PHOENIX ARC LIMITED

Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and Western Express Highway, Ville Parle (E), Mumbai – 400057, Tel: 022- 68492450, Fax:022- 412313, CIN:U67190MH2007PTC168303;Email:info@phoenixarc.co.in:Website:www.phoenixarc.co.in;

ONLINE E- AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly Known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust-FY26-13 (Phoenix) (pursuant to assignment of debt by Edelweiss ARC Limited in favour of Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd) vide an Assignment Agreement dated **29.12.2025**) will be sold on "**AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition**, by way of "**online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website **https://www.bankeauctions.com** as per the details given below:

Name of Borrower	**M/s .Sri Siva Sai College of Elementary Teacher,** Represented by Authorised Signatory, Rajayyapeta Village, Rajam, Rajam Mandalam, Srikakukalam-532127.
Name of Co-Obligant/Guarantors /Mortgagors/ Partners	M/s Sri Siva Sai New Educational Society, Nandapurapu LaxmiSeshu Prasanna, Mrs.Chellapilla Krishna Vamsi
Details of Assignment	Assignor – Edelweiss ARC Limited in favour of Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd Trust - Phoenix Trust FY 26-13. Date of Assignment – 29-12-2025
Amount due as per SARFAESI Notice dated of **Rs.69,91,999/-(Rupees Sixty Nine Lakhs Ninety One Thousand Nine Hundred And Ninety Nine Only),** due and payable as of 14.03.2022 together with further interest and other cost and charges and expenses as mentioned in the Demand Notice dated 14.03.2022	
Description of Immovable Properties: **Schedule 'A' Property:** All that piece and parcel of the property bearing Plot No. 354, 355, 356, 357, 358, in Sy. No. 24/4 measuring 397.22 5q. Yds, (Out of Total Extent Ac.1.31 Cents) at Rajayyapeta Village, Rajam Mandal Srikakulam District and bounded on,	

East By: Plot No.359
West By: 18 Feet Common Road
North By: 20 Feet Common road
South By: Executants Dry Land

Schedule 'B' Property:

All that piece and parcel of the property bearing Plot No. 303, 304, 305, 306, 307, in Sy No. 24/4, measuring 397.22 54. Yds, (Out of Total Extent Ac.1.31 Cents) Situated at Rajayyapeta Village, Rajam Mandal,SrikakulamDistrictand bounded on

East By: Others Property
West By : 20 Feet Common Road
North By: 20 Feet Common Road
South By: Common Road

Possession details	Phoenix ARC has taken Physical possession of the above-named property as per provisions of SARFAESI Act, 2002 on 23.01.2024
Date Time of Inspection of Property	On request
Reserve Price	Rs.**1,45,36,494/-** (Rupees One Crore Forty Five Lakhs Thirty Six thousand and Four Hundred and Ninety Four Only)
Earnest Money Deposit	Rs.14,53,649.40/- (Rupees Fourteen Lakhs Fifty three Thousand Six hundred and Forty Nine Forty Paisa Only)
EMD Remittance Details: The Earnest Money has to be deposited by way of **RTGS/ NEFT Favouring "PHOENIX Trust-FY26-13", PAYABLE AT MUMBAI** OR **NEFT/RTGS IN THE CURRENT ACCOUNT: 9049919809, KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: KKBK0000631**	
Incremental Value	Rs. 50,000/- (Rupees Fifty Thousand Only) & in such multiples
Last date for submission of EMD	22-10-2026 (Thursday) on or before closing of banking Hours
Date & Time of E-Auction	23-10-2026 (Friday) between 12:00 noon to 1.00 pm
Link for Tender documents of the property: https://phoenixarc.co.in?p=7581	

Terms and Conditions of E- Auction

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.
2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.
3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.

4. For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited**, **Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937 , Email ID: support@bankeauctions.com; maharashtra@c1india.com**
5. Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form.
6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition.**
7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the **Last date for submission of EMD** as mentioned above. **Intending purchasers/bidders are required to submit EMDs for the property detailed herein above.**
9. The prospective/intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected.
10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on **the date of Auction mentioned above or not later than the next working day**, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.
11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.
12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.
13. For inspection of the property/is or more information, the prospective bidders may contact **Mr. Mahesh Malunjkar/ SantoshKPilli, and Anisha Shinde at following email address mahesh.m@phoenixarc.co.in/santosh.pilli@phoenixarc.co.in, Anisha.Shinde@phoenixarc.co.in/(email) or on +91-9920381684/+91-9010102699 and 8879696030 (mobile).**
14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.
17. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour.
18. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.
19. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.
20. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission.

21. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place **: AndhraPradesh**
Date : -2026

Sd,
Authorised Officer Phoenix ARC Limited
(Formerly known as Phoenix ARC Private Limited)
(Trustee of Phoenix Trust-FY26-13)

TENDER DOCUMENT FOR E AUCTION

1. Whereas Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited) acting in its capacity of Trustee for **Phoenix Trust FY26-13** "**Phoenix**") through its Authorised Officer, in exercise of its powers under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (**SARFAESI ACT, 2002**) has decided to sell through **e-Auction** the secured asset mentioned in **ANNEXURE - I** for realization of the secured debts due to Phoenix amounting to **Rs.69,91,999/-(Rupees Sixty Nine Lakhs Ninety One Thousand Nine Hundred And Ninety Nine Only),** due and payable as of 14.03.2022 with further interest and penal interest as per demand notice dated **14.03.2022** issued under section 13(2) of the SARFAESI Act, 2002 due and payable by the borrower i.e., **M/s .Sri Siva Sai College of Elementary Teacher,** Represented by Authorised Signatory, Rajayyapeta Village, Rajam, Rajam Mandalam, Srikakukalam-532127, M/s Sri Siva Sai New Educational Society, Nandapurapu LaxmiSeshu Prasanna, Mrs.Chellapilla Krishna Vamsi,India, under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	**Phoenix ARC Limited (Formerly Known as Phoenix ARC Pvt Ltd) - PHOENIX TRUST - FY26-13,** 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra – 400057, India
Auction held with the aid by	**M/s. C1 India Pvt. Ltd.**, (**"Service Provider"**) Gulf Petro Chem, Building No.301,1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015 Help Line No: 0124-4302020/21/22/23/24 Help Line e-mail ID: support@bankeauctions.com

Auction Schedule	**Date of Auction: - As per Sale Notice** **Timings: - As per Sale Notice** **AuctionWebsite:-** https://www.bankeauctions.com
Annexure	1) Terms & conditions of e-Auction 2) Soft Copy of Auction Notice published in newspapers (Annexure – I) 3) Details of Bidder (Annexure – II) 4) Declaration by Bidder (Annexure – III) 5) Declaration From Bidder (Annexure-IV) 6) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) 7) Price Confirmation Letter by H1 Bidder (Annexure – V)
Special Instructions	**Bidding in the last minutes and seconds should be avoided in the bidder(s) own interest. Neither the Service Provider nor Phoenix will be responsible for any lapses / failure on the part of the bidder, in such cases.**

E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by Service Provider on behalf of Phoenix, on pre-specified date, while the bidder(s) shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidder(s) themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be the sole responsibility of bidder(s) and neither Phoenix nor the Service Provider shall be responsible for these unforeseen circumstances. *In order to ward-off such contingent situation, bidder(s) are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the bidder(s) are requested not to wait till the last moment to quote their bids to avoid any such complex situations.*
2. The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider shall acquaint bidder(s) regarding the bidding process, functions and e-Auction rules. All the bidders are required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid**: Sale of secured assets by Phoenix under SARFAESI Act, 2002.
4. **Type of Auction:** E-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be as per Sale Notice and available to the bidder(s) on their bidding screen.
7. **Bid Price:** The bidder has to quote the total price for each of the item.
8. **For other terms and conditions, please see the e-auction notice published by Phoenix**

Procedure of e-Auctioning

i. **e-Form Submission**
All interested bidders need to fill online form available on e-Auction domain with necessary details.

ii. **Online e-Auction**:

- Phoenix will declare its **Opening Price** (**OP**), which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value. I**n case of a sole bidder, the said bidder must mandatorily increase one bid over and above the reserve price in compliance with Rule 9(2) of SARFAESI Act, 2002.**
- The **"Bid Increase Amount"** has been fixed in respect of the secured assets which the bidder(s) can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **"Bid Increase Amount".**
- Online Auction shall be open for **1 hour**. If bidder(s) places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be **Unlimited** and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. *However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.*

9. Successful Bidder shall be required to submit the final prices quoted during the e-Auction as per Annexure – V after the completion of e - Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, Phoenix at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
10. The bid once submitted, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) at the final bid price. **The failure on part of bidder(s) to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.**
11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
    a. Leading Bid in the Auction (H1 – Highest Rate)
    b. Bid placed by bidder(s)
    c. Opening Price & Minimum Increment Value.
    d. The bid rank of bidder in the auction.

12. The decision regarding declaration of successful bidder shall be finalized by the Authorised Officer of Phoenix.
13. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
14. Phoenix / Service Provider shall not have any liability towards bidder(s) for any interruption or delay in access to the site irrespective of the cause.
15. The bidder(s) are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the E-Auction.
16. **Successful bidder**: At the end of the E-Auction, the Authorised Officer of Phoenix will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.

Terms & Conditions for Sale of Secured Assets

i) The E-Auction is being held on "**AS IS WHERE IS" basis & "AS IS WHATEVER THERE IS AND WITHOUT RECOURSE" condition**.

ii) The intending bidder(s) should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/rights/dues affecting the secured assets, including the statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Phoenix. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to Phoenix. The Authorised Officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.

iii) It shall be the responsibility of the bidder(s) to inspect and satisfy themselves about the secured assets and specification before submitting the bid.

iv) The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE I**, have been stated to the best of the information of the undersigned; however, the undersigned shall not be responsible / liable for any error, misstatement, or omission.

v) The inspection of secured asset put on auction will be permitted to interested bidder(s) at sites on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.

vi) The EMD shall be payable has to be deposited by way of **RTGS/ NEFT Favouring "PHOENIX Trust-FY26-13", PAYABLE AT MUMBAI** OR **NEFT/RTGS IN THE CURRENT ACCOUNT: 9049919809, KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: KKBK0000631**

Please note that the Demand Draft and Cheques shall not be accepted as EMD amount on or before the last date mentioned in the E-Auction advertisement released in the newspaper which is annexed herewith as **ANNEXURE-I** and register their name at "https://www.bankeauctions.com" and get user ID and Password free of cost and get training on e-Auction from the Service Provider, by contacting on **Mr. Bhavik Pandya of M/s C 1 India Private Limited**, **Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682398/25/26, Email ID: support@bankeauctions.com**, After deposit of EMD as mentioned above, the intending purchaser/ bidder is required to **get the copies of following documents uploaded** along with KYC Documents s more particularly described in table below in the website **before last date of submission of the bid(s)** (as mentioned in the public auction notice published in the newspapers and copy of which is attached as **ANNEXURE-I**) **(Kindly take note that minimum offer amount cannot be less than the**

reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)

