



తెలంగాణ గ్రామీణ బ్యాంక్
TELANGANA GRAMEENA BANK
Scheduled Bank Owned by Government

రిజనల్ బిజినెస్ ఆఫీస్ : హైదరాబాద్ - II **REGIONAL BUSINESS OFFICE : HYDERABAD - II**
H.No. : # 2-1-520, 2nd Floor, Block-D, Vijayasri Sai Celestia, Street .No.9, Nallakunta, Shankarmatt Road,
Hyderabad - 500 044. mail Id : rm.hyderabad2@tgb.bank.in

Appendix – IV-A

[See Proviso to rule 8 (6)]

SALE NOTICE FOR SALE 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 provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

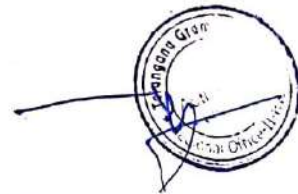
To

1. Mrs. Tiji T Thomas W/o Shebin D Varghese
Flat NO.:301, Door No. 49-403/5/9/F/683/301, Third Floor, SHIVA GANGA RESIDENCY, Padma Nagar Colony, Quthbullapur Village, Under GHMC limits, Medchal Malkajgiri District.
2. Mr.DANIEL VARGHESE(Deceased) S/o P.K. DANIEL
Flat NO.:301, Door No. 49-403/5/9/F/683/301, Third Floor, SHIVA GANGA RESIDENCY, Padma Nagar Colony, Quthbullapur Village, Under GHMC limits, Medchal Malkajgiri District.
3. SHEBIN VARGHESE S/o DANIEL VARGHESE
Flat NO.:301, Door No. 49-403/5/9/F/683/301, Third Floor, SHIVA GANGA RESIDENCY, Padma Nagar Colony, Quthbullapur Village, Under GHMC limits, Medchal Malkajgiri District.
4. ROSAMMA VARGHESE W/o DANIEL VARGHESE
Flat NO.:301, Door No. 49-403/5/9/F/683/301, Third Floor, SHIVA GANGA RESIDENCY, Padma Nagar Colony-II, Quthbullapur Village, Under GHMC limits, Medchal Malkajgiri District.
5. SHERLIN VARGHESE D/o DANIEL VARGHESE
Flat NO.:301, Door No. 49-403/5/9/F/683/301, Third Floor, SHIVA GANGA RESIDENCY, Padma Nagar Colony-II, Quthbullapur Village, Under GHMC limits, Medchal Malkajgiri District

Dear Sir/Madam,

Notice is hereby given to the public in general and in particular to the Borrower(s) and Legal heirs of Deceased borrower that the below described immovable property mortgaged / charged to the Secured Creditor, the physical possession of which has been taken by the Authorised

o/c @ W



Officer of Telangana Grameena Bank, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 09-04-2026 for recovery of Rs.36,03,768/-(Rupees Thirty six lakh three thousand seven hundred and sixty eight only) as on 03.09.2025 + interest and expenses thereon., due to the secured creditor from Mrs. Tiji T Thomas W/o Shebin D Varghese and Mr. Daniel Varghese s/o P.K. Daniel. The reserve price will be Rs. 44,42,000/-(Rupees Forty four lakh forty two thousand Only) and the earnest money deposit will be Rs. 4,42,000/-(Rupees Four Lakh Forty two thousand only) .

Description of the immovable property :

All that the Flat bearing No.301, Door No.49-403/5/9/F/683/301 (PTIN.1250705850), in Third floor, having a built up area of 1050 Sq. Feet (including Common area and car Parking), along with an undivided share of land 41 Sq.yards (Out of total land admeasuring 475 Sq.yards), in the building namely known as "SHIVA GANGA RESIDENCY" ON PLOT No.683/Part (South Side), in Sy. NoS. 100, 101 & 105, Covered under Block NO. 49, Situated at PADMA NAGAR COLONY-II, QUTHBULLAPUR VILLAGE, Quthbullapur Mandal, Under GHMC Limits, Medchal Malkjgiri District, Telangana State, and bounded as follows:

North : Staircase and corridor

South: Open To Sky.

East : Open To Sky.

West : Open To Sky.

This notice shall also serve as notice under sub rule (6) of the rule (8) of Security Interest Enforcement Rules -2002 to the Borrower / Legal heirs.

