



TELANGANA GRAMEENA BANK

HEAD OFFICE: HYDERABAD

RBO: SANGAREDDY

RASMECC, ASHOKNAGAR (9905) Phone: 83329 58461

Email: rasmec9905@tgbhyd.in

E-Auction Cum Sale Notice

E-Auction Sale Notice for the sale of immovable assets under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable property mortgaged /charged to the secured creditor, the symbolic Possession of which has been taken by the Authorised Officer of Telangana Grameena Bank (Erstwhile Andhra Pradesh Grameena Vikas Bank), RASMECC-Ashoknagar, the secured creditor on 16.01.2025, will be sold on "As is where is " , 'As is what is " and "Whatever there is " on 20/08/2025 for recovery of its dues due to the Telangana Grameena Bank -Patancheru branch (8163) from **SRI.PATLOLLA SATISH KUMAR S/O BALARAM & SMT.SAMBARAJU MANASA W/O SATISH KUMAR**, being borrowers/guarantor.

Description of Immovable Property

Description of Properties	Reserve Price	Earnest Money Deposit	Dues due to the Bank as per the 13(2) Demand Notice*
<u>SCHEDULE OF THE PROPERTY-I:</u> All that piece and parcel of Agriculture Land converted to Non-Agriculture purpose ad-measuring 16 guntas in Survey.no 560, situated at Borpatla village and Gram panchayath, Hathnoora Mandal, Medak District. Registration Sub-district Narsapur, Registration District Medak at Sangareddy is the property in the name of N.Y.B.S.R INDUSTRIES PROP.Sri. Patlolla Satish Kumar. <u>Boundaries Of The Above Mentioned Property-I:</u>	Rs.1,38,00,000/-	Rs.13,80,000/-	Rs. 8,14,185/- (Rupees Eight Lakh Fourteen Thousand One Hundred And Eighty Five Only) as on 05/05/2023 Borrower is also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, costs, charges etc from 06.05.2023.

North : Land of Koppu Bagaiah & others South : Road . East : Land of Koppu Bagaiah, West : Land of Talari Srisailam, <u>SCHEDULE OF THE PROPERTY- II:</u> All that piece and parcel of Agriculture Land converted to Non-Agriculture purpose admeasuring 1.08 acres in Survey .no 559, situated at Borpatla village and Gram panchayath, Hathnoora Mandal,Medak District. Registration Sub-district Narsapur, Registration District Medak at Sangareddy is the property in the name of N.Y.B.S.R INDUSTRIES PROP.Sri. Patlolla Satish Kumar. <u>Boundaries Of The Above Mentioned Property-II:</u> North : Land of N.Manikya Reddy South : Road . East : Land of Koppu Bagaiah, West : Land of Vendor			
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* The amount paid by the borrower if any during the period will be deducted from the dues from the date it was paid as per the Bank norms.

The borrower/s /mortgagor/s attention is invited to the provisions of Sub-section (8) of section 13 of the act, in respect of the time available to redeem the secured asset).

(This notice shall also serve as notice under sub rule (6) of the rule (8) of Security Interest Enforcement Rules -2002 to the Borrower /Guarantors).

For detailed terms and conditions of the sale, please refer to link in Telangana Grameena Bank's website i.e.www.tgbhyd.in under the head "E-Auction".

The E-Auction will be conducted through portals <https://auctiontiger.net>, <https://sarfaesi.auctiontiger.net> and <https://drt.auctiontiger.net> on 20/08/2025 from 11:00 AM to 1:00 PM with unlimited extension of 5 minutes .The intending bidder is required to register their name at <https://auctiontiger.net> , <https://sarfaesi.auctiontiger.net> and <https://drt.auctiontiger.net> and get the user id and password free of cost from Mr.Praveen Thevar,Contact No. - +91 9722778828, e-mail ID – praveen.thevar@auctiontiger.net

Terms and Conditions of Sale

1) For participating in E-auction intending bidders have to deposit a refundable EMD of 10% (EMD mentioned in Description) of Reserve price by way of RTGS/NEFT/fund transfer to the credit of account number 79073063538, Telangana Grameena Bank, IFSC code TGRB0000224 or by DD/pay order favouring "Telangana Grameena Bank, A/c 79073063538 –, payable at Hyderabad".

2) After online registration, the intending bidder should submit the duly filled in bid form (format available in the above website) along with DD/quoting the UTR number or NEFT/RTGS remittance towards EMD in a sealed cover as "Tender for property purchase item No. 1) pertaining to **SRI.PATLOLLA SATISH KUMAR S/O BALARAM & SMT.SAMBARAJU MANASA W/O SATISH KUMAR** & duly mentioning the amount offered for purchase shall be submitted to the Authorised Officer, Telangana Grameena Bank, RASMECCC-Ashoknagar Branch, Ramachandrapuram, GHMC, Sangareddy-502032. Or by email on rasmec9905@tgbhyd.in before 5Pm on -19.08.2025.