FOR INDIVIDUALS	**DOCUMENTS**
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card **/** Passport **/** Driving License **/** Aadhaar Card **/** Voter's Identity Card **/** Job Card issued by NREGA duly signed by an officer of State Government **/** Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) **/** Aadhar Card **/** Property or Municipal Tax receipt **/** Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address **/** Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies **/** Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	**DOCUMENTS**
PROOF OF IDENTITY	PAN Card **/** Registered Partnership Deed
PROOF OF ADDRESS	Certificate of Incorporation **/** GST Certificate **/** Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR PARTICPITAION	A resolution from the Board of Directors **/** Authority Letter **/** Power of Attorney granted to transact on behalf of Company **/** Partnership Fim

vii) Failure to submit the abovementioned the documents, the bid is liable to be rejected.

viii) The E-Auction will take place through web portal "https://www.bankeauctions.com" on the time specified in the E- Auction notice published in the newspaper and as per **ANNEXURE-I** attached herewith.

ix) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10 % of the Reserve Price, by RTGS. **The secured assets shall not be sold below and /or at the reserve price.**

x) The conditional bid(s) may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**

xi) If the dues of Phoenix together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to Phoenix are tendered by or on behalf of the borrower or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.

xii) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for each item in the multiple of amount mentioned against the secured assets under column "**Bid Increment Amount**" mentioned in **ANNEXURE-I**. The inter-se

bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as **ANNEXURE-I.**

xiii) The EMD of unsuccessful bidder(s) will be refunded to their respective A/c No. shared in e-Auction Portal (https://www.bankeauctions.com) online within 5 working days of the completion of the auction. The bidder(s) will not be entitled to claim any interest, costs, expenses and any other charges (if any).

xiv) The Authorised Officer of Phoenix is not bound to accept the highest offer, and the Authorised Officer of Phoenix has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction, at any stage of auction, without assigning any reason thereof.

xv) The successful bidder shall deposit 25% (inclusive of EMD) of its/his offer by way of RTGS / NEFT to the account mentioned in **public notice annexed as ANNEXURE – I**, on or before the closure of banking hours on the date mentioned in the Sale Notice, which deposit will be confirmed by Phoenix, failing which the sale would be deemed to have failed, and the EMD of the said successful bidder shall be forfeited. The balance amount of the purchase consideration is payable on or before Fifteenth (15th) day from the date of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the secured asset nor on any part of the sum for which may it be subsequently sold.

xvi) The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.

xvii) The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.

xviii) The successful purchaser/bidder shall be solely responsible for any cost / expenses /fees / charges / transfer charges etc. payable to any authority towards the transfer of the rights in its / his / her favour.

xix) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, Authorised Officer of Phoenix shall in its sole discretion be entitled to call off the sale and put the secured assets to sale once again on any date and at such time.

xx) The sale certificate shall be issued on the receipt of entire sale consideration. Sale Certificate shall be issued by Authorised Officer of Phoenix in the name of the successful bidder and/or his/her/its nominee only. Addition/deletion of name of any persons / institution shall not be possible. Compliance of all formalities and payment of the required fees as desired by the Government for transfer/delivery of the secured asset/s sold will be completely borne by the successful Bidder.

Other Terms & Conditions for Sale of Secured Asset

- The bidder(s) shall not involve himself/itself or any of his/its representatives in price manipulation of any kind directly or indirectly by communicating with other bidder(s).
- The bidder shall not divulge either his bid or any other exclusive details of Phoenix or to any other party.

- The Service Provider / Phoenix shall not have any liability to the bidder(s) for any interruption or delay in access to the site irrespective of the cause.
- The Service Provider / Phoenix are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-
Authorised Officer
Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd)
PHOENIX TRUST-FY26-13

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (https://www.bankeauctions.com) and follow the following procedures:

- **Annexure – II:** All the Prospective Bidder(s) will have to –
  - get the printout.
  - fill it up and sign
  - upload the scanned copy while submitting the bid
- **Annexure –III:** All the Prospective Bidder(s) will have to -
  - get the printout
  - fill it up and sign
  - upload the scanned copy while submitting the bid
- **Annexure –IV:** All the Prospective Bidder(s) will have to -
  - get the printout
  - fill it up and sign
  - upload the scanned copy while submitting the bid
- **Annexure – V:** Just after receiving Training on e-Auction, Bidder(s) will have to –
  - get the printout
  - fill it up and sign
  - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@bankeauctions.com
- **Annexure – VI:** Just after the completion of e-Bidding Process, the H1 Bidder will have to
  - get the printout
  - fill it up and sign
  - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

FORM A
PUBLIC ANNOUNCEMENT

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)
FOR THE ATTENTION OF THE CREDITORS OF
TIRUMALA VENKATESHWARA PAPER AND BOARD PRIVATE LIMITED

RELEVANT PARTICULARS

1.	Name of corporate debtor	**Tirumala Venkateshwara Paper and Board Private Limited**
2.	Date of incorporation of corporate debtor	14 November 2005
3.	Authority under which corporate debtor is incorporated / registered	ROC, Hyderabad
4.	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U21012TG2005PTC048035
5.	Address of the registered office and principal office (if any) of corporate debtor	**Registered Office address :** 202 H.No.5-4-187/3 & 4-10 N/R, Neckless Road, Karbala Maidan, Mahatma Gandhi Road, Hyderabad, Secunderabad, Telangana, India, 500003.
6.	Insolvency commencement date in respect of corporate debtor	06 October 2026 (NCLT, Hyderabad Bench passed order dated 06 October 2026, RCP No.06/2026 in CP (IB) No. 160/9/HDB/2020 under Section 9 of IBC, 2016.)
7.	Estimated date of closure of insolvency resolution process	04 April 2027
8.	Name and registration number of the insolvency professional acting as interim resolution professional	Mahadev Tirunagari IBBI/IPA-002/IP-N00320/2017-2018/10925
9.	Address and e-mail of the interim resolution professional, as registered with the Board	Flat No. 406 & 407, 4th Floor, MGR Estates, Dwarakapuri Colony, Punjagutta, Hyderabad, Telangana – 500082 e-mail : mahadev.pcs@gmail.com
10.	Address and e-mail to be used for correspondence with the interim resolution professional	Flat No. 406 & 407, 4th Floor, MGR Estates, Dwarakapuri Colony, Punjagutta, Hyderabad, Telangana – 500082 E-mail: cirp.tirumalavenkateshwarapbpl@gmail.com
11.	Last date for submission of claims	20 October 2026
12.	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	NIL
13.	Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	Not Applicable
14.	(a)Relevant Forms and (b)Details of authorized representatives are available at:	Web link: https://www.ibbi.gov.in/home/downloads Physical Address: Corporate Debtor Address: 202, H.No.5-4-187/3 & 4-10 N/R, Neckless Road, Karbala Maidan, Mahatma Gandhi Road, Hyderabad, Secunderabad, Telangana, India, 500003. IRP address: Flat No. 406 & 407, 4th Floor, MGR Estates, Dwarakapuri Colony, Punjagutta, Hyderabad, Telangana – 500082

Notice is hereby given that the Hon'ble National Company Law Tribunal, Hyderabad Bench has ordered the commencement of a Corporate Insolvency Resolution Process of Tirumala Venkateshwara Paper and Board Private Limited on 06 October 2026 (NCLT, Hyderabad Bench passed order dated 06 October 2026, vide RCP No.06/2026 in CP (IB) No. 160/9/HDB/2020 under Section 9 of IBC, 2016.)
The creditors of Tirumala Venkateshwara Paper and Board Private Limited, are hereby called upon to submit their claims with proof on or before 20 October 2026 to the Interim Resolution Professional at the address mentioned against entry No. 10.
The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.
A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorised representative from among the three insolvency professionals listed against entry No.13 to act as authorised representative of the class in Form CA.
Submission of false or misleading proofs of claim shall attract penalties.

Mahadev Tirunagari
Interim Resolution Professional
Reg.No. IBBI/IPA-002/IP-N00320/2017-2018/10925
AFA is Valid upto 31 December 2026.

Place: 08 October 2026
Date: Hyderabad

HDFC BANK
We understand your world

Registered Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013 and having one of its office as Retail Portfolio Management at HDFC Bank Ltd, 1st Floor, I-Think Techno Campus, Kanjurmarg (East),Mumbai – 400042.

SALE INTIMATION AND NOTICE FOR SALE OF SECURITIES PLEDGED TO HDFC BANK LTD.

The below mentioned Borrowers of HDFC Bank Ltd. (the "Bank") are hereby notified regarding the sale of securities pledged to the Bank, for availing credit facilities in the nature of Loans/Overdraft Against Securities.
Due to persistent default by the Borrowers in making repayment of the outstanding dues as per agreed loans / facilities terms, the below loan / facilities accounts are in delinquent status or classified as NPA (Non-Performing Asset). The Bank has issued multiple notices / loan recall notice to these Borrowers, including the final sale notice on the below-mentioned date whereby, Bank had invoked the pledge and provided 7 days' time to the Borrower to repay the entire outstanding dues in the below accounts, failing which, Bank would be at liberty to sell the pledged securities without issuing further notice in this regard. The Borrowers have neglected and failed to make due repayments, therefore, Bank in exercise of its rights under the loan agreement as a pledgee has decided to sell / dispose off the Securities on or after **16th October 2026** for recovering the dues owed by the Borrowers to the Bank. The Borrowers are hereby notified to treat this as a notice of sale in compliance of section 176 of the Indian Contract Act, 1872. The Borrowers are, also, notified that, if at any time, the value of the pledged securities falls further due to volatility in the stock market to create further deficiency in the margin requirement then Bank shall at its discretion sell the pledged security within one (1) calendar day, without any further notice in this regard. The Borrower(s) shall remain liable to the Bank for repayment of any remaining outstanding amount, post adjustment of the proceeds from sale of pledged securities.

