



# VARDHAMAN BANK

VARDHAMAN (MAHILA) CO-OP. URBAN BANK LTD.

Head Office: 8-2-351/N/1, Nishant house, 3rd floor, Road no.3, Banjara Hills, Hyderabad-500 034.(T.S).Phone : no.46664777. Email:ho@vardhamanbank.com

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

**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 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrowers, Co-obligants and Guarantors (details mentioned in table) that the below described immovable property mortgaged/charged to Vardhaman (Mahila) Co-operative Urban Bank Ltd., the physical possession of which has been taken by the Authorised Officer of Vardhaman (Mahila) Co-operative Urban Bank Ltd., will be sold on "As is where is", "As is What is", and "Whatever there is" basis on **17th March 2025, time 01.00 pm onwards** for the recovery of dues (Mentioned below) to the Vardhaman (Mahila) Co-operative Urban Bank Ltd., from borrowers, guarantors and Co-obligants. The reserve Price and the earnest money deposit will be as mentioned in the below table.

### Names of the Accounts , Borrowers, Guarantors, etc.

**1.Borrower:M/s Graphic Systems # 4-1-882/1/7, 1ST Floor, Reddy Hostel Shopping Complex, Tilak Road, Abids, Hyderabad- 500001 T.S.**

**Name of the Partners 1. Sri M Netaji S/o. Sri. Narahari Prasad Rao Meka. 2.Sri M Harsha S/o. M. Netaji 3.M/s Sri Priyanka Graph Tech Pvt Ltd.,**

**Common Address of 1. Sri. M Netaji 2. Sri. M Harsha**

**Add-I # HNo. 18/A, MCH. No.16-2-835/35, Saidabad Colony, Hyderabad-500059(TS).**

**Add-II# HNo.16-2-836/13, Saidabad Colony, Hyderabad -500059 (TS).**

**3.M/s Sri Priyanka Graph Tech Pvt Ltd.,**

**Factory Address # Plot No.48/B, Phase -1, Sy.No.257, IDA Jeedimetla Village, Jeedimetla, Mandal Quthbullapur, R.R. Dist.**

**Office Add # 4-1-882/1/7, 1ST Floor, Reddy Hostel Shopping Complex, Tilak Road, Abids, Hyderabad- 500001 T.S.**

**2.Borrower: M/s Sri Priyanka Enterprises # 4-1-882/1/7, 1ST Floor, Reddy Hostel Shopping Complex, Tilak Road, Abids, Hyderabad- 500001 T.S.**

**Name of the Partners 1. Sri M Netaji S/o. Sri. Narahari Prasad Rao Meka. 2.Sri M Harsha S/o. M. Netaji 3.M/s Sri Priyanka Graph Tech Pvt Ltd.,**

**Common Address of 1. Sri. M Netaji 2. Sri. M Harsha**

**Add-I # HNo. 18/A, MCH. No.16-2-835/35, Saidabad Colony, Hyderabad-500059(TS).**

**Add-II# HNo.16-2-836/13, Saidabad Colony, Hyderabad -500059 (TS).**

**3.M/s Sri Priyanka Graph Tech Pvt Ltd.,**

**Factory Address# Plot No.48/B, Phase -1, Sy.No.257, IDA Jeedimetla Village, Jeedimetla , Mandal Quthbullapur, R.R. Dist.**

**Office Add # 4-1-882/1/7, 1ST Floor, Reddy Hostel Shopping Complex, Tilak Road, Abids, Hyderabad- 500001 T.S.**

**3.Borrower:M/s Sri Priyanka Graph Tech Pvt Ltd.,**

**Factory Address # Plot No.48/B, Phase -1, Sy.No.257, IDA Jeedimetla Village, Jeedimetla, Mandal Quthbullapur, R.R. Dist.**