3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiple of **Rs 50000=00**. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interse bidding, there will be unlimited extension of "5 minutes" that is the end time of E-Auction shall be automatically extended by 5 minutes each time if bid is made within 5 minutes from the last extension.

4) The authorised officer is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason. If auction day is declared as holiday, auction will be postponed to next working day.

5) Successful tenderer/bidder should deposit 25% of the bid amount (including EMD amount) immediately on the sale being knocked down in his/her favour and the balance sale price has to be remitted within 15 days from the date of confirmation of the sale or any other date specified by the Authorised Officer. The successful bidder /tenderer shall bear all the legal //incidental expenses like stamp duty, registration fees, local taxes, and any other statutory dues, water and electricity dues, etc.

6) Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to the bidder will be deemed to be have made by him alone.

7) Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/her by scan and email both to authorised officer of the Telangana Grameena Bank i.e rasmec9905@tgbhyd.in and the service provider <https://auctiontiger.net>, <https://sarfaesi.auctiontiger.net> and <https://drt.auctiontiger.net> for getting declared as successful bidder in the auction sale proceeding.

8) The successful bidder shall deposit the 25% of the bid amount (including EMD) on the same day of the sale or within 24 hours, being knocked down in his favour and balance 75% of the bid amount within 15 days from the date of sale by RTGS/NEFT/fund transfer credit of account number "79073063538", Telangana Grameena bank, IFSC code TGRB0000224 or by DD/pay order favouring Telangana Grameena Bank, A/C "79073063538" payable at Hyderabad. EMD of unsuccessful bidders will be returned.

9) Sale certificate will be issued by the authorised officer in favour of the successful bidder only upon deposit of entire purchase price /bid amount and furnishing the necessary proof in the respect of payment of all taxes/charges.

10) If the successful bidder /tenderer fails to remit the balance of 75% of the bid amount within 15 days from the date of confirmation of sale or any other date specified by the authorised officer, the amount deposited by him/her shall be forfeited and the bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property. Withdrawal of bid shall not be allowed after completion of time for submission of bids. Non login in case of e-auction /non participation in the scheduled auction shall not be considered as withdrawal of bid. On failure of bidder to pay 25% of bid amount the bank shall forfeit the amount already paid including the EMD amount paid by the bidder.

11) The authorised officer is holding the physical possession of the property. The successful bidder will be handed over the property on “as is where is” condition.

12) The authorised officer reserves his right to vary any of the terms and conditions of this notice of sale without prior notice at his discretion.

13) If the sale price is more than Rs 50,00,000=00 (Rupees Fifty Lakh only) then the auction purchaser/successful bidder has to deduct 1.00% of the sale price as TDS in the name of the owner of the property & remit to income tax department as per section 194 IA of income tax act and only 99.00% of the sale price has to be remitted to the bank. The sale certificate will be issued only on receipt of form 26QB & challan for having remitted the TDS.

14) For inspection of the property and verification of the copies of the documents/title deeds available with the secured creditor or any further details, the intending bidders or tenderer may contact the Desk Officer, Telangana Grameena Bank, Rasmecc-Ashoknagar, Ashoknagar, during the office hours on any working day mobile no 9491306852.

15) The bidders may participate in E-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Bank/service provider shall not be held responsible for internet connectivity, network problems, system crash downs, power failure etc.

16) All bidders who submitted the bids, shall be deemed to have read the terms and conditions of E-auction sale and be bound by them.

Dated : 14/07/2025

Place : ASHOKNAGAR

Telangana Grameena Bank
Authorised Officer
RASMECCC-Ashok Nagar



TELANGANA GRAMEENA BANK

HEAD OFFICE: Hyderabad, RBO: SANGAREDDY, RASMECC, Ashoknagar (995).
Phone No.: 83325 58461, Email: rasmecc995@tgblhyd.in

E-AUCTION CUM SALE NOTICE

E-Auction Sale Notice for the sale of immovable assets under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to rule 8(b) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the secured creditor, the symbolic Possession of which has been taken by the Authorized Officer of Telangana Grameena Bank (erstwhile Andhra Pradesh Grameena Vikas Bank), RASMECC-Ashoknagar, the secured creditor on 08/08/2024, will be sold on "As is where is", "As is what is" and "Whatever there is" on 20/08/2025 for recovery of its dues due to the Telangana Grameena Bank - Patancheru branch (8163) from Mrs. Dammanagari Suman Wo Srinivas & Mr. Dammanagari Srinivas Sio Telalala, being borrowers/guarantor.