Sr. No.	Loan Account Number	Borrower's Name	Outstanding Amount as on 7th Oct. 2026	Date of Sale Notice
1	XXXXXXXXXX0405	VANKAYALAPATI MRUNALINI	11,697.65	06-10-2026
2	XXXXXXXXXX0271	SAURAV KUMAR GOHAIN	3,975.07	07-10-2026
3	XXXXXXXXXX1937	KOPPURAVURI AVINASH	7,759.30	06-10-2026
4	XXXXXXXXXX4562	VICHARAPU KALYANI	6,416.19	06-10-2026
5	XXXXXXXXXX0062	BURRAMSETTY VENKATA KALYANI	33,680.77	06-10-2026
6	XXXXXXXXXX1450	CHIGURUPATI VIJAY KUMAR	11,49,566.00	06-10-2026
7	XXXXXXXXXX7946	CHIRANJI LAL AGARWAL	19,39,419.68	07-10-2026
8	XXXXXXXXXX5471	RAJA RAJESWARI ANANTHAPALLI	1,797.00	06-10-2026
9	XXXXXXXXXX8541	VIJAYA KUMAR M	9,052.48	07-10-2026
10	XXXXXXXXXX3272	BODAPATI VIJAYA LAKSHMI	3,986.84	07-10-2026
11	XXXXXXXXXX1981	JETTY KALPANA	2,60,858.21	07-10-2026
12	XXXXXXXXXX5283	MUSTI VEERABHADRAMMA	7,525.83	07-10-2026
13	XXXXXXXXXX5673	ROUTHU THANOOJA	2,43,191.73	06-10-2026
14	XXXXXXXXXX3008	GORLI L ARUNA KUMARI	9,93,077.82	07-10-2026
15	XXXXXXXXXX3756	PERUMALLA SURESH	6,19,804.00	06-10-2026
16	XXXXXXXXXX5529	K VIJAYA LAKSHMI	5,12,431.00	06-10-2026
17	XXXXXXXXXX1981	BOMMISETTI SIVARAMA KRISHNA	5,09,378.60	06-10-2026
18	XXXXXXXXXX6503	G V RAMANAIAH	15,59,115.20	06-10-2026
19	XXXXXXXXXX1397	NITIN VIJAY SATWANI	10,03,922.29	06-10-2026
20	XXXXXXXXXX0376	M B RAJESH KUMAR	41,424.08	06-10-2026
21	XXXXXXXXXX2659	ANNAVARAM NEERAJA NIRUPAMA	1,95,125.96	06-10-2026
22	XXXXXXXXXX2617	SURLA SATYANARAYANA	4,14,502.99	06-10-2026
23	XXXXXXXXXX2880	VUDDAGIRI VENKATESWARA RAO	2,22,778.24	07-10-2026
24	XXXXXXXXXX2396	ROUTHU YEDUKONDALA VENKATA RAMA RAO	3,19,951.92	07-10-2026
25	XXXXXXXXXX0153	GUNTUPALLI VENUGOPAL	20,15,251.63	06-10-2026
26	XXXXXXXXXX9312	BOLLU HEMA LAKSHMI	15,87,720.41	06-10-2026
27	XXXXXXXXXX7459	ULLAKULA RAVI KUMAR	1,28,101.82	06-10-2026
28	XXXXXXXXXX3393	ADDANKI MAMATHA	1,761.60	06-10-2026
29	XXXXXXXXXX2056	ANAMIKA MEENA	2,09,095.88	06-10-2026
30	XXXXXXXXXX4450	HEMA VENKATESH BEZAWADA	16,131.00	06-10-2026
31	XXXXXXXXXX5479	MALLEDI KANAKALAKSHMI	9,88,151.17	06-10-2026
32	XXXXXXXXXX2200	SEELAM SATYAVANI	3,48,442.45	06-10-2026
33	XXXXXXXXXX3415	KAVITHA BHUKYA	11,674.94	07-10-2026
34	XXXXXXXXXX9621	MUDADLA KRISHNA MURTHY	71,638.39	07-10-2026
35	XXXXXXXXXX1703	GUTTA SAIKIRAN	1,54,720.11	07-10-2026
36	XXXXXXXXXX1678	SALASI SIVA KUMAR	9,49,473.20	06-10-2026
37	XXXXXXXXXX4029	GARIMELLA SAMBASIVARAO	18,12,378.70	06-10-2026
38	XXXXXXXXXX6663	LOKESH KUMAR KOMJETI	4,69,409.19	07-10-2026
39	XXXXXXXXXX4050	SEETALA NALINI KUMARI	9,70,381.12	07-10-2026
40	XXXXXXXXXX5022	AVVARU VENKATA SUBBAIAH	6,70,487.40	06-10-2026
41	XXXXXXXXXX2912	BASAVA NAGESWARA RAO	6,18,183.27	07-10-2026
42	XXXXXXXXXX2891	M GOUSE MOHADDIN	1,20,987.82	06-10-2026
43	XXXXXXXXXX1523	KOTHAKOONA NIRMALA	2,47,429.83	06-10-2026
44	XXXXXXXXXX8574	MANDAVA BHASKARA RAO	4,88,050.29	07-10-2026
45	XXXXXXXXXX0348	CHEEPURUPALLI V V SATYANARAYANA	3,70,090.51	06-10-2026
46	XXXXXXXXXX3163	KUDERU CHARAN SAI RAMPRASAD	2,16,520.42	06-10-2026
47	XXXXXXXXXX7607	M GOWTHAMI	3,11,283.51	06-10-2026
48	XXXXXXXXXX7451	AVVARI SRIDHARA NARASIMHULU	2,31,372.00	06-10-2026
49	XXXXXXXXXX3579	BATTULA CHANDRASEKHARA RAO	7,80,713.82	06-10-2026
50	XXXXXXXXXX3270	VENU POTLURI	2,19,989.82	06-10-2026
51	XXXXXXXXXX0919	KASBA ABDUL AZEEZ	42,245.54	07-10-2026
52	XXXXXXXXXX0513	GANESHNA PANDITHA PAVANI	2,51,760.82	06-10-2026

DATE : 09.10.2026 | PLACE : ANDHRA PRADESH **Sd/- HDFC BANK LTD.**

ONLINE E – AUCTION SALE OF ASSETS

PHOENIX ARC LIMITED

Reg Office : Wallace Towers, 3rd Floor, 139/140/B/1,Crossing of Shar Road and Western Express Highway, Ville Parle (E), Mumbai-400057, **Tel :** 022- 68492450, Fax : 022- 67412313,
CIN- U67190MH2007PLC168303; | **Email :** info@phoenixarc.co.in; | **Website:** www.phoenixarc.co.in

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.
Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly Known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust-FY26-13 (Phoenix) (pursuant to assignment of debt by Edelweiss ARC Limited in favour of Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd) vide an Assignment Agreement dated **29.12.2025**) will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition,** by way of **"online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website https://www.bankeauctions.com as per the details given below:

Name of Borrower/ Co-Borrower/ Guarantors / Mortgagors / Partners	**M/s .Sri Siva Sai College of Elementary Teacher,** Represented by Authorised Signatory, Rajayyapeta Village, Rajam, Rajam Mandalam, Srikakukalam-532127. **M/s Sri Siva Sai New Educational Society,** Represented by Authorised Signatory, Rajayyapeta Village, Rajam, Rajam Mandalam, Srikakukalam-532127. **Nandapurapu Laxmi Seshu Prasanna,** S/o Chellapilla Murali, Maruthinagar, Ponuguti Valasa, Srikakulam-532127. **Mrs. Chellapilla Krishna Vamsi,** W/o Murali Chellapilla, Maruthinagar, Ponuguti Valasa, Srikakulam-532127.
Details of Assignment	Assignor - Edelweiss ARC Limited in favour of Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd Trust - Phoenix Trust FY 26-13. **Date of Assignment** – 29-12-2025
Amount due as per SARFAESI Notice dated of **Rs. 69,91,999/-(Rupees Sixty Nine Lakhs Ninety One Thousand Nine Hundred And Ninety Nine Only),** due and payable as of 14.03.2022 together with further interest and other cost and charges and expenses as mentioned in the Demand Notice dated 14.03.2022	
Description of Immovable Properties : Schedule'A'Property : All that piece and parcel of the property bearing Plot No. 354, 355, 356, 357, 358, in Sy. No. 24/4 measuring 397.22 Sq. Yds, (Out of Total Extent Ac.1.31 Cents) at Rajayyapeta Village, Rajam Mandal Srikakulam District and **bounded on East By:** Plot No.359 **West By:** 18 Feet Common Road **North By:** 20 Feet Common road **South By: Executants Dry Land Schedule 'B' Property :** All that piece and parcel of the property bearing Plot No. 303, 304, 305, 306, 307, in Sy No. 24/4, measuring 397.22 54. Yds, (Out of Total Extent Ac.1.31 Cents) Situated at Rajayyapeta Village, Rajam Mandal, Srikakulam District and **bounded on East By:** Others Property **West By:** 20 Feet Common Road **North By:** 20 Feet Common Road **South By:** Common Road	
Possession details	Phoenix ARC has taken Physical possession of the above-named property as per provisions of SARFAESI Act, 2002 on 23.01.2024
Date Time of Inspection of Property	On request
Reserve Price	**Rs. 1,45,36,494/-** (Rupees One Crore Forty Five Lakhs Thirty Six thousand and Four Hundred and Ninety Four Only)
Earnest Money Deposit	**Rs. 14,53,649.40/-** (Rupees Fourteen Lakhs Fifty three Thousand Six hundred and Forty Nine Forty Paisa Only)
EMD Remittance Details : Bank Account - "PHOENIX TRUST-FY26-13" Account No: **9049919809;** Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631	
Incremental Value	Rs. 50,000/- (Rupees Fifty Thousand Only) & in such multiples
Last date for submission of EMD	22-10-2026 (Thursday) on or before closing of banking Hours
Date & Time of E-Auction	23-10-2026 (Friday) between 12:00 noon to 1.00 pm
Link for Tender documents of the property : https://phoenixarc.co.in?p=7581	

Terms and Conditions of E- Auction : 1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction. **2.** The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form. **3.** The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. **4.** For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937, Email ID: support@bankeauctions.com; maharashtra@c1india.com **5.** Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form. **6.** The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition. **7.** All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. **8.** For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the Last date for submission of EMD as mentioned above. Intending purchasers/bidders are required to submit EMDs for the property detailed herein above. **9.** The prospective/intending bidder shall furnish an undertaking that he/she/it is not disqualified as per provisions of Sec 29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected. **10.** The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. **11.** The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest. **12.** The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. **13.** For inspection of the property/is or more information, the prospective bidders may contact Mr. Mahesh Malunjkar/ Ms. Anisha Shinde/ Mr. Santosh K Pili at following email address mahesh.m@phoenixarc.co.in/ anisha.shinde@phoenixarc.co.in/ santosh.pili@phoenixarc.co.in/ (email) or on +91-09920381684/+91-8879696030/ +91 8496009819/ +91 7989564079 (mobile). **14.** At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. **15.** The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law. **16.** The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only. **17.** The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour. **18.** The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale. **19.** The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. **20.** The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission. **21.** In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Sd/- Authorised Officer, Phoenix ARC Limited
(Trustee of Phoenix Trust-FY26-13)
Date: 09.10.2026

Karnataka Bank Ltd.
Your Family Bank. Across India

Asset Recovery Management Branch,
Ground floor, Plot No. 50, Srinagar Colony, Road No. 3, Banjara Hills, Hyderabad - 500073.

