



# 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 Authorized 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 24th February 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.

**Borrower: M/s. Sri Anjaneya Siri Lucky Agencies** Address: Plot No. 1343, 1344 & Flat No. 104, Sri Sahana Tharun Vihar, Opposite Manjeera Water tank, Pragathi Nagar, Hyderabad 500 090.

**Unit/Works Address:** Plot No. 16 & 17, Auto Nagar, Kakinada, East-Godavari Dist, Andhra Pradesh.

**Name/s of Partners : 1. Utlapally Ramesh and 2. Utlapally Kalyani:**

**Address-I:** Plot No. 1343, 1344 & Flat No. 104, Sri Sahana Tharun Vihar, Opposite Manjeera Water tank, Pragathi Nagar, Hyderabad 500 090.

**Address-II:** Plot No. 15, Street No1, Surya Nagar Colony, Uppal, Hyderabad-500 039.

**Name of the Guarantors: 1. Smt. Utlapally Kalyani:** Address: Plot No. 1343, 1344 & Flat No. 104, Sri Sahana Tharun Vihar, Opposite Manjeera Water tank, Pragathi Nagar, Hyderabad 500 090.

**Address-II:** Plot No. 15, Street No1, Surya Nagar Colony, Uppal, Hyderabad-500 039.

**2. Sri. Utlapally Ramesh:** Address: Plot No. 1343, 1344 & Flat No. 104, Sri Sahana Tharun Vihar, Opposite Manjeera Water tank, Pragathi Nagar, Hyderabad 500 090.

**Address-II:** Plot No. 15, Street No1, Surya Nagar Colony, Uppal, Hyderabad-500 039.

**3. Sri AR Vishnu Vardhan** Address: H. No: 8-2-293/174/1/2, BN Reddy Colony, Road No. 14, Banjara Hills, Hyderabad 500 031.

**4. Sri Venkata Koti Sai Kumar Chunduri** Address: 2-2-185/39, Flat No. 103, Sai Krishna Apartments, Ramakrishna Nagar, Bagh Amberpet, Hyderabad 500 013

### Details of the property

#### "PROPERTIES UNDER PHYSICAL POSSESSION"

**SCHEDULE 'I' PROPERTY:** All that the Office Space no.301, with Municipal No. 1-90/2/G/C/301, on third floor of the building known as ROYAL ARCADE admeasuring 792 Square Feet along with undivided share of land 30 sq. yards or 25.08 sq. meters (Out of 333.33 sq yards) including common areas with amenities easement rights (with fixtures and fittings), Plot bearing no. 24 in survey no. 76; House bearing no. 1-65/2/24, Corresponding GHMC no. 1-90/2/G/C/301, Situated at Arunodaya Co- Operative Housing Society, MADHAPUR VILLAGE, Serilingampally Mandal under GHMC Serilingampally Circle, Ranga Reddy District, Telangana State belonging to Smt. Utlapally Kalyani and bounded by: North- Corridor & Stair case, South- Open to Sky, East- Third floor office space no. 302, & GHMC no. 1-90/2/G/C/302., West- Open to Sky

**SCHEDULE 'II' PROPERTY:** All that the Office Space no.302, with Municipal No. 1-90/2/G/C/302, on Third floor of the building known as "ROYAL ARCADE" admeasuring 792 Square Feet along with undivided share of land 30 sq. yards or 25.08 sq. meters (Out of 333.33 sq yards) including common areas with amenities easement rights, Plot bearing no. 24 in survey no. 76; House bearing no. 1-65/2/24, Corresponding GHMC no. 1-90/2/G/C/302, Situated at Arunodaya Co- Operative Housing Society, MADHAPUR VILLAGE, Serilingampally Mandal under GHMC Serilingampally Circle, Ranga Reddy District, Telangana State belonging to Sri. Utlapally Ramesh and bounded by: North- Corridor & Stair case, South- Open to Sky, East- Open to Sky, West- Third floor office space no. 301, & GHMC no. 1-90/2/G/C/301

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

**Schedule I Property: Reserve price for: Rs.67,61,600.00 EMD: Rs.6,76,160.00**

**Schedule II Property: Reserve price for: Rs.67,63,050.00 EMD: Rs.6,76,305.00**

**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. Sri Anjaneya Siri Lucky Agencies: total of their two loans amounting to Rs. 3,92,77,284.29 (Rupees Three Cores Ninety Two Lacs Seventy Seven Thousand Two Hundred Eighty Four and paisa Twenty Nine Only) as on 30.11.2023 plus subsequent interest and expenses from 01.12.2023.**

### Terms And Conditions of Auction:

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 20.01.2025 to 20.02.2025, 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 21.02.2025 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.

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.

4) 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.

5) The successful bidder shall bear all expenses like stamp duty, registration fee, other statutory dues etc., in connection with transfer of Auctioned property.

6) 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.

7) 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.

8) 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 20.01.2025 to 21.02.2025 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 24th February 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/-

Authorized Officer

Date: 20.01.2025

Place: Hyderabad

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