



THE GAYATRI CO-OPERATIVE URBAN BANK LTD.,

ARMOOR BRANCH, DIST: NIZAMABAD, 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., Armoor Branch at Nizamabad District for recovery of the secured debt of Rs.13,00,659.80 (Rupees Thirteen Lakhs Six Hundred Fifty Nine and Paise Eighty 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** : 06-03-2025 at 11:00 AM
- b) **Place of Auction** : The Gayatri Co-Operative Urban Bank Ltd., Armoor Branch, #5-105, Mamidipally X road, Armoor, Dist: Nizamabad.
- c) **Reserve Price** : Rs. 52,29,200/- (Rupees Fifty Two Lakhs Twenty Nine Thousand Two Hundred Only).
- d) **Amount of Secured Debt** : Rs.13,00,659.80 (Rupees Thirteen Lakhs Six Hundred Fifty Nine and Paise Eighty Only), as on 31-08-2024 plus (+) applicable interest & other charges there on from the date of NPA.
- e) **Name of the Borrowers** : 1. Sri Dudigama Shiva Kumar, S/o Rajaram,
2. Smt Dudigama Rajamani, W/o Shiva Kumar.
- f) **Name of the Mortgagor** : Sri Dudigama Shiva Kumar S/o Rajaram.

DESCRIPTION OF THE IMMOVABLE PROPERTY

RCC Roofed (G+2 floors) building bearing G. P. No: 1-125/5/9, in Lay out plot No. 47 (Part), in Sy.no.182/1, L.P no.24/2008/HRO/H1, Total admeasuring 138.05 Sq.yds (115.42 Sq.mtr) having plinth area 2180.10 sq.ft, situated at near old Nirmala Garden Function Hall, Venkateshwara Temple, Kothaarmoor Vill, Armoor Mdl under the limits of Gramapanchayathi Perkit, within the jurisdiction of Registration Sub-Dist, Armoor, Registration District Nizamabad.

Boundaries:

East : 33 Feet Wide road
West : House in Plot No 47 (Part)
North : Plot No 46
South : 33 Feet Wide road

Terms and Conditions of the Auction:

- i) The property shall be auctioned on "AS IS WHERE IS" condition.
- ii) For participation in the auction the intending bidders have to deposit an amount equivalent to 10% i.e., Rs. 5,22,920/- 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., Armoor Branch, payable at Armoor.
- iii) 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.
- iv) 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.
- v) 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.
- vi) 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.
- vii) 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.
- viii) For inspection of the property and other particulars the intending bidders may contact the Branch Manager - Armoor Branch at phone numbers 9248013579 and 9100917226 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.
- ix) Bid price shall be increased only in multiples of Rs. 5,000/- on Reserve Price.

Place: Armoor
Date: 01-02-2025

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