



TELANGANA GRAMEENA BANK

Karimnagar Branch, H.No : 2-8-129, Mukarampura, Karimnagar - 505 001.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 the Security Interest (Enforcement) Rules, 2002.

Whereas, the undersigned being Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the Secured Creditor, possession of which has been taken by the Chief Manager / Authorised Officer of Telangana Grameena Bank, the Secured Creditor, will be sold on "As is Where is" and "As is What is" basis on **06.08.2025**.

Date and Time of e-auction: 06.08.2025 from 12.00 Noon to 01.00 PM
with unlimited extensions clause of 5 minutes each.

Borrower Details	Property Details	Reserve Price / EMD
Sri. Molugu Dhamodhar S/o. Bheemaiah, Flat No: 201, first floor, H.No.7-46/40, Maithrivanam, Chinthakunta village, Kothapally mandal, Karimnagar. A/c.No. 79074233783	All that the Flat No.:201 having plinth area 1208 Sft., including common area RCC structure in first floor in addition to this the car parking area 60 Sft., in stilt floor provided to this flat, with an undivided share of land 53.78 Sq.Yds., relating to "MAITHRIVANAM" in the premises of H.No.7-46/40 on plot No.11 out of Sy.No.114/B, situated at Chinthakunta village, Kothapally mandal, Karimnagar dist., under the jurisdiction of Dist. Registration Karimnagar, Sub Dist. Registration Gangadhara. Boundaries of the property as follows: East: Open to Sky, West: Open to Sky, North: Open to Sky & South: Corridor & Staircase	Rs. 31,48,000/- / Rs.3,14,800/- Bid Increment Amount: Rs.20,000/-

Total Dues : Rs.26,50,309.77 as on 01.07.2025 excluding incidental charges, further interest and costs.

Date and Time of Inspection : 04.08.2025 before 4.00 PM.

For any further details of Property, Please Contact: 98493 28368, 97014 52180.
(In office hours during the working days.)

TERMS & CONDITIONS: 1) The auction sale will be "online E-auction / Bidding through website M/s. E-Procurement Technologies Limited (Auctiontiger) at the web portal <https://auctiontiger.net>, <https://sarfaesi.auctiontiger.net>.

2) Intending bidders shall hold a valid email address. The interested bidders shall submit their EMD through Web Portal: <https://auctiontiger.net>, <https://sarfaesi.auctiontiger.net> through Login ID & Password and for any property related query may contact Authorized Officer of Telangana Grameena Bank, Karimnagar Branch, H.No: 2-8-129, Mukarampura, 7 Hills Road, Karimnagar - 505 001.

3) The EMD at 10% of reserve price shall be payable through E-auctions Earnest Money Deposit Account CA : 79073063538, Telangana Grameena Bank, Nallakunta Branch, Hyderabad, IFSC CODE : TGRB0000224 on or before **05.08.2025 at 4.00 PM**. A Copy of the duly filled in bid form along with the enclosures submitted online, indicating UTR number of EMD to be forwarded to the Authorised Officer of Telangana Grameena Bank, Karimnagar Branch, H.No: 2-8-129, Mukarampura, 7 Hills Road, Karimnagar - 505 001.

The bid price to be quoted and submitted online shall be above the reserve price.