For detailed terms and conditions of the sale, please refer to the link provided in Telangana Grameena Bank, the secured Creditor website www.tgb.bank.in *

Date: 16.02.2026

Place: Hyderabad



Authorised Officer,

Telangana Grameena Bank

o/c @ k

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)	<ol style="list-style-type: none">1. Mrs. Tiji T Thomas W/o Shebin Varghese Flat NO.:301, Door No. 49-403/5/9/F/683/301, Third Floor, SHIVA GANGA RESIDENCY, Padma Nagar Colony, Quthbullapur Village, Under GHMC limits, Medchal Malkajgiri District.2. Mr. Daniel Varghese S/o P. K Daniel Flat NO.:301, Door No. 49-403/5/9/F/683/301, Third Floor, SHIVA GANGA RESIDENCY, Padma Nagar Colony, Quthbullapur Village, Under GHMC limits, Medchal Malkajgiri District
1a	Name of the Legal Heirs of Deceased Borrower	<ol style="list-style-type: none">1. SHEBIN VARGHESE S/o DANIEL VARGHESE Flat NO.:301, Door No. 49-403/5/9/F/683/301, Third Floor, SHIVA GANGA RESIDENCY, Padma Nagar Colony, Quthbullapur Village, Under GHMC limits, Medchal Malkajgiri District.2. ROSAMMA VARGHESE W/o DANIEL VARGHESE Flat NO.:301, Door No. 49-403/5/9/F/683/301, Third Floor, SHIVA GANGA RESIDENCY, Padma Nagar Colony-II, Quthbullapur Village, Under GHMC limits, Medchal Malkajgiri District.3. SHERLIN VARGHESE D/o DANIEL VARGHESE Flat NO.:301, Door No. 49-403/5/9/F/683/301, Third Floor, SHIVA GANGA RESIDENCY, Padma Nagar Colony-II, Quthbullapur Village, Under GHMC limits, Medchal Malkajgiri District
2.	Name and address of Branch, the secured creditor	TELANGANA GRAMEENA BANK, Moosapet Branch, H.No.:7-133/55, Anjaneyanagar, Moosapet, Medchal Malkajgiri Dist
3.	Description of the immovable secured assets to be sold.	Flat bearing No.301, Door No.49-403/5/9/F/683/301 (PTIN.1250705850), Third Floor, SHIVA GANGA RESIDENCY, PADMA NAGAR COLONY-II, QUTHBULLAPUR VILLAGE, Medchal Malkajgiri District
4.	Details of the encumbrances known to the secured creditor	Memorandum of Deposit of Title Deeds- Doc. No. 14524/2019 dated 25.06.2019 Memorandum of Deposit of Title Deeds- Doc. No. 10973/2022 dated 08.04.2022

nc @ Krijun



Handwritten signature: nc @ Krijun
Official stamp: Telangana Gramena Bank, Authorized Officer, Regional Office - 133

5.	The secured debt for recovery of which the property is to be sold	Housing Loan (79052641211) HL TOP UP (79067399114)
6.	Deposit of earnest money	EMD: Rs . 4,42,000/- (Rupees Four Lakh Forty two thousand only) 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 account E AUCTIONS-EARNEST MONEY DEPOSIT ACCOUNT, CA: 79073063538 (unit name) Name of the Branch drawn on Nallakunta any Nationalised or Scheduled Bank
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: Rs	Rs. 44,42,000/- CA-79073063538, TELANGANA GRAMEENA BANK, NALLAKUNTA BRANCH, HYDERABAD. IFSC CODE: TGRB0000224 08.04.2026 Before 04.00 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 Authorised 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 01:00 PM on 09.04.2026
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 E-Procurement Technologies Limited (Auction Tiger) at the web portal https://sarfeasi.auctiontiger.net , https://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. 10,000/- ii) Unlimited 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.	Last date for inspection 08.04.2026 before 04:00 pm 1. Regional Manager(94910 42003) 2. K Vijender(83329 88543) 3. Ch Jayanthi(7901625996)

ole R Kveny



	Contact person with mobile number	
13.	Other conditions	<p>(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 <u>M/s E-procurement Technologies Limited(Auction tiger)</u> may be conveyed through e-mail.</p> <p>(b) The intending bidder should submit the evidence of EMD deposit like 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 Authorised Officer of Telangana Grameena Bank Moosapet Branch, H.No.:7-133/55, Anjaneyanagar, Moosapet, Medchal Malkajgiri Dist by 08.04.2026 date and 04:00 PM time. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the Telangana Grameena Bank (Moosapet branch) to participate in online e auction on the portal https://auctiontiger.net, E-Procurement Technologies Limited (Auction Tiger) will provide User ID and Password after due verification of PAN of the Eligible Bidders</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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</p>

13

K. Venk



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 Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (i) The Authorised 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 Authorised Officer is not bound to accept the highest offer and the Authorised 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. Page 57 of 63
- (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 immoveable secured assets including the size /

D. Krishna


		<p>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 Authorised Officer to withdraw his bid, either on the ground of discrepancy in size / area, defect in title, encumbrances or any other ground whatsoever.</p> <p>(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 Authorised 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 authorised officer of the concerned bank branch only.</p> <p>(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.</p>
14.	Details of pending litigation, if any, in respect of property proposed to be sold	No Litigation pending

Date: 16.02.2026

Place: Hyderabad



Authorised Officer,

Telangana Grameena Bank

(Handwritten signature)