The Gayatri Co-Operative Urban Bank Ltd., Karimnagar Branch at Karimnagar, Karimnagar District for recovery of the secured debt of Rs. 7,18,14,749.20 (Rupees Seven Crore Eighteen Lakh Fourteen Thousand Seven Hundred Forty-Nine and Twenty Paise Only) as on 31-08-2024 and applicable interest & other charges there on from the date of NPA of which the property brought to sale.

- a) **Date & Time of Auction** : 29-01-2025 at 11:00 AM
- b) **Place of Auction** : The Gayatri Co-Operative Urban Bank Ltd., Karimnagar Branch, # 7-4-412, First Floor, Near Geeta Bhavan Chowrasta, Mankamma Thota, Karimnagar.
- c) **Reserve Price** :
- Property-1** : Rs. 2,32,51,750/- (Rupees Two Crore Thirty-Two Lakh Fifty-One Thousand Seven Hundred and Fifty Only).
 - Property-2** : Rs. 8,22,97,850/- (Rupees Eight Crore Twenty-Two Lakh Ninety-Seven Thousand Eight Hundred and Fifty Only).
 - Property-3** : Rs. 3,49,19,700/- (Rupees Three Crore Forty-Nine Lakh Nineteen Thousand and Seven Hundred Only).
 - Property-4** : Rs. 1,96,74,950/- (Rupees One Crore Ninety-Six Lakhs Seventy-Four Thousand Nine Hundred and Fifty Only).
- (Aggregate Reserve Price of all the above properties is Rs. 16,01,44,250/-)
- d) **Amount of Secured Debt** : Rs. 7,18,14,749.20 (Rupees Seven Crore Eighteen Lakh Fourteen Thousand Seven Hundred Forty-Nine and Twenty Paise Only) as on 31-08-2024 plus (+) applicable interest & other charges there on from the date of NPA.
- e) **Name of the Borrowers** : M/s Ponnamm Narayana Goud Constructions, H. No. 7-2-925/B, Ponnamm Complex, Kashmrigadda, Mankammathota, Karimnagar, Represented by its partners 1) Sri Ponnamm Rajesh Alias Rajesh Goud, S/o. Narayana Alias Narayana Goud, 2) Smt Ponnamm Swetha, W/o. Ponnamm Rajesh Alias Rajesh Goud.
- f) **Name of the Mortgagor** : Sri Ponnamm Rajesh Alias Rajesh Goud, S/o. Narayana Alias Narayana Goud.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