Date : 03-07-2025, Place : Karimnagar

Sd/- Authorised Officer, Telangana Grameena Bank

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

PROPERTY WILL BE SOLD ON “AS IS WHERE IS. AS IS WHAT IS AND WHATEVER THERE IS” BASIS

1	Name and address of the Borrower(s)	SRI. MOLUGU DHAMODHAR S/O. BHEEMAIAH Flat No: 201, first floor, H.No.7-46/40, Maithrivanam, Chinthakunta village, Kothapally mandal, Karimnagar.
2	Name and address of Branch, the secured creditor	Telangana Grameena Bank, Karimnagar Branch, H.No : 2-8-129, Mukarampura, 7 Hills Road, Karimnagar – 505 001.
3	Description of the immovable secured assets to be sold.	All that the Flat No.:201 having plinth area 1208 Sft., including common area RCC structure in first floor in addition to this the car parking area 60 Sft., in stilt floor provided to this flat, with an undivided share of land 53.78 Sq.Yards relating to “MAITHRIVANAM” in the premises of H.No.7-46/40 on plot No.11 out of Sy.No.114/B, situated at Chinthakunta village, Kothapally mandal, Karimnagar district under the jurisdiction of Dist. Registration Karimnagar, Sub Dist. Registration Gangadhara. Boundaries of the property as follows: East: Open to Sky, West: Open to Sky, North: Open to Sky & South: Corridor & Staircase.
4.	Details of the encumbrances known to the secured creditor.	NA
5.	The secured debt for recovery of which the property is to be sold	HOUSING LOAN ACCOUNT NO : 79074233783
6	Deposit of earnest money	EMD: Rs.3,14,800/- being the 10% of Reserve price to be remitted by RTGS/ NEFT to the Bank account or Demand Draft drawn in favour of TELANGANA GRAMEENA BANK, E-AUCTIONS – EARNEST MONEY DEPOSIT ACCOUNT, CA : 79073063538, drawn on NALLAKUNTA Branch, Hyderabad.
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	E-AUCTIONS – EARNEST MONEY DEPOSIT ACCOUNT CA : 79073063538, TELANGANA GRAMEENA BANK , NALLAKUNTA BRANCH, HYDERABAD, IFSC CODE : TGRB0000224 05/08/2025 - BEFORE 4.00 PM

8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorized Officer, failing which the amount deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction.
---	-----------------------------------	---

9	Time and place of public auction or time after which sale by any other mode shall be completed.	CONDUCTING E- AUCTION FROM 12.00 (NOON) TO 1.00 PM ON 06/08/2025
10	The e-auction will be conducted through the Bank's approved service provider. E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above	M/s. <u>E- Procurement Technologies Limited (Auctiontiger)</u> at the webportal https://auctiontiger.net , https://sarfaesi.auctiontiger.net and https://drt.auctiontiger.net (http: address of website)
11	(i) Bid increment amount: (ii) Auto extension: times. _____ (limited /unlimited) (iii) Bid currency & unit of measurement	i.Rs.20,000/- ii. Un-Limited iii. Rupees (INR)
12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	Last date for inspection 04/08/2025 before 4.00 PM K.Venu Madhav – 98493 28368 K.Santhosh Kumar – 97014 52180 (Recovery Agent)
13	Other conditions	(a) Bidders shall hold a valid email ID(e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s. <u>E- Procurement Technologies Limited (Auction tiger)</u> (vendor name) may be conveyed through e-mail. (b) The intending bidder should submit the evidence of EMD deposit like DD/ UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) Viz. ID card/ Driving License/ Passport etc., (ii) Current Address proof of communication, (iii) PAN card of the bidder (iv) Valid e- mail ID (v) Contact number (mobile / Land line) of the bidder etc., to the Authorized Officer of Telangana Grameena Bank, Karimnagar Branch, H.No: 2-8-129, Mukarampura, 7 Hills Road, Karimnagar – 505 001. (Branch Name and address) by <u>05/08/2025</u> date and <u>4.00 PM</u> time. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorized Officer.

		(c) Names of Eligible Bidders will be identified by the Telangana Grameena Bank, Karimnagar Branch (Branch Name) to participate in online e-auction on the portal https://auctiontiger.net, (name of the portal) <u>E- Procurement Technologies Limited (Auction tiger)</u> (name of the vendor) will provide User ID and Password after due verification of PAN of the Eligible Bidders (d) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. (e) During e-auction, if no bid is received within the specified time, Telangana Grameena Bank at its discretion may decide to revise opening price / scrap the e-auction process / proceed with conventional mode of tendering. (f) The Bank / service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes. (g) The bidders are required to submit acceptance of the terms & conditions and modalities of e-auction adopted by the service provider before participating in the e-auction. The bid once submitted by the bidder, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e- auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. (h) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (i) The Authorized Officer shall be at liberty to cancel the e-auction process / tender at any time, before declaring the successful bidder, without assigning any reason. (j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. (l) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
--	--	---

		(m) The Authorized Officer is not bound to accept the highest offer and the Authorized officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. (n) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold. (o) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his / her name. (p) The payment of all statutory / non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size / area of the immovable secured assets in question. They shall independently ascertain any other dues / liabilities / encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorized Officer to withdraw his bid, either on the ground of discrepancy in size / area, defect in title, encumbrances or any other ground whatsoever. (r) 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 Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorized officer of the concerned bank branch only. (s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the auction will be entertained.
--	--	---

14	Details of pending litigation, if any, in respect of property proposed to be sold.	No Litigation Pending
----	--	-----------------------

Dated: 03.07.2025

Place: KARIMNAGAR

Authorized Officer
TELANGANA GRAMEENA BANK