**Office Add # 4-1-882/1/7, 1ST Floor, Reddy Hostel Shopping Complex, Tilak Road, Abids, Hyderabad- 500001 T.S.**

**Name of the Directors 1.Sri M Netaji, S/o. Sri. Narahari Prasad Rao Meka. 2.Sri M Harsha S/o. M. Netaji**

**Common Address of 1. Sri. M Netaji 2. Sri. M Harsha**

**Add-I # HNo. 18/A, MCH. No.16-2-835/35, Saidabad Colony, Hyderabad-500059(TS).**

**Add-II# HNo.16-2-836/13, Saidabad Colony, Hyderabad -500059 (TS).**

**Name of the Guarantors: 1.Sri M Netaji S/o. Sri. Narahari Prasad Rao Meka 2. Sri M Harsha S/o. M. Netaji 3.Smt N Vanibala W/o. Sri. M. Netaji 4.M/s Sri Priyanka Graph Tech Pvt Ltd., 5.Sri Suram Venkat Reddy.**

**Common Address of 1. Sri. M Netaji 2. Sri. M Harsha 3.Smt N VanibalaW/o. Sri. M. Netaji**

**Add-I # HNo. 18/A, MCH. No.16-2-835/35, Saidabad Colony, Hyderabad-500059(TS).**

**Add-II# HNo.16-2-836/13, Saidabad Colony, Hyderabad -500059 (TS).**

**4.M/s Sri Priyanka Graph Tech Pvt Ltd.,**

**Factory Address# Plot No.48/B, Phase -1, Sy.No.257, IDA Jeedimetla Village, Jeedimetla, Mandal Quthbullapur, R.R. Dist.**

**Office Add # 4-1-882/1/7, 1ST Floor, Reddy Hostel Shopping Complex, Tilak Road, Abids, Hyderabad- 500001 T.S.**

**5. Sri Suram Venkat Reddy.**

**Add-I H.No.12-5-143, Tamaka, Secunderbad-500017.**

**Add-II H.No. 8, Plot No: 108, Jyothi Colony, AOC Gate Secunderbad-500 015.**

### Details of the property

#### "PROPERTIES UNDER PHYSICAL POSSESSION"

**Common collateral Security for M/s Graphic Systems, M/s Sri Priyanka Enterprises & M/s Sri Priyanka Graph Tech Pvt Ltd.,**

**SCHEDULE 'I' PROPERTY:**All that M.No.11-4-636/1/1/409, pertaining to flat bearing no.409 in second floor, with a plinth area of 574.36 sq.ft. along with an undivided share of land admeasuring 35.07 sq.yds. or 29.32 sq. mts. Out of 2590 sq.yds. of APEX Apartments in ward no. 11 block no. 4 situated at A. C. Guards, Saifabad, Hyderabad, belonging to Smt. N Vanibala and bounded: -North- Common Corridor, South- Open to Sky, East Flat No. 408, West- Flat No. 410

**SCHEDULE 'II' PROPERTY:**All that M.No.11-4-636/1/1/410, pertaining to flat bearing no.410 in second floor, with a plinth area of 574.36 sq.ft. along with an undivided share of land admeasuring 35.07 sq.yds. or 29.32 sq. mts. Out of 2590 sq.yds. of APEX Apartments in ward no. 11 block no. 4 situated at A. C. Guards, Saifabad, Hyderabad, belonging to Smt. N Vanibala and bounded: -North - Common Corridor, South- Open to Sky, East Flat No. 409, West- Flat No. 411

### RP/EMD, A/c No./IFSC

**Schedule I Property: Reserve price for: Rs.25,50,000.00 EMD: Rs.2,55,000.00**

**Schedule II Property: Reserve price for: Rs.25,50,000.00 EMD: Rs.2,55,000.00**

**Payable by way of RTGS/NEFT/DD/PO/Banker's cheque, favouring Vardhaman (Mahila) Co-operative Urban Bank Ltd, Hyderabad drawn on any commercial bank, along with Tender form in a closed cover.**