Phone : 040-23755686/ 23745686
E-Mail : hyd.arm@ktkbank.com
Website : www.karnatakabank.bank.in
CIN : L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES

E-Auction 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) of Security Interest (Enforcement) Rules, 2002.
Notice is here by 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 Possession of which has been taken by the Authorised Officer of Karnataka Bank Ltd, will be sold on **"As is Where is", "As is What is" and "Whatever there is"** on 16.11.2026 for recovery of dues to the Karnataka Bank Ltd, from following Borrowers/Guarantors/Co-Obligants

Karnataka Bank Limited, Serilingampally – Madhapur Branch
(Phone: 040-23119777, 9963411180 (BM), 9963411191 (ABM))

(1) Sl.No.1: Name & Address of Borrowers/Mortgagors/Guarantors, Date of Possession and Details of Secured Debt: .(1) Mr. Naresh Vallal S/o Mr. Govind Vallal (2) Mrs. Sushmitha Vallal W/o Mr. Naresh Vallal both (1) & (2) are residing at House No.5-15-128, Plot No.22/1, West Marredpally, New SBH Colony, Secunderabad – 500 026 being borrowers/guarantors/Co-obligants. **Date of Physical Possession:** 23/01/2024 **Details of Secured Debt: Rs.2,67,65,705.77** (Rupees two crores sixty seven lakhs sixty five thousand seven hundred five and paisa seventy seven only) along with interest from 05.02.2025 plus costs under Term Loan A/c No.7367001600020901

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of land, Plot No.12 and 13 Part in Survey No.243 admeasuring 332 sq. yards or 277.55 sq. meters situated at Bank Colony, Ramakrishnapuram within the limits of GHMC Malkajgiri Circle, Malkajgiri Mandal, Medchal Malkajgiri District along with house bearing Municipal No.32-70/4/C (old No.32-58/4/12) with built up area of 1480 sq. feet constructed thereon belonging to Mr. Naresh Vallal bounded by North: 25 ft Wide Road, South: Neighbour's House on Plot No.18 & 17 Part, East: 25 ft Wide Road, West: Neighbour's House on Plot No.13 Part. Latitude and Longitude 17.478567, 78.533807
(The authorised officer is having physical possession of the property)

Reserve Price: Rs. 1,80,00,000.00(Rupees one crore eighty lakhs only) (Inclusive of TDS)
Earnest Money Deposit: Rs. 18,00,000.00(Rupees eighteen lakhs only)

(2) Sl.No.1: Name & Address of Borrowers/Mortgagors/Guarantors, Date of Possession and Details of Secured Debt: (1) Mrs. Deepa Agarwal W/o Mr. Vikesh Kumar Agarwal, residing at Plot No.B/44, Sri Sadguru Nilayam, Ground Floor, Raghavendra Colony Road No.1, Jedimetla, Secunderabad, Hyderabad 500067 **(2) Mr G Dheeraj Kumar, S/o Mr G Surya Kumar** residing at House No.720, Sardar Bazar, Bolarum, Hyderabad – 500 010 being borrowers/guarantors/Co-obligants. **Date of Physical Possession:** 28.01.2026 **Details of Secured Debt: Rs.1,92,31,516.06** (Rupee One Crore Ninety Two Lakh Thirty One Thousand Five Hundred Sixteen and Paisa Six Only) along with future interest from 13.11.2022 plus costs under Term Loan A/c No.7367001600023401

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of Residential Property measuring 305 sq.yds, situated at Gun Bazar, Secunderabad Cantonment, Telangana State along with dilapidated building (GF) measuring 1414.94sq.ft, bearing H No. 1-18-44 (Old No.41), constructed thereon belonging to Mrs. Deepa Agarwal bounded by: North: H.No. 1-18-42, South: H.No. 1-18-4 (old) H.No 1-18-43 (New), East: Lane, West: Lane
(The Authorised Officer is having Physical Possession of the Property)

Reserve Price: Rs.1,58,00,000.00 (Rupees one crore fifty eight lakhs only)(Inclusive of TDS).
Earnest Money Deposit: Rs. 15,80,000.00 (Rupees fifteen lakhs eighty thousand only)

Karnataka Bank Limited, Srikakulam Branch
[PH: 9440188750 (BM) and (9440186750 (ABM)]

(3) Sl.No.1: Name & Address of Borrowers/Mortgagors/Guarantors, Date of Possession and Details of Secured Debt: (1) Mr. Chandrunaidu Allu alias Chandraiah Allu, S/o Late Parinaidu and 2) Mrs. Allu Ramanamma, W/o of Mr.Chandrunaidu Allu alias Chandraiah Allu both are addressed at D. No.14-184, S.No.44, 4th Ward, Vadama Village, Near Jabili Hotel, Vadama Main Road, Palakonda Mandalam, Srikukalam – 532440 being borrowers/guarantors/Co-obligants. **Date of Constructive Possession:** 02.09.2022 **Details of Secured Debt: Rs. 23,66,349.94** [Rupees twenty three lakhs sixty six thousand three hundred forty nine and paisa ninety four only] under TL A/c No. 7507001600001301 plus interest from 25.09.2026 plus costs

DESCRIPTION OF THE IMMOVABLE PROPERTY

1)All that part and parcel of residential property admeasuring 200 sq. yards bearing Door. No. 14-184, S.No. 44, 4th Ward, Vadama Village, Near Jabili Hotel, Palakonda, Nagara Panchayat and Mandal, Srikakulam District belonging to Mr. Chandrunaidu Allu alias Chandraiah Allu, bounded by: North: 10 Feet Wide Road, South: Vacant Site belongs to Vendor, East: Site belongs to Ramakrishna Master and West:Vacant Site belongs to Vendor.

Reserve Price: Rs. 48,00,000.00(Rupees forty eight lakhs only) (Including TDS).
Earnest Money Deposit: Rs. 4,80,000.00(Rupees four lakhs eighty thousand only)

The borrower's / mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset).
(This Notice shall also serve as Notice under Sub Rule (6) of Rule (8) of Security Interest Enforcement Rules-2002 to the Borrower/Guarantors)
For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website ie.,www.karnatakabank.bank.in under the head "mortgaged assets for sale".
The E-auction will be conducted through portal www.auctionbazaar.com on 16.11.2026 from 11:00 A.M to 11.20 A.M with unlimited extension of 5 minutes. The intending bidder is required to register their name at M/S. ARCA EMART PVT. LTD through the website www.auctionbazaar.com and get the user Id and password free of cost and get training online training on E-auction (tentatively on or before 13.11.2026) from M/s. ARCA EMART PVT LTD, 7-1-28/1/A/1, PARK AVENUE 1, AMEERPET, Secunderabad Telangana 500016. **Website at www.auctionbazaar.com. contact mobile.No's 9603716999, 9581498999, 8370969696 Email-ID:- contact@auctionbazaar.com, support@auctionbazaar.com.**

Date: 08.10.2026 **Sd/-Authorised officer**
Place: Hyderabad **Karnataka Bank Ltd**

EQUITAS SMALL FINANCE BANK LTD
{Formerly Known As Equitas Finance Ltd}
Registered Office: No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai, TN - 600 002

DEMAND NOTICE
NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT, 2002

NOTICE is hereby given that the following borrower/s have availed loan from Equitas Housing Finance Limited (EHFL) / Equitas Finance Limited (EFL) / Equitas Small Finance Bank Ltd (ESFB). The said borrower/s had/have failed to pay Installments and their loan account has been classified as Non-Performing Asset as per the guidelines issued by RBI. The details of the secured immovable propert/ties, loan and the amounts outstanding as on date payable by the borrower/s are mentioned below. The borrower(s) and the public in general are informed that the undersigned being the Authorized Officer, the secured creditor has initiated action against the following borrower(s) under the provisions of the SARFAESI Act, 2002 and not to deal with the said property. on failure to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice, the undersigned will exercise any one or more of the powers under sub-section (4) of Section 13 of the SARFAESI Act, including power to take possession of the property/ies and sell the same.

Sl. No.	Name of the Borrower(s)/ Guarantor(s) / Name of the Branch	Demand Notice Date & Amount	Description of Secured Asset (Immovable Property)
1.	**Branch : LAL BAHADUR NAGAR** **LOAN No.: SELBNGR0428286/ 200002142415** **BORROWER NAME :** **Mr.Kodi Ashok** **Co-borrowers:** **Mrs.Kodi Divya**	**20-08-2026 and Amount Rs.17,23,880**	All that piece and parcel of Open Plot No. 29, admeasuring 144 Sq. Yards or its equivalent to 120.40 Sq. Mtrs., in Sy. No. 426/0/1, Situated at Koyyalagudem H/o. Devalamma Nagaram village, Choutuppal Revenue Mandal, Under Koyyalagudem Grama Panchayat, Yadadri Bhuvanagiri District, Registration Sub-District: Choutuppal, Registration District: Nalgonda, and bounded by:, North By : Plot No. 28., South By : Plot No. 30., East By : 20' wide Road., West By : 20' wide Road.

Date: 09-10-2026 **Sd/-Authorized Officer,**
Place: Nalgonda **Equitas Small Finance Bank Ltd**

EQUITAS SMALL FINANCE BANK LTD
{Formerly Known As Equitas Finance Ltd}
Registered Office: No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai, TN - 600 002

DEMAND NOTICE
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Sl. No.	Name of the Borrower(s)/ Guarantor(s) / Name of the Branch	Demand Notice Date & Amount	Description of Secured Asset (Immovable Property)
1.	**Branch : NIZAMABAD** **LOAN No.: 700010322728** **BORROWER NAME :** **Mr/Mrs Boodida Swapna** **Co-borrowers:** **Mr/Mrs Boodida Sai Srujan**	**21-08-2026 and Amount Rs.4,28,275**	The Existing A.C.C. Roofed House With Bearing G.P.No.9-10 In Assessment No .1309, Admeasuring 80.22 Sq.Yards And Plainth Area 481.00 Sqr Fts Situated At Renjal, Renjal Mandal, Dist: Nizamabad, At T.S, Measurement :- Total Site Area: 80.22 Sq.Yards And Plainth Area 481.00 Sqr Fts, Extentsqft :- 721.98, Registrationdistrict :- Nizamabad, Registrationoffice :- Bodhan, North By : House Of S.Ganga Goud, South By : House Of Mohan, East By : 12'-0" Wide Road, West By : House Of Ganga Goud

Date: 09-10-2026 **Sd/-Authorized Officer,**
Place: Nizamabad **Equitas Small Finance Bank Ltd**

EQUITAS SMALL FINANCE BANK LTD
{Formerly Known As Equitas Finance Ltd}
Registered Office: No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai, TN - 600 002

DEMAND NOTICE
NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT, 2002

NOTICE is hereby given that the following borrower/s have availed loan from Equitas Housing Finance Limited (EHFL) / Equitas Finance Limited (EFL) / Equitas Small Finance Bank Ltd (ESFB). The said borrower/s had/have failed to pay Installments and their loan account has been classified as Non-Performing Asset as per the guidelines issued by RBI. The details of the secured immovable propert/ties, loan and the amounts outstanding as on date payable by the borrower/s are mentioned below. The borrower(s) and the public in general are informed that the undersigned being the Authorized Officer, the secured creditor has initiated action against the following borrower(s) under the provisions of the SARFAESI Act, 2002 and not to deal with the said property. on failure to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice, the undersigned will exercise any one or more of the powers under sub-section (4) of Section 13 of the SARFAESI Act, including power to take possession of the property/ies and sell the same.

| Sl. No. | Name of the Borrower(s)/ Guarantor(s) / Name of the Branch | Demand Notice Date & Amount | Description of Secured As

నర్సరీలతో రైతుకు కొత్త భరోసా

- అటవీ శాఖ ఆధ్వర్యంలో మొక్కల పెంపకం..
- రైతులకు పచ్చదనంతో పాటు భవిష్యత్ ప్రయోజనాలు.
- ములగలంపల్లి ఫారెస్ట్ సెక్షన్ పరిధిలో నర్సరీ అభివృద్ధి..



జీలుగుమిల్లి, అక్టోబర్ 8 (తెలుగుప్రభ): రైతుకు పంట ఒక్కటే ఆదాయ మార్గం కాకూడదు.. భూమిని సద్వినియోగం చేసుకుంటూ భవిష్యత్ అవసరాలకు ఉపయోగపడే మొక్కలను పెంచుకోవడం కూడా ఆదాయ వనరుగా మారాలి. ఈ ఆలోచనతో అటవీ శాఖ ఆధ్వర్యంలో నిర్వహిస్తున్న నర్సరీలు రైతులకు ఉపయోగకరంగా నిలుస్తున్నాయి. జీలుగుమిల్లి మండలం ములగలంపల్లి ఫారెస్ట్ సెక్షన్ పరిధిలో ఫారెస్ట్ సెక్షన్ ఆఫీసర్ కే. రాంబాబు ఆధ్వర్యంలో నర్సరీ నిర్వహిస్తున్నారు.