Due due to the Bank as per the 12(2) Demand Notice: Rs. 50,72,413/- (Rupees Fifty lakh Seventy Two Thousand Six Hundred and Thirteen Only) as on 01.06.2024 Borrower is also liable to pay future interest at the contractual rate on the above amount together with incidental expenses, costs, charges etc from 02.06.2024.

DESCRIPTION OF IMMOVABLE PROPERTY

Mortgage Created Via Doc No B4262000 Dated: 28.02.2020 at SRO BANGA/CHODY Mortgage of the property: All that the House constructed on Plot bearing No 38, Block-C, in SyNo.28201, addressing 247 Sq Yds situated at "RUKMIN ENCLAVE" of Issac Village, Patancheru Mandal, Sangareddy District, Telangana State belongs to Mrs. Dammanagari Suman Wo D Srinivas bounded by: NORTH: 33' Wide Road, SOUTH: Plot No 54-C, EAST: Plot No 35-C, WEST: 33' Wide Road.

Reserve Price: Rs.1,20,00,000/-; Earnest Money Deposit: Rs.12,00,000/-

Date of E-Auction and Time: 20/08/2025 from 11:00 AM to 1:00 PM
(With unlimited extensions of 5 minutes each)

Last date for submission of bid application form with KYC documents, proof of EMD payment etc. (Upto 5:00 PM): 19.08.2025.

*The amount paid by the borrower during the period will be deducted from the due from the date it was paid as per the Bank norms.
The borrower's mortgage/pledge is subject to the provisions of Sub-section (3) of section 13 of the act, in respect of the time available to redeem the secured asset.

(This notice shall also serve as notice under sub rule (3) of the rule (8) of Security Interest Enforcement Rules - 2002 to the Borrower/Guarantor).

For detailed terms and conditions of the sale, please refer to link in Telangana Grameena Bank's website i.e. www.tgblhyd.in under the head "E-Auction".

The E-Auction will be conducted through portals: <https://eeaauctioner.net>, <https://eeaauctioner.net> and <https://eeaauctioner.net> on 20/08/2025 from 11:00 AM to 1:00 PM with unlimited extension of 5 minutes. The intending bidder is required to register their name at <https://eeaauctioner.net>, <https://eeaauctioner.net> and <https://eeaauctioner.net> and get the user id and password free of cost from Mr. Praveen Thavar, Contact No. - +91 9722778828, e-mail ID - praveenthavar@eeaauctioner.net

