



THE GAYATRI CO-OPERATIVE URBAN BANK LTD.,

DHARMARAM BRANCH, DIST: PEDDAPALLY, 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., Dharmaram Branch at Peddapally District for recovery of the secured debt of Rs. 21,89,290.50 (Rupees Twenty One Lakhs Eighty Nine Thousand Two Hundred Ninety and Fifty Paise Only) as on 30-09-2024 and applicable interest & other charges there on from the date of NPA of which the property brought to sale.

- a) **Date & Time of Auction** : 03-04-2025 at 11:00 AM.
- b) **Place of Auction** : The Gayatri Co-Operative Urban Bank Ltd., Dharmaram Branch, #2-72, Near SBH, Main Road, Dharmaram, Dist: Peddapally, T.S., Pin: 505 416.
- c) **Reserve Price** : Rs. 1,47,86,000/- (Rupees One Crore Forty Seven Lakhs Eighty Six Thousand Only)
- d) **Amount of Secured Debt** : Rs. 21,89,290.50 (Rupees Twenty One Lakhs Eighty Nine Thousand Two Hundred Ninety and Fifty Paise Only) as on 30-09-2024 plus (+) applicable interest & other charges there on from the date of NPA.
- e) **Name of the Borrower** : Sri Devi Janardhan, S/o. Bakkaiah, H. No: 1-85, Mancherla Main Road, Dharmaram – 505416.
- f) **Name of the Mortgagor** : Sri Devi Janardhan, S/o. Bakkaiah

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that the Bangalore tiled, RCC slab and Ac Sheet roofed bearing Gram Panchayath No.1-85 covered by in Sy No.238/2, land having a total area of 1164.00 Sq.yds (i.e., Plinth area: Bangalore tiled 2150.50 Sq.ft plus RCC slab 2251.25 Sq.ft plus Ac Sheet 172.50 Sq.ft= Total Plinth area 4574.25 Sq.ft or 508.25 Sq.yds plus open land area 655.75 Sq.yds= Total area of the house is 1164.00 Sq.yds=977.76 Sq Mtrs situated at Dharmaram H/o. Bommareddyally village of Dharmaram Mandal, Peddapalli District.

Boundaries:

- East : 100 Feet Wide PWD(R & B) road leading to Mancherla.
- West : Land Belonging to Bekkam Hanmanthu and Electrical Sub Station of AP Transco.
- North : Land Belonging to Sub Station of AP Transco.
- South : House Belonging to Dr. Manthri Sumanth.

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. 14,78,600/-) 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 banker's cheque or D.D drawn in favour of The Gayatri Co-operative Urban Bank Ltd., Dharmaram Branch, payable at Dharmaram.
- 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 - Dharmaram Branch at phone numbers 8333903706, 8333903705 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: Dharmaram
Date: 27-02-2025

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