పొలాల గట్లపై మొక్కలు..

వ్యవసాయ భూముల్లో పంట సాగుతో పాటు పొలాల గట్లు, ఖాళీ ప్రదేశాలు, సాగుకు అనువుగా లేని ప్రాంతాలను మొక్కల పెంపకానికి వినియోగించుకోవచ్చు. ఇలా చేయడం వల్ల ప్రస్తుతం సాగు చేస్తున్న పంటకు అంతరాయం కలగకుండా భవిష్యత్‌లో ఉపయోగపడే మొక్కలను పెంచుకునే అవకాశం ఉంటుంది. మొక్కలు పెరిగే కొద్దీ భూమి చుట్టూ పచ్చదనం పెరగడంతో పాటు పర్యావరణ పరిరక్షణకు కూడా దోహదపడుతుంది. రైతులకు నాణ్యమైన మొక్కలు అందుబాటులో అటవీ శాఖ నర్సరీల ద్వారా మొక్కలను పెంచి సంరక్షించి రైతులకు అందుబాటులోకి తీసుకురావడం వల్ల నాణ్యమైన మొక్కలను పొందే అవకాశం కలుగుతోంది. బయట ప్రాంతాల నుంచి మొక్కలను తీసుకురావాల్సిన అవసరం తగ్గడంతో పాటు, మొక్కలను ఎక్కడ నాటాలి.. ఎలా సంరక్షించాలి.. ప్రారంభ దశలో ఎలాంటి జాగ్రత్తలు తీసుకోవాలి అనే విషయాలపై రైతులకు అవగాహన కల్పించేందుకు కూడా అవకాశం ఏర్పడుతోంది.

ఫారెస్ట్ సెక్షన్ ఆఫీసర్ కే. రాంబాబు మాట్లాడుతూ.. రైతులు తమ భూముల్లో పంటలతో పాటు అనువైన మొక్కలను పెంచుకోవడం వల్ల దీర్ఘకాలంలో అనేక ప్రయోజనాలు పొందవచ్చని తెలిపారు. పొలాల గట్లు, ఖాళీ ప్రదేశాల్లో మొక్కలను నాటడం ద్వారా భూమిని సద్వినియోగం చేసుకోవచ్చని, పచ్చదనం పెంచడంతో పాటు భవిష్యత్‌లో మొక్కల ద్వారా రైతులకు అదనపు ప్రయోజనం లభించే అవకాశం ఉంటుందని వివరించారు. మొక్కలు నాటిన తర్వాత వాటి సంరక్షణపై కూడా రైతులు ప్రత్యేక శ్రద్ధ పెట్టాలని ఆయన సూచించారు. మొక్కలకు అవసరమైన నీటిని అందించడం, పశువుల నుంచి రక్షించడం, కలుపు మొక్కలను తొలగించడం వంటి చర్యలు చేపడితే మొక్కలు ఆరోగ్యంగా పెరిగే అవకాశం ఉంటుందని తెలిపారు. రైతులు తమ భూమి స్వభావం, నీటి వసతి, భవిష్యత్ అవసరాలను దృష్టిలో ఉంచుకుని సరైన మొక్కలను ఎంపిక చేసుకోవాలని సూచించారు.

రైతుకు ఆర్థిక ప్రయోజనం

మొక్కల పెంపకం వల్ల కేవలం పచ్చదనం మాత్రమే కాకుండా భూమి చుట్టూ పర్యావరణ సమతుల్యతకు కూడా మేలు జరుగుతుంది. నేల కోతను తగ్గించేందుకు, ఖాళీ ప్రదేశాలను సద్వినియోగం చేసేందుకు మొక్కలు ఉపయోగపడతాయి. దీర్ఘకాలికంగా ఉపయోగపడే మొక్కలను పెంచుకోవడం ద్వారా రైతులకు భవిష్యత్‌లో అదనపు ఆదాయ అవకాశాలు కూడా ఏర్పడవచ్చు. అందువల్ల

నర్సరీలు ఎంతో ఉపయోగకరం



అటవీ శాఖ ఆధ్వర్యంలో నర్సరీలను అభివృద్ధి చేయడం గ్రామీణ ప్రాంత రైతులకు ఎంతో ఉపయోగకరమని కనకపురం వీఎస్ఎస్ ప్రెసిడెంట్ పాయం వీరస్వామి తెలిపారు. నాణ్యమైన మొక్కలు స్థానికంగా అందుబాటులో ఉండటం వల్ల రైతులు తమ భూముల్లో మొక్కల పెంపకంపై ఆసక్తి చూపే అవకాశం ఉందన్నారు. పర్యావరణ పరిరక్షణతో పాటు భవిష్యత్‌లో రైతులకు ప్రయోజనం కలిగేలా నర్సరీలను మరింత అభివృద్ధి చేస్తే గ్రామీణ ప్రాంతాల్లో పచ్చదనం విస్తరించడంతో పాటు రైతులకు కూడా మేలు జరుగుతుందని తెలిపారు.

రేపటి ప్రయోజనానికి పెట్టుబడి



వ్యవసాయంతో పాటు పొలాల గట్లపై, ఖాళీ ప్రదేశాల్లో ఉపయోగకరమైన మొక్కలను పెంచుకోవడం రైతులకు భవిష్యత్‌లో ఎంతో మేలు చేస్తుందని రైతు మొగమాటం రాంబాబు తెలిపారు. నర్సరీ ద్వారా మొక్కలు అందుబాటులో ఉండటం రైతులకు సౌకర్యంగా ఉందన్నారు. మొక్కలను నాటడమే కాకుండా వాటిని క్రమం తప్పకుండా సంరక్షిస్తే మంచి ఫలితాలు పొందవచ్చని పేర్కొన్నారు.

రైతులు వ్యవసాయంతో పాటు మొక్కల పెంపకాన్ని కూడా ఒక అనుబంధ కార్యకలాపంగా చూడాల్సిన అవసరం ఉంది.

నర్సరీ అభివృద్ధి.. పచ్చదనానికి బాట

నర్సరీలను కేవలం మొక్కలను పెంచే కేంద్రాలుగా కాకుండా రైతులకు మొక్కల ఎంపిక, నాటే విధానం, సంరక్షణ, దీర్ఘకాలిక ప్రయోజనాలపై అవగాహన కల్పించే కేంద్రాలుగా అభివృద్ధి చేస్తే మరింత ప్రయోజనం ఉంటుంది. ములగలంపల్లి ఫారెస్ట్ సెక్షన్ పరిధిలో కొనసాగుతున్న ఈ నర్సరీ ద్వారా రైతులకు నాణ్యమైన మొక్కలు అందుబాటులోకి రావడంతో పాటు పచ్చదనం పెంపునకు కూడా దోహదపడుతోంది. పంటతో పాటు మొక్కను పెంచితే.. నేటి భూమికి పచ్చదనం, రేపటి రైతుకు ప్రయోజనం అనే విధంగా రైతుల్లో అవగాహన పెంచాల్సిన అవసరం ఉంది.

మొబైల్ ఎయిడ్స్ స్క్రీనింగ్ పరీక్షల శిబిరం



గొల్లప్రోలు అక్టోబర్ 8 (తెలుగు ప్రభ): పట్టణంలో హెచ్ఐవి పరీక్షల స్క్రీనింగ్ శిబిరం జరిగింది గురువారం ఆంధ్రప్రదేశ్ ఎయిడ్స్ కంట్రోల్ సొసైటీ మరియు చేంజెస్ ఆధ్వర్యంలో జిల్లా లెప్రసీ ఎయిడ్స్ టీబీ నివారణాధికారి డాక్టర్ చలమయ్య సిపిఎం బాలాజీ సిఎస్ఓ బుచ్చిబాబు ఆదేశాల మేరకు స్థానిక ఎస్సీ కాలనీలో గల అంబేద్కర్ కమ్యూనిటీ హాల్ నందు మొబైల్ వెహికల్ హెచ్ఐవి రక్త పరీక్షల స్క్రీనింగ్ నిర్వహించారు ఈ శిబిరంలో ప్రజలకు హెచ్ఐవి మరియు ఇతర వ్యాధులపై రక్త పరీక్షల స్క్రీనింగ్ నిర్వహించి ఎయిడ్స్ టీబీ కుష్ఠువ్యాధులపై అవగాహన కల్పించారు వ్యాధుల పట్ల సరైన అవగాహన కలిగి ఉండాలని ప్రతి ఒక్కరూ తప్పకుండా స్క్రీనింగ్ పరీక్షలు చేయించుకోనేలా ప్రోత్సహించాలన్నారు హెచ్ఐవి స్క్రీనింగ్ పరీక్షల శిబిరాన్ని ప్రజలు సద్వినియోగం చేసుకోవాలని నిర్వాహకులు తెలిపారు ఈ కార్యక్రమంలో కౌన్సిలర్ శివ నారాయణ, భవాని ఎన్జీవోస్ టీం పాల్గొన్నారు

స్వాధీనత ప్రకటన

సెక్యూరిటైజేషన్ అండ్ రీకన్‌స్ట్రక్షన్ ఆఫ్ ఫైనాన్షియల్ అసెట్స్ అండ్ ఎన్‌ఫోర్స్‌మెంట్ ఆఫ్ సెక్యూరిటీ ఇంటరెస్ట్ యాక్ట్ 2002 (54 ఆఫ్ 2002) ("సదరు చట్టం") యొక్క నిబంధనల క్రింద ఐఐఎఫ్ఎల్- హెచ్ఎఫ్ఎల్ మరియు సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్‌ఫోర్స్‌మెంట్) రూల్స్, 2002 (సదరు రూల్స్) యొక్క రూల్ 3తో చదువుకొనే సదరు చట్టం యొక్క సెక్షన్ 13(12) క్రింద సంక్రమించిన అధికారాలను వినియోగించి కుంటూ స్వతంత్ర మైక్రో హౌసింగ్ ఫైనాన్స్ కార్పొరేషన్ లిమిటెడ్ (ఎస్ఎంహెచ్ఎఫ్ఐ) యొక్క అధీకృత అధికారి అయిన ఈ క్రింది సంతకందారు ఈ క్రింది తెల్పిన తేదీతో జారీ చేసిన డిమాండ్ నోటీసు ప్రకారం ఈ క్రింది పట్టికలో తెల్పిన రుణగ్రహీతలను నోటీసులో తెల్పిన బకాయి మొత్తమును వడ్డీ మరియు వ్యయములతో సదరు నోటీసు స్వీకరించిన తేదీ / నోటీసు తేది నుండి 60 రోజుల లోగా తిరిగి చెల్లించవలసినదిగా కోరడమైనది.

సదరు రుణగ్రహీతలు బకాయి మొత్తాన్ని చెల్లించుటలో విఫలమైనందున, సదరు రూల్స్‌లోని రూల్ 8తో చదువబడుతూ సదరు చట్టంలోని సెక్షన్ 13(4) క్రింద అతడు / ఆమెతో సంక్రమించిన అధికారాలను వినియోగించుకొంటూ ఈ క్రింది తెల్పిన ఆస్తులను ఈ దిగువ సంతకందారు స్వాధీనం చేసుకోవడమైంది రుణగ్రహీత/హామీదారు/తనఖాదారు మరియు సాధారణ ప్రజానీకానికి తెలియజేయడమైనది.