**RTGS/NEFT details: Bank Name : HDFC BANK LTD Name of the Account : Vardhaman (Mahila) Cooperative Urban bank Ltd., Account No : 00210380001103 IFSC: HDFC0000021.**

### Outstanding Liabilities:

**In the accounts of M/s Graphic Systems, M/s Sri Priyanka Enterprises & M/s Sri Priyanka Graph Tech Pvt Ltd., total of their three loans amounting to Rs. 7,33,10,099.40 (Rupees Seven Cores Thirty Three Lacs Ten Thousand Ninety Nine and paise Forty Only) as on 31.05.2024 plus interest from 01.06.2024 and expenses thereon**

### Terms And Conditions of Auction:

- 1) The above said property will be sold by the Authorized Officer and tender forms can be obtained by the intending buyers from Vardhaman (Mahila) co-operative urban Bank Ltd., Head Office, 8-2-351/N/1, Nishant house, 3rd floor, Banjara Hills, Hyderabad from 17.02.2025 to 15.03.2025, Time: 11 A.M to 04.00 P.M
- 2) For Participating in the auction, the intending bidders have to deposit an amount equivalent to 10% of Reserve price of the property being auctioned on or before 12.00 noon of 17.03.2025 as a refundable earnest money deposit by way of RTGS/NEFT (Details given above) OR D.D./PO/Banker's cheque drawn on any commercial bank favouring Vardhaman (Mahila) Co-operative Urban Bank Ltd, Hyderabad along with Tender form in a closed cover.
- 3) The Tender/Auction Sale shall be conducted as per the rules of SARFAESI Act, 2002. The bank reserves the right to conduct the open auction among the persons who participated in Tender Sale or can also postpone the Auction without further communication to Borrowers/Guarantors or anyone.
- 4) The successful bidder should deposit 25% of the bid amount on the same day/next working day, by way of cash / D.D./pay order/Banker's cheque; drawn on Nationalized bank inclusive of the EMD amount and balance of the bid amount shall be paid within 15 days from the date of opening of tenders.
- 5) The successful bidder will be given Physical possession of the Auctioned property in "As is where is basis", "As is What is basis" and "Whatever there is basis" subject to fulfilment of Auction Terms.
- 6) The successful bidder shall bear all expenses like stamp duty, registration fee, other statutory dues etc., in connection with transfer of Auctioned property.
- 7) If the successful bidder defaults in effecting payments or fails to adhere to the terms and conditions of the tenders / auction in any manner the amount already deposited will be forfeited and he/she shall not have any claim as such for the forfeited amount.
- 8) The Authorized Officer shall have powers to accept or reject bids or postpone/cancel/accept/alter/modify terms and conditions of tenders/offer at any time without assigning any reasons therefor.
- 9) The intending bidders are at liberty to make to their own assessment/enquiry about the property.
- 10) For inspection of the property, Documents and other particulars the intending bidders may call on phone no. 040-46664777/9959179669 from 20.02.2025 to 10.03.2025 by 11.00 am to 4.00 pm.

The Right of Redemption lies up to 30 Days from date of acknowledgement/ publication whichever is earlier

### Auction Place, Date and Time:

**Vardhaman (Mahila) Co-operative urban bank Ltd.**

Head Office: 8-2-351/N/1, Nishant house, 3rd floor, Road no.3,

Banjara Hills, Hyderabad-500 034.(T.S).Phone : No. 040-46664777/9959179669

**Email: legal@vardhamanbank.com On 17th March 2025, from 1.00 pm onwards.**

(This may also be treated as Notice u/r 8(6) rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrowers/s and guarantor/s of the said loans about the holding of Auction sale on the above mentioning date)

Sd/-

Date: 13.02.2025

Authorized Officer

Place: Hyderabad

Vardhaman (Mahila) Co-op. Urban Bank Ltd.

**Geethaads Ramakrishna 9032242118, 9440403689**