- a. **Property-1:** RCC house bearing H. No. 7-2-925/B, in Survey No. 1073/A having total extent of 433.60 Sq. yards or 362.54 Sq. meters, Still Floor Plinth area 2692.50 Sft, Ground floor plinth area 2692.50 Sft, First floor plinth area 2692.50 sft and Second floor Plinth area 2131.60 Sft, situated at Mankammathota Locality Karimnagar town and mandal, within the limits of Municipal Corporation, Karimnagar, under the Jurisdiction of Registration Sub-District and Registration District Karimnagar.
- Boundaries:**
East : 20'00" wide Road.
West : H. No. 7-2-924 of Ponnamm Ramaiah.
North : 24'00" wide Road.
South : H. No. 7-2-925/A of Ch. Leela.
- b. **Property-2:** RCC house bearing H. No. 7-2-973, in Survey No. 1072/A having total extent of 2403.91 Sq. yards or 2019.28 Sq. meters, Cellar Floor Plinth area 6952.00 Sft, Ground floor plinth area 6952.00 Sft, First floor plinth area 6952.00 sft, Second floor Plinth area 3449.00 Sft, Third floor Plinth area 6952.00 Sft and Fourth floor Plinth area 6952.00 Sft, situated at Mankammathota Locality Karimnagar town and mandal, within the limits of Municipal Corporation, Karimnagar, under the Jurisdiction of Registration Sub-District and Registration District Karimnagar.
- Boundaries:**
East : Open plot of Ponnamm Satyanarayana & Ponnamm Mohan.
West : Open plot of Ponnamm Mallaiah.
North : Open plot of Ponnamm Rajesh & Ponnamm Mallaiah.
South : 30'00" Wide Road.
- c. **Property-3:** RCC house bearing H. No. 7-2-969, 7-2-970, 7-2-971, & 7-2-972 in Survey No. 1072/A having total extent of 499.72 Sq yards or 419.76 Sq meters, Still Floor Plinth area 3165.93 Sft, Ground floor plinth area 3165.93 Sft, First floor plinth area 3165.93 sft, Second floor Plinth area 2615.00 Sft, situated at Mankammathota Locality Karimnagar town and mandal, within the limits of Municipal Corporation, Karimnagar, under the Jurisdiction of Registration Sub-District and Registration District Karimnagar.
- Boundaries:**
East : H. No. 7-2-974 of Ponnamm Satyanarayana.
West : H. No. 7-2-968 of Ponnamm Mallaiah.
North : 100'00" wide Road.
South : 30'00" Wide Road.
- d. **Property-4:** RCC house bearing H. No. 7-2-949, 7-2-950, & 7-2-951 in Survey No. 1072/A having total extent of 290.21 Sq yards or 242.65 Sq meters, Cellar Floor Plinth area 1358.50 Sft, Ground floor plinth area 1358.50 Sft, First floor plinth area 1358.50 Sft and Second floor Plinth area 835.15 Sft, situated at Mankammathota Locality Karimnagar town and mandal, within the limits of Municipal Corporation, Karimnagar, under the Jurisdiction of Registration Sub-District and Registration District Karimnagar.
- Boundaries:**
East : H. No. 7-2-952 of Ponnamm Amarendar.
West : Open plot of Raju.
North : 100'00" wide Road.
South : H. No. 7-2-952 House of Ponnamm Amarendar.

All the above properties are standing in the name of Sri Ponnamm Rajesh Alias Rajesh Goud, S/o. Narayana Alias Narayana Goud

Terms and Conditions of the Auction:

- The property shall be auctioned on "AS IS WHERE IS" condition.
- For participation in the auction the intending bidders have to deposit an amount equivalent to 10% (Property-1: Rs. 23,25,175/-, Property-2: Rs. 82,29,785/-, Property-3: Rs. 34,91,970/-, Property-4: 19,67,495/-, Aggregate amount of Rs. 1,60,14,425/-) of the Reserve Price of the property being auctioned as a refundable earnest money deposit (EMD) before commencement of auction by way of cash or money order or banker's cheque or D.D drawn in favour of The Gayatri Co-operative Urban Bank Ltd., Karimnagar Branch, payable at Karimnagar.
- The property shall be sold to the highest bidder. The successful bidder should deposit 25% of the bid amount on the same day of sale in cash or DD drawn on a Nationalized Bank and the balance within 15 days from the date of sale.
- The sale certificate will be issued in the name of the successful bidder only, after payment of the entire bid amount and other charges, if any. The successful bidder shall bear all expenses like stamp duty, registration fee etc. for getting the sale certificate registered in his/her favour.
- In case of default in whatsoever manner by the successful bidder in adhering to the terms and conditions of the sale, the earnest money and other amounts deposited by him/ her as the case may be shall be forfeited.
- The purchaser should make their own enquiries regarding any statutory liabilities, arrears of property tax, electricity dues etc., of the property by themselves before participating in the auction. The bank is not aware of any other encumbrance in respect of the said property.
- The authorized officer shall have powers to accept or reject the bids or postpone / cancel the auction without assigning any reasons thereof and also to modify any terms and conditions of this sale without any prior notice.
- For inspection of the property and other particulars the intending bidders may contact the Branch Manager - Karimnagar Branch at phone numbers 9246946677 and 9299991126 during office hours from 10:00 AM to 6:00 PM on all working days and they are at liberty to make their own assessment / enquiry about the property.
- Bid price shall be increased only in multiples of Rs. 5,000/- on Reserve Price.

Place: Karimnagar
Date: 19-12-2024

Authorized Officer
The Gayatri Co-Operative Urban Bank Ltd.,
Karimnagar Branch