కావున ప్రత్యేకించి రుణగ్రహీత/ హామీదారు/ తనఖాదారు మరియు సాధారణ ప్రజానీకమును హెచ్చరించునది ఏమనగా సదరు ఆస్తులతో ఎటువంటి లావాదేవీలు జరుపకూడదనియు ఒకవేళ జరిపినట్లయితే స్వతంత్ర మైక్రో హౌసింగ్ ఫైనాన్స్ కార్పొరేషన్ లిమిటెడ్ (ఎస్ఎంహెచ్ఎఫ్ఐ)కు చెందవలసిన బకాయి మొత్తం, తదుపరి వడ్డీ మరియు చెల్లింపు తేదీ వరకు వ్యయం క్రింద వర్తించును.

రుణగ్రహీత(లు)/ సహ-రుణగ్రహీత (లు) పేరు	సెక్యూర్డ్ ఆస్తి (స్థిరాస్తి) వివరణ	రావల్సిన బకాయి మొత్తం (రూ.)	డిమాండ్ నోటీస్ తేది	స్వాధీనత తేది
శ్రీ పెద్ది రాజా బుడితి శ్రీమతి సునీత గుంజు (ప్రాపర్టీ నం. IL10246440)	ఫ్లాట్ నం.జి-7, గ్రౌండ్ ఫ్లోర్, సత్య సాయి రెసిడెన్సీ, డోర్ నం. 8-173, అసెస్‌మెంట్ నం. 2477, సర్వే నం. 18/2A-1, గవరవరం గ్రామం, ఏలూరు మండలం, పశ్చిమ గోదావరి జిల్లా, ఆంధ్రప్రదేశ్, భారతదేశం - 534001 లోని యావదాస్తి. విస్తీర్ణం (చరరవు అదుగులలో): నిర్మిత విస్తీర్ణం, భూమి విస్తీర్ణం, అస్తి విస్తీర్ణం: 1025.00, 309.00. సరిహద్దులు: ఉత్తరం: ఖాళీ స్థలం, దక్షిణం: ఉమ్మడి కారిడార్; తూర్పు: ఖాళీ స్థలం, పడమర: ఖాళీ స్థలం.	రూ. 19,70,253/- (పందొమ్మిది లక్షల డెబ్భై వేల రెండు వందల యాభై మూడు రూపాయలు మాత్రమే)	23-08-2024	06-10-2026
శ్రీ షేక్ భాజా మొహిద్దీన్ అహ్మద్ చికెన్ అండ్ చిల్లీస్ పాయింట్ శ్రీ షేక్ అహ్మద్ మరియు శ్రీమతి షేక్ షహీనా (ప్రాపర్టీ నంబర్ IL11048403)	ఇంటి నం. 3-1-273 (సమీపంలో), సర్వే నం. 10/1A2,విజయవాడ మున్సిపల్ కార్పొరేషన్ మరియు పరిధిలో, కృష్ణాజిల్లా (ప్రస్తుతం ఎన్.టి.ఆర్. జిల్లా, ఆంధ్రప్రదేశ్ - 520012 లోని యావదాస్తి. విస్తీర్ణం (చదరపు అదుగులలో):అస్తి రకం: భూమి విస్తీర్ణం, నిర్మిత విస్తీర్ణం, కార్పెట్ విస్తీర్ణం, అస్తి విస్తీర్ణం:540.00, 1599.00, 1279.00. సరిహద్దులు: ఉత్తరం: గుంటూరు శ్రీనివాస రావు, దక్షిణం: ఇతరుల అస్తి, తూర్పు: చక్కా చెన్నకేశవ రావు, పడమర: రోడ్డు.	రూ. 19,37,869.64/- (పందొమ్మిది లక్షల ముప్పై ఏడు వేల ఎనిమిది వందల అరవై తొమ్మిది రూపాయలు మరియు అరవై నాలుగు పైసలు మాత్రమే)	10-10-2025	06-10-2026

ప్రత్యేకించి రుణగ్రహీత / గ్యారంటార్(లు) /తనఖాదారు(లు) మరియు సాధారణ ప్రజానీకమునకు ఇందుమూలంగా పెల్పునరించునది ఏమనగా పైన తెల్పిన స్థిరాస్తి ఎఆర్ఎస్ఐఎల్ యొక్క చట్టబద్ధత స్వాధీనతలో ఉంది మరియు SARFAESI చట్టం, 2002 యొక్క సెక్షన్ 13(13) క్రింద రుణగ్రహీత / గ్యారంటార్(లు) /తనఖాదారు(లు) లేదా ఏ వ్యక్తి అయినా ఈ నోటీసు ప్రకరించిన తరువాత ఎఆర్ఎస్ఐఎల్ యొక్క ముందస్తు వ్రాతపూర్వక అనుమతి లేకుండా స్థిరాస్తిని యొక్క అమ్మకం, లీజు లేదా మరేవిధంగానైనా వ్యవహరించుట / ధారాదత్తం చేయుట ద్వారా బదిలీ చేయరాదు మరియు స్థిరాస్తితో ఏదైనా వ్యవహరం జరిగితే అచేతనంగి వ్యయాలు, ఖర్చులు, ఛార్జీలు మొదలైన వాటితో కలిపి పైన తెల్పిన మొత్తంతో కూడా బకాయిలకు లోబడి ఉంటుంది మరియు స్థిరాస్తితో ఎటువంటి వ్యవహారం జరిపితే అది ఆ విధంగా చేయవచ్చునని ముఖ్యంగా పైన తెలిపిన ఋణగ్రహీత/లు / న్యాయ వారసుడు(లు) మరియు న్యాయ ప్రతినిధి(లు) మరియు సాధారణ ప్రజలను ఇందుమూలంగా హెచ్చరించడమైనది సెక్యూర్డ్ ఆస్తి / ఆస్తులను విడిపించుకొనుటకు అందుబాటులో గల సమయానికి సంబంధించిన చట్టంలోని సెక్షన్ 13లోని సబ్ సెక్షన్ (8) నిబంధనలను గమనించవలసిందిగా ఋణగ్రహీత/లు / న్యాయ వారసుడు(లు) మరియు న్యాయ ప్రతినిధి(లు)కు తెలియజేయడమైనది.

ప్రదేశం: ఏపి, తేది: 09.10.2026 సం/- అధీకృత అధికారి, అసెట్ రీకన్‌స్ట్రక్షన్ కంపెనీ (ఇండియా) లిమిటెడ్ (ట్రస్టీగా వ్యవహరిస్తున్న)

అసెట్ రీకన్‌స్ట్రక్షన్ కంపెనీ (ఇండియా) లిమిటెడ్ CIN No:U65999MH2002PLC134884, నమోదిత కార్యాలయం: వి రూపీ, 10వ అంతస్తు, 29 సేనాపతి బాపట్ మార్గ్, దాదర్ (వెస్ట్), ముంబై-400028, టెలిఫోన్: +91 2266581300. Website: www.arcil.co.in

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ఆఫీస్ నెం. 5 & 6, 11వ అంతస్తు, ఇ వింగ్, బైమ్స్ స్క్వేర్, అంధేరి-కుర్లా రోడ్డు, మరోల్, అంధేరి (ఇ) ముంబయి-400059, టెలిఫోన్- 18001234427/ +91 22 69609000/100, ఇ-మెయిల్: collections@mhfcindia.com
Svatantra Housing Finance

అనుబంధం IV (రూల్ 8 (1) చూడుము) స్వాధీనత ప్రకటన

ఇందుమూలంగా తెలియజేయునది ఏమనగా సెక్యూరిటైజేషన్ అండ్ రీకన్‌స్ట్రక్షన్ ఆఫ్ ఫైనాన్షియల్ అసెట్స్ అండ్ ఎన్‌ఫోర్స్‌మెంట్ ఆఫ్ సెక్యూరిటీ ఇంటరెస్ట్ యాక్ట్ 2002 మరియు సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్‌ఫోర్స్‌మెంట్) రూల్స్ 2002తో చదువబడుతూ సెక్షన్ 13 క్రింద సంక్రమించిన అధికారాలను వినియోగించు కుంటూ స్వతంత్ర మైక్రో హౌసింగ్ ఫైనాన్స్ కార్పొరేషన్ లిమిటెడ్ (ఎస్ఎంహెచ్ఎఫ్ఐ) యొక్క అధీకృత అధికారి అయిన ఈ క్రింది సంతకందారు ఈ క్రింది తెల్పిన తేదీతో జారీ చేసిన డిమాండ్ నోటీసు ప్రకారం ఈ క్రింది పట్టికలో తెల్పిన రుణగ్రహీతలను నోటీసులో తెల్పిన బకాయి మొత్తమును వడ్డీ మరియు వ్యయములతో సదరు నోటీసు స్వీకరించిన తేదీ / నోటీసు తేది నుండి 60 రోజుల లోగా తిరిగి చెల్లించవలసినదిగా కోరడమైనది.

సదరు రుణగ్రహీతలు బకాయి మొత్తాన్ని చెల్లించుటలో విఫలమైనందున, సదరు రూల్స్‌లోని రూల్ 8తో చదువబడుతూ సదరు చట్టంలోని సెక్షన్ 13(4) క్రింద అతడు / ఆమెతో సంక్రమించిన అధికారాలను వినియోగించుకొంటూ ఈ క్రింది తెల్పిన ఆస్తులను ఈ దిగువ సంతకందారు స్వాధీనం చేసుకోవడమైంది రుణగ్రహీత/హామీదారు/తనఖాదారు మరియు సాధారణ ప్రజానీకానికి తెలియజేయడమైనది.

కావున ప్రత్యేకించి రుణగ్రహీత/ హామీదారు/ తనఖాదారు మరియు సాధారణ ప్రజానీకమును హెచ్చరించునది ఏమనగా సదరు ఆస్తులతో ఎటువంటి లావాదేవీలు జరుపకూడదనియు ఒకవేళ జరిపినట్లయితే స్వతంత్ర మైక్రో హౌసింగ్ ఫైనాన్స్ కార్పొరేషన్ లిమిటెడ్ (ఎస్ఎంహెచ్ఎఫ్ఐ)కు చెందవలసిన బకాయి మొత్తం, తదుపరి వడ్డీ మరియు చెల్లింపు తేదీ వరకు వ్యయం క్రింద వర్తించును.