TERMS AND CONDITIONS OF SALE

1) For participating in E-auction intending bidders have to deposit a refundable EMD of 10% (EMD mentioned in Description) of Reserve price by way of RTGS/NEFT fund transfer to the credit of account number 79073963538, Telangana Grameena Bank, IFSC code TGRB0000224 or by DD/pay order favouring "Telangana Grameena Bank, A/C 79073963538, payable at Hyderabad". 2) After online registration, the intending bidder should submit the duly filled in bid form (format available in the above website) along with DD/cheque of the UTR number or NEFT RTGS remittance towards EMD in sealed cover as Tender for property purchase item No. 1) pertaining to Mrs. DAMMANAGARI SUMAN WO SRINIVAS & MRS. DAMMANAGARI SRIKANTH & Jyoti, residing at: RASMECC-Ashoknagar Branch, Rameshchandra Nagar, G.M.C. Sangareddy-502022. Or by email on rasmecc995@tgblhyd.in before 5 PM on -19.08.2025. 3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the margin of Rs.50000/-00. Intense bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of intense bidding, there will be unlimited extension of 5 minutes that is the end time of E-auction shall be automatically extended by 5 minutes each time it is made within 5 minutes from the last extension. 4) The authorized officer is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason. 5) auction day is declared as holiday, auction will be postponed to next working day. 6) Successful bidder/bidders should deposit 25% of the bid amount (including EMD amount) immediately on the date of confirmation of the sale being knocked down in his/her favour and the balance sale price has to be remitted within 15 days from the date of confirmation of the sale or any other date specified by the Authorized Officer. The successful bidder/bidders shall bear all the legal incidental expenses like stamp duty, registration fees, total taxes, and any other statutory dues, water and electricity dues, etc. 7) Once made shall not be cancelled or withdrawn. 8) All bids made from the user given to the bidder will be deemed to be made by him alone. 9) Immediately upon closure of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/her by scan and email both to authorized officer of the Telangana Grameena Bank i.e. rasmecc995@tgblhyd.in and the service provider <https://eeaauctioner.net> and <https://eeaauctioner.net> for getting declared as successful bidder in the auction sale proceeding. 10) The successful bidder shall deposit the 25% of the bid amount (including EMD) on the same day of the sale or within 24 hours, being knocked down in his favour and balance 75% of the bid amount within 15 days from the date of sale or by RTGS/NEFT fund transfer credit of account number "79073963538", Telangana Grameena Bank, IFSC code TGRB0000224 or by DD/pay order favouring Telangana Grameena Bank, A/C "79073963538" payable at Hyderabad. EMD of unsuccessful bidder will be returned. 9) Sale certificate will be issued by the authorized officer in favour of the successful bidder only upon deposit of entire purchase price bid amount and fulfilling the necessary proof in the respect of payment of all dues/charges. 10) If the successful bidder/bidders fails to remit the balance of 75% of the bid amount within 15 days from the date of confirmation of sale or any other date specified by the authorized officer, the amount deposited by him/her shall be forfeited and the bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property. Withdrawal of bid shall not be allowed after completion of time for submission of bids. Non-join in case of auction from participation in the scheduled auction shall not be considered as withdrawal of bid. On failure of bidder to pay 25% of bid amount the bank shall forfeit the amount already paid including the EMD amount paid by the bidder. 11) The authorized officer in holding the physical possession of the property. The successful bidder will be handed over the property on "as is where is" condition. 12) The authorized officer reserves his rights vary any of the terms and conditions of this notice of sale without prior notice of his decision. 13) If the sale price is more than Rs.10,00,000/-00 (Rupees Ten Lakh only) then the auction purchaser/successful bidder has to deduct 1.00% of the sale price as TDS in the name of the owner of the property & remit to income tax department as per section 124 IA of income tax act and only 99.00% of the sale price has to be remitted to the bank. The sale certificate will be issued only on receipt of form 26CB & challan for having remitted the TDS. 14) For inspection of the property and verification of the copies of the documents/deeds available with the secured creditor or any further details, the intending bidder/s can contact the Desk Officer, Telangana Grameena Bank, RASMECC-Ashoknagar, during the office hours on any working day mobile no 9401398252. 15) The bidder, who participate in E-auction for bidding from their place of choice, Internet connectivity shall have to be ensured by the bidder himself. Bank/service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc. 16) All bidders who submitted the bids, shall be deemed to have read the terms and conditions of E-auction sale and be bound by them.

Date: 14/07/2025, Place: Ashoknagar

Sd/- Authorized Officer, TGB, RASMECC-Ashok Nagar

"IMPORTANT"

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TELANGANA GRAMEENA BANK

HEAD OFFICE: Hyderabad, RBO: SANGAREDDY, RASMECC, Ashoknagar (9505).
Phone No.: 83325 58461, Email: rasmecc995@tgblhyd.in

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Due due to the Bank as per the 12(2) Demand Notice: Rs. 8,14,185/- (Rupees Eight Lakh Fourteen Thousand One Hundred And Eighty Five Only) as on 05/05/2023 Borrower is also liable to pay future interest at the contractual rate on the above amount together with incidental expenses, costs, charges etc from 06.05.2023.

DESCRIPTION OF IMMOVABLE PROPERTY

SCHEDULE OF THE PROPERTY: All that piece and parcel of Agriculture Land converted to Non-Agriculture purpose addressing 16 guntas in Survey no 560, situated at Bopali village and Gram panchayat, Hathnora Mandal, Medak District, Registration Sub-district Nanaspur, Registration District Medak at Sangareddy in the property in the name of N.Y.S.R INDUSTRIES PROP. Sri. Patella Satish Kumar. Boundaries of the above mentioned Property-I: North: Land of Kousu Bagawati & others, South: Road, East: Land of Kippu Bagawati, West: Land of Yash Srikanth.

SCHEDULE OF THE PROPERTY: II: All that piece and parcel of Agriculture Land converted to Non-Agriculture purpose addressing 1.08 acres in Survey no 559, situated at Bopali village and Gram panchayat, Hathnora Mandal, Medak District, Registration Sub-district Nanaspur, Registration District Medak at Sangareddy in the property in the name of N.Y.S.R INDUSTRIES PROP. Sri. Patella Satish Kumar. Boundaries of the above mentioned Property-II: North: Land of N.M. Manjaya Reddy, South: Road, East: Land of Kousu Bagawati, West: Land of Yash Srikanth.

Reserve Price: Rs.1,38,00,000/-; Earnest Money Deposit: Rs.13,80,000/-

Date of E-Auction and Time: 20/08/2025 from 11:00 AM to 1:00 PM
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Date: 14/07/2025, Place: Ashoknagar

Sd/- Authorized Officer, TGB, RASMECC-Ashok Nagar

