



E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the Secured Creditor, the **constructive/physical/symbolic possession** of which has been taken by the Authorized Officer of the Bank / Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank / Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

S. No.	Name of Branch / Account Name / Borrowers	Description of immovable Properties Mortgaged	A. Date of 13(2) Notice B. Amount o/s as on date of 31-08-2026 C. Date of 13(4) possession D. Nature of possession	A. Reserve Price B. EMD C. Bid Increment amount	A. Date of Auction B. Time of auction	Details of the encumbrances known to the secured creditors
1	Kukatpally (108110) M/s Umadevi Pharmaceuticals Private Limited #401, 4th Floor, Uma Residency Opposite Sindhu Cargos SR Nagar Hyderabad- 500038, Mr Chava Suresh Babu (Director & Guarantor) Smt Chava Uma Devi (Guarantor) Smt Chava Sravani Priya (Guarantor) Shri Poluri Ajith (Director) M/s Uma Property Management Pvt Ltd (Guarantor)	All that the Office Unit No 401, in Fourth Floor with a super built up area of 2763 sq ft (Carpet area of 1658 sq ft and common areas of 1105 sq ft) including 40% common area along with Three Car Parking Lots in Cellar/ Sub Cellar in the above said Commercial Complex S.B.R SOUCK, together with an undivided share of land 75 sq yards (Out of total land 2150 sq yards) constructed on the land bearing Municipal No 6-3-883/A&B, situated at PUNJAGUTTA, Hyderabad, Telangana state bounded by North-Open to sky, South-Open to sky, East-Corridor, West- Open to Sky, Property stands in the name of M/s Uma Property Management Pvt Ltd. Property Id- PUNB108110UMA2	A. 04-10-2023 B. Rs. 6,75,44,827.02 + further interest & Charges C. 18-01-2024 D. Physical	A. Rs.3,02,00,000/- B. Rs. 30,20,000/- C. Rs. 1,00,000/- * Bidding shall start from one notch higher.	A. 24-09-2026 B. 1100 to 1600 Hours	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding
2	Khammam (211220) Borrower- Mr Bayaneni Sridhar Address: 15-8-304/1, Rotary Nagar, Road No-4, Near Urban Police Station, Khanapuram Haveli (Rural), Khammam- 507002. Mrs B Udayani 15-8-304/1, Rotary Nagar, Road No-4, Near Urban Police Station, Khanapuram Haveli (Rural), Khammam- 507002.	All that part and parcel of Residential Flat bearing no 203 in First Floor with built up area of 970 sq ft (including common area) together with proportionate undivided share of site admeasuring 24.56 sq yard along with one car parking area earmarked in the still floor on the premises of the mansion renamed as "LOTUS TOWERS" in plot no 27 & 32 (contiguous to each other, forming single compact block, each size-50' * 72') and to an extent of 400 sq yards, total admeasuring 800 sq yards, or equivalent to 668.88 sq mtrs situated at Sai Prabhath Nagar, within the revenue limits of Edulapuram village, Peddathanda Gram Panchayat, Khammam Rural Mandal & District, under territorial Jurisdiction of the registration district of Khammam and sub district of Rural. The land is bounded by: North:33'- Ft wide road, South: Plot nos 26& 33, East: 30' Feet Wide Road, West: 30' Feet Wide Road, The flat is bounded by: North:Corridor, South: Open to sky., East: Open to sky., West: Open to sky. Stands in the name of Bayaneni Sridhar. Property ID- PUNB21122025.	A. 04-07-2019 B. Rs. 38,97,744.92 + further interest & Charges C. 08-11-2019 D. Symbolic	A. Rs. 17,82,000/- B. Rs. 1,78,200/- C. Rs. 25,000/- * Bidding shall start from one notch higher.	A. 24-09-2026 B. 1100 to 1600 Hours	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding

This notice is also to be treated as notice for redemption of assets under the Security Interest (Enforcement) Rules, 2002.

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions.

1. The properties are being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"**.
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on dates mentioned above.
4. For detailed terms and conditions of the sale, please refer <https://pnb.bank.in> , www.baanknet.com