రుణగ్రహీత(లు)/ హామీదారు(లు) పేరు	డిమాండ్ నోటీస్ తేది స్వాధీనత తేది	రావలసిన బకాయి మొత్తం	ఆస్తి వివరం
శ్రీమతి కశింకోట అప్పలనరసమ్మ శ్రీ కశింకోట తలుపులు	08-06-2026 05-10-2026	రూ. 1,84,235/- (ఒక లక్ష ఎనభై నాలుగు వేల రెండు వందల ముప్పై ఐదు రూపాయలు మాత్రమే)	ఆంధ్రప్రదేశ్-521151, కృష్ణా జిల్లా, పెనమలూరు మండలం, వణుకూరు గ్రామం వద్ద ప్రాజెక్టు నవరత్నాలు - పేదలందరికీ ఇళ్లు - వణుకూరు లో ప్లాట్ నెం. 3058లో 1 బిహెచ్‌కె రకపు ప్లాట్ భవనం యావదాస్తి. ప్లాట్/యూనిట్ నెం., అంతస్తు నెం. 0.
శ్రీమతి మన్నేపల్లి రమాదేవి శ్రీ మన్నేపల్లి వంశీకృష్ణ శ్రీ మన్నేపల్లి అయ్యప్ప	09-07-2026 06-10-2026	రూ. 11,48,342/- (పదకొండు లక్షల నలభై ఎనిమిది వేల మూడు వందల నలభై రెండు రూపాయలు మాత్రమే)	ఆంధ్రప్రదేశ్, 521175, కృష్ణ, జగ్గయ్యపేట మండలం మరియు గ్రామంలో మంగలి బజార్‌లోని సర్వే నెం. 275/1A1 లో డోర్ నెం. 11-46/2 లో గల యావదాస్తి.
శ్రీ కుంబ సాంబశివరావు శ్రీమతి షేక్ షహీద బేగం	09-07-2026 05-10-2026	రూ. 11,36,344/- (పదకొండు లక్షల ముప్పై ఆరు వేల మూడు వందల నలభై నాలుగు రూపాయలు మాత్రమే)	ఆంధ్రప్రదేశ్, 522410, పల్నాడు, పెదకూరపాడు మండలం మరియు తాళ్ళూరు గ్రామం మరియు గ్రామ పంచాయతీలో సర్వే నెం. 120 లో అసెస్‌మెంట్ నెం. 50తో డోర్ నెం. 1-16 లో గల యావదాస్తి.
శ్రీ కొజ్జ వెంకట్‌రావు శ్రీమతి కొజ్జ వెంకట రవన శ్రీ కొజ్జ గోపి	09-07-2026 08-10-2026	రూ. 7,56,203/- (ఏడు లక్షల యాభై ఆరు వేల రెండు వందల మూడు రూపాయలు మాత్రమే)	ఆంధ్రప్రదేశ్, 522410, పల్నాడు, అచ్చంపేట మండలం, పెదపాలెం గ్రామ పంచాయతీ, డి.నెం. 102/2, పెదపాలెం గ్రామంలో డోర్ నెం. 2-341లో గల యావదాస్తి.

తేది: 09/10/2026 (షాలక్ సౌదాగర్)- అధీకృత అధికారి,
ప్రదేశం: ఆంధ్రప్రదేశ్ స్వతంత్ర మైక్రో హౌసింగ్ ఫైనాన్స్ కార్పొరేషన్ లిమిటెడ్ కొరకు

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హెచ్‌డిఎఫ్‌సి బ్యాంక్ లిమిటెడ్ బ్రాంచ్: D.No.10-50-19/1, 1వ & 2వ అంతస్తు, సౌదామణి, వాల్టెయిర్ మెయిన్ రోడ్, ఎదురుగా. WNS సిరిపురం, విశాఖపట్నం, ఆంధ్రప్రదేశ్-530003. టెలి: 0891-6480799/1800-2100018, CIN: L65920MH1994PLC080618, వెబ్‌సైట్: www.hdfcbank.com

స్వాధీనతా ప్రకటన

సెక్యూరిటైజేషన్ అండ్ రీకన్‌స్ట్రక్షన్ ఆఫ్ ఫైనాన్షియల్ అసెట్స్ అండ్ ఎన్‌ఫోర్స్‌మెంట్ ఆఫ్ సెక్యూరిటీ ఇంటరెస్ట్ యాక్ట్, 2002 ("సదరు చట్టం") క్రింద మరియు సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్‌ఫోర్స్‌మెంట్) రూల్స్, 2002లోని రూల్ 3తో చదువబడే సెక్షన్ 13 (12) క్రింద సంక్రమించిన అధికారములను వినియోగించుకుంటూ **HDFC బ్యాంక్ లిమిటెడ్** (గతంలోని హెచ్‌డిఎఫ్‌సి లిమిటెడ్ ఉత్తర్వు తేది: 17 మార్చి, 2023 ప్రకారం గౌరవనీయ ఎన్‌సిఎల్‌టి-ముంబయి ద్వారా ఆమోదించబడిన విలీనీకరణ పథకం ప్రకారం హెచ్‌డిఎఫ్‌సి బ్యాంక్ లిమిటెడ్‌తో విలీనమైనది) **(HDFC)** అధీకృత అధికారి సదరు నోటీసు/ల తేదీ నుంచి 60 రోజులలోగా సదరు నోటీసులలో తెలిపిన విధంగా పైన సంబంధిత పేర్ల ఎదుట తెలిపిన మొత్తాలను వర్తించే రేట్ల వంతున వాటిపై వడ్డీ, అనుషంగిక ఖర్చులు, వ్యయాలు, ఛార్జీలు మొదలైనవాటితో చెల్లింపు జరిపే మరియు/లేదా వసూలయ్యే తేదీ వరకు చెల్లించవలసిందిగా దిగువ ఋణగ్రహీత(లు)/ న్యాయ వారసుడు(లు) మరియు న్యాయ ప్రతినిధి (ప్రతినిధులను) కోరుతూ సదరు చట్టంలోని సెక్షను 13(2) క్రింద డిమాండ్ నోటీసులు జారీచేశారు.

క్ర.సం.1 రుణగ్రహీత పేరు(లు):- శ్రీ అల్లబోని శ్రీనివాస్ (రుణగ్రహీత) మరియు శ్రీమతి అల్లబోని సంతోషి [మరణించారు] (సహ-రుణగ్రహీత), శ్రీమతి అల్లబోని సంతోషి (సహ-రుణగ్రహీత) [మరణించారు] యొక్క ఇతర తెలిసిన మరియు తెలియని చట్టబద్ధ ప్రతినిధులు, డిమాండ్ నోటీసు తేది: 20-05-2026, 31-మార్చి-2026 నాటికి చెల్లించవలసిన బకాయి: రూ.31,74,779/-*

స్థిరాస్తి వివరణ: విశాఖపట్నం జిల్లా, గ్రేటర్ విశాఖపట్నం మున్సిపల్ కార్పొరేషన్ పరిధిలో, పెందుర్తి ఎన్.ఆర్.ఓ. పరిధిలోని లక్ష్మీపురం గ్రామానికి చెందిన పాపయ్యరాజుపాలెం ఏరియాలో గల సర్వే నం.105/7లో గల స్థలంలో ప్లాట్ నం.7 & 8, జెరాయితి పట్టా నం.320 కలిగి 436.5 చదరపు గజాల మొత్తం స్థలంలో నివాస యూనిట్ గల **"ఎన్.ఎల్.జి.ప్యారడైజ్"** యొక్క మొదటి అంతస్తులో 1300 చదరపు అడుగుల విస్తీర్ణం గల ప్లాట్ నం.201 యొక్క 199.42 చదరపు గజాల అవిభాజ్య మరియు అనిర్దిష్ట వాటా అయిన 54.01 చదరపు గజాలు లేదా 45.159 చదరపు మీటర్ల స్థలం, దానితో పాటు స్లాబ్ స్థాయి వరకు నిర్మాణంలో ఉన్న మరియు స్టిల్ట్ ఫ్లోర్‌లో 100 చదరపు అడుగుల కార్ పార్కింగ్‌తో కూడిన స్లాబ్ స్థాయి వరకు నిర్మాణంలో ఉన్న నివాస యూనిట్‌తో సహా గల యావదాస్తి. మరియు **అస్తికి సరిహద్దులు:- తూర్పు:** 21 అడుగుల వెడల్పు గల రోడ్డు (జివిఎంసి స్లాన్ ప్రకారం), **దక్షిణం:** ప్లాట్ నం.6, **పడమర:** ఇతర భవనం, **ఉత్తరం:** ప్లాట్ నం.9, ప్రస్తుత భూమి కొలతలు: తూర్పు భాగం: 51'.0" అడుగులు లేదా 15.54 మీటర్లు, దక్షిణ భాగం: 77'.0" అడుగులు లేదా 23.46 మీటర్లు, పడమర భాగం: 51'.0" అడుగులు లేదా 15.54 మీటర్లు, ఉత్తర భాగం: 72'.6" అడుగులు లేదా 22.14 మీటర్లు. **మొదటి అంతస్తులోని ఫ్లాట్ నం.201 గల నివాస యూనిట్ యొక్క సరిహద్దులు: తూర్పు:** ఓపెన్ సెట్‌బ్యాక్ స్థలం, **దక్షిణం:** ఓపెన్ సెట్‌బ్యాక్ స్థలం, **పడమర:** ప్లాట్ నం.202, **ఉత్తరం:** ఉమ్మడి కారిడార్ & లిఫ్ట్.

స్వాధీనతా తేది: 07-అక్టోబర్-2026 **స్వాధీనతా రకం: లాంఛనప్రాయం**

క్ర.సం. 2 రుణగ్రహీత(ల) పేరు:- శ్రీ కాసుకుర్తి శ్రీనివాసులు (రుణగ్రహీత) మరియు శ్రీమతి కాసుకుర్తి లక్ష్మి సుష్మ (సహ-రుణగ్రహీత), డిమాండ్ నోటీసు తేది: 15-04-2026, 31-డిసెంబర్-2025 నాటికి చెల్లించవలసిన బకాయిలు రూ.18,29,981/-*

స్థిరాస్తి వివరణ: గ్రేటర్ విశాఖపట్నం మున్సిపల్ కార్పొరేషన్ పరిధిలోని మధురవాడ రిజిస్ట్రేషన్ సబ్-డిస్ట్రిక్ట్, విశాఖపట్నంలో గల బక్కన్నపాలెం గ్రామంలోని వుడా ఆర్.ఎస్.నెం 28/3లో సర్వే నం.25 భాగం & 28 భాగం కింద ఉన్న రాయల్ రెసిడెన్సీకి చెందిన 1184 చదరపు గజాల స్థలంలో, అవిభక్త మరియు అనిర్దిష్ట వాటాగా ఉన్న 48 చదరపు గజాల స్థలం, మూడవ అంతస్తులోని 1430 చదరపు అడుగుల (ఉమ్మడి ప్రాంతాలు మరియు బాల్కనీలతో సహా) విస్తీర్ణం గల అసంపూర్తి ఫ్లాట్ నం.402తో కలిపి ఉన్న ఫ్లాట్ నం.86, 87, 96 & 97. దీనికి **తూర్పు:** ఫ్లాట్ నం.88 & 98, **దక్షిణం:** 30 అడుగుల వెడల్పు గల రోడ్డు, **పశ్చిమం:** ఫ్లాట్ నం.85 & 95, **ఉత్తరం:** 40 అడుగుల వెడల్పు గల రోడ్డు సరిహద్దులుగా ఉన్నాయి. **మూడవ అంతస్తులోని ఫ్లాట్ నం.402 యొక్క సరిహద్దులు: తూర్పు:** ఖాళీ స్థలం, **దక్షిణం:** ఖాళీ స్థలం, **పడమర:** ఉమ్మడి కారిడార్, **ఉత్తరం:** ఖాళీ స్థలం.

స్వాధీనతా తేది: 07-అక్టోబర్-2026 **స్వాధీనతా రకం: లాంఛనప్రాయం**

క్ర.సం.3 రుణగ్రహీత పేరు(లు):- శ్రీమతి రేష్మా బేగం (రుణగ్రహీత), డిమాండ్ నోటీసు తేది: 19-06-2026, 31-మే-2026 నాటికి చెల్లించవలసిన బకాయిలు రూ.54,80,032/-*

స్థిరాస్తి వివరణ: గ్రేటర్ విశాఖపట్నం మున్సిపల్ కార్పొరేషన్ మరియు మధురవాడ రిజిస్ట్రేషన్ సబ్-డిస్ట్రిక్ట్ పరిధిలో, మధురవాడ గ్రామానికి చెందిన పట్టా నం.717, సర్వే నం.358 పరిధిలోని ఎం.వి.ఐ.పిడీ యొక్క 21930.54 చదరపు గజాలు లేదా 18336.61 చదరపు మీటర్ల (పశ్చిమ భాగం)లో అవిభక్త మరియు అనిర్దిష్ట వాటాగా ఉన్న 28 చదరపు గజాలు మరియు 23.411 చదరపు మీటర్ల విస్తీర్ణం గల ఆ స్థలం, బ్లాక్ నం.5లోని పద్నాలుగో అంతస్తులో ఉన్న 1500 చదరపు అడుగుల (ఉమ్మడి ప్రాంతాలతో సహా) ఫ్లాట్ నం.5156 (జివిఎంసి ప్లాన్ ప్రకారం బ్లాక్ "ఇ"లోని పద్నాలుగో అంతస్తులో ఫ్లాట్ నం.6) మరియు బ్లాక్ నం.5లోని సెల్లార్/సబ్ సెల్లార్‌లో ఉన్న 100 చదరపు అడుగుల ఒక కార్ పార్కింగ్‌తో కలిపి, మొత్తం 44191.26 చదరపు గజాల విస్తీర్ణంలో భాగంగా ఉంది మరియు **దీనికి సరిహద్దులు: తూర్పున:** భూమి సర్వే నం.361, **దక్షిణం:** సర్వే నం.364, 365 & 366 లలోని భూమి గుండా వెళ్లే ముప్పావల్ రోడ్డు, **పడమర:** సర్వే నం.357 లోని భూమి, **ఉత్తరం:** సర్వే నం.359 & 360 లలోని భూమి, **బ్లాక్ నం.5 యొక్క పద్నాలుగవ అంతస్తులోని ఫ్లాట్ నం.5156 యొక్క సరిహద్దులు: తూర్పు:** ఓపెన్ సెట్‌బ్యాక్ స్థలం, **దక్షిణం:** లిఫ్ట్ మరియు ఆ తర్వాత ఫ్లాట్ నం.5157, **పడమర:** ప్రవేశ ద్వారం మరియు కారిడార్, **ఉత్తరం:** లిఫ్ట్ మరియు ఆ తర్వాత ఫ్లాట్ నం.5155

స్వాధీనతా తేది: 07-అక్టోబర్-2026 **స్వాధీనతా రకం: లాంఛనప్రాయం**

* చెల్లింప

ANNEXURE-II

DETAILS OF BIDDER

(*Read carefully the terms and conditions of sale before filling-up and submitting the bid)*

SR. NO.	**PARTICULARS**	**TO BE FILLED BY BIDDER/(S)**
1.	Name(s) of Bidder (in Capital) (In case the bidder is an entity, constitution of such entity and representative capacity supported with authorization to be submitted)	
2.	Father's/Husband's Name	
3.	Postal Address of Bidder(s)	
4.	Phone/Cell Number	
5.	E-mail ID	
6.	Event ID	
7.	Bank Account details to which EMD amount to be returned:	
	Bank Name	
	Beneficiary Name	
	Bank A/c. No.	
	IFSC Code No.	

	Branch Name	
8.	Date of submission of bid	
9.	**FOR INDIVIDUALS:** PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.	
10.	**FOR COMPANY / PARTNERSHIP FIRM:** PAN Card **/** Registered Partnership Deed	
11.	Whether EMD remitted (Yes / No)	
12.	EMD remittance details*	
	Date of Remittance	
	Name of Bank	
	Branch	
	Account No.	

	IFSC Code No	
13.	Bid Amount Quoted (To be mentioned in numerical and words)	

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper and the tender document which are also available in the website **https://www.bankeauctions.com** and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful bidder.

.....

(Name & Signature of the Bidder)

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.

ANNEXURE-III

DECLARATION BY BIDDER (S)

To: **Date:** _____

The Authorised Officer,

Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd)

Trustee of PHOENIX TRUST-FY26-13 ("Phoenix"),

Dear Sir,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Electronic Auction being fully aware that the Sale is on "AS IS WHERE IS" basis and "AS IS WHAT IS" and "WITHOUT RECOURSE" condition.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. The EMD of all other bidders who did not succeed in the e- auction will be refunded by Phoenix within 48 hours of the closure of the e-auction. The EMD will not carry any interest. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. I/We declare and agree that the bid is submitted after physical inspection of the property at site and after being fully satisfied by the area/extent of the property at site. B. That the bidder has inspected all title documents of the property and has no objection relating to the title documents available with the bank with respect to the property. C. That the bidder shall have no recourse against the bank/sale/auction in case of any acquisition and/or requisition of the property by any Government and/or any other authority under any law for the time being in force
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.
9. The Bidder hereby undertakes that he/she/it are not disqualified as per provisions of Section 29(A) of Insolvency and Bankruptcy Code, 2016.

Signature of Bidder / (s)	
Name of Bidder / (s)	
Address of Bidder / (s)	
E-mail of Bidder / (s)	

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid.

ANNEXURE-IV

DECLARATION FROM BIDDER*

Date:

To,
The Authorised Officer,
Phoenix ARC Limited, (Formerly known as Phoenix ARC Pvt Ltd)
Trustee of PHOENIX TRUST - FY26-13 ("Phoenix")

Dear Sir/Madam,

Subject: Payment under Auction / Event ID no _____ dated _____

Ref: Deposit of Rs _____ made by me on ____/____/_____ being highest bidder / buyer for auction of _____ held on _____ vide cash/cheque/DD/RTGS/NEFT no _____

I / We hereby declare:

- I have participated in the bidding process of _____ (property details) and have been declared Highest Bidder vide letter dated _____
- The source of the amount being paid by me is _____
- My PAN No. is_____ (copy of which is attached) / I do not have a PAN hence I am attaching herewith Form 60 along with KYC documents. (Strike out whichever is not applicable)
- I am responsible for declaring the same in my Income tax return.
- I am not politically exposed person.
- I have not violated any provision of Foreign Exchange Management Act
- I have not received notice from Directorate of Enforcement.
- I do not have any account in the name of individuals / entities (buyers of secured assets / vendors /security receipt investors) appearing in the lists of individuals and entities, suspected of having terrorist links, which are approved by and periodically circulated by the United Nations Security Council (UNSC). The details of the two lists are as under:
    - The "ISIL (Da'esh) &Al-Qaida Sanctions List", established and maintained pursuant to Security Council resolutions 1267/1989/2253, which includes names of individuals and entities associated with the Al-Qaida is available at (https://scsanctions.un.org/ohz5jen-alqaida.html)
    - The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (https://scsanctions.un.org/3ppp1en-taliban.html)

I / We hereby further declare:

I hereby unconditionally state, submit and confirm that I am not disqualified from purchasing the immovable property owned by mortgaged in favour of Bragadeesh, Mohammed Azad Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) (Trustee of Phoenix Trust-FY 26-13)) (**"Phoenix"**)in the loan account of _ ., **M/s .Sri Siva Sai College of Elementary Teacher,** Represented by Authorised Signatory,(Borrower)

Rajayyapeta Village, Rajam, Rajam Mandalam, Srikakukalam-532127, M/s Sri Siva Sai New Educational Society, Nandapurapu LaxmiSeshu Prasanna, Mrs.Chellapilla Krishna Vamsi.

1. (Collectively referred as "**Borrower" "Co-Borrower")**, pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 (**"IBC"**) and/or otherwise.

2. I hereby state, submit and declare that none of: (a) the Bidder / Buyer, being the Proposed Investor; (b) any other person acting jointly or in concert with the Bidder / Buyer:
   a) is an undischarged insolvent.
   b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India ("**RBI**") issued under the Banking Regulation Act, 1949 (the "**BR Act**");
   c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;
   d) has been convicted for any offence punishable with imprisonment:
      (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or
      (ii) for 7 (seven) years or more under any law for the time being in force.
   e) is disqualified to act as a director under the Companies Act, 2013.
   f) is prohibited by the Securities and Exchange Board of India ("**SEBI**") from trading in securities or accessing the securities markets.
   g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place.
   h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full spart.
   i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India.
   j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected people is set out in Annexure hereto.

3. I, hereby state and confirm that the Bidder / Buyer and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.

4. I hereby undertake and confirm that I shall immediately intimate Phoenix, and in no event more than 5 (five) days, in the event the Bidder / Buyer or any of its Affiliates qualify to be Related Parties of the Borrower at any time.

5. I irrevocably and unconditionally submit to the Phoenix, that the list of the connected persons set out in Annexure I hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.

6. I submit to Phoenix that the Bidder / Buyer unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.

7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Bidder / Buyer ineligible.

8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this declaration for the purpose of determining the eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Bidder / Buyer.

9. I, unconditionally and irrevocably, undertake, undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this declaration, to the satisfaction of Phoenix.

10. I agree that in the event that any of the above statements are found to be untrue or incorrect, then the Bidder / Buyer unconditionally agrees to indemnify and hold harmless the Phoenix against any losses, claims or damages incurred by the Phoenix, as the case may be, on account of such ineligibility of the Bidder / Buyer.

Signature:

Name of the Bidder / Buyer / Depositor:

***If the Source of fund is through some Third Party other than the Bidder / Buyer, this declaration has to be obtained from such third party as well.**

Annexure – V

Confirmation by Bidder Regarding Receipt of Training

To,
The Authorised Officer,
Phoenix ARC Limited, (Formerly known as Phoenix ARC Pvt Ltd)
Trustee of PHOENIX TRUST - FY26-13 ("Phoenix")

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website **https://www.bankeauctions.com**
I/We confirm that:

a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website **https://www.bankeauctions.com** and also e-Auction notice published by Phoenix ARC Private Limited in daily newspapers and unconditionally agree to them.
b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
c. I/We confirm that bank and **M/S. C1 India Pvt. Ltd.**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
d. We hereby confirm that we will honour the Bids placed by us during the e-Auction process. With regards

Signature of Bidder / (s)	
Name of Bidder / (s)	
Address of Bidder / (s)	

Date	

Copy to: M/S. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302020/21/22/23/24, Help Line e-mail ID: support@bankeauctions.com

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited), acting in capacity of Trustee for Phoenix Trust FY26-13 mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

Annexure – VI

Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Phoenix ARC Limited, (Formerly known as Phoenix ARC Pvt Ltd)
Trustee of PHOENIX TRUST -FY26-13

Sub.: Auction Sale of Property mortgaged in loan account of **M/s .Sri Siva Sai College of Elementary Teacher** - Final bid quoted during e- Auction - Sale of Property by Phoenix ARC Private Limited

Dear Sir,

We confirm that we have quoted the highest bid of Rs._____/- (In Words _____) for the purchase of the property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by the Authorised Officer of Phoenix ARC Private Limited, through the website of M/S C1 India Pvt. Ltd. on _____.

Yours sincerely,

Signature of Bidder / (s)	
Name of Bidder / (s)	
Date	

Copy to: M/s. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302020/21/22/23/24, Help Line e-mail ID: support@bankeauctions.com

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd) mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.