



**IKF FINANCE LIMITED**  
 HEAD OFFICE : # 40-1-144, Corporate Centre, M.G. Road,  
 Vijayawada-520 010, Phone No: 0866-2474644.

**DEMAND NOTICE [Section 13(2)]**

A notice is hereby given that the following Borrower(s)/Co-Borrower(s)/Guarantor(s) 1) **M/s AADITRI HOUSING PRIVATE LIMITED**, Represented by its Chairman, Mr. Aluri Nageswara Rao & Managing Director, Mr. Yarra Chandra Mouli, 2) **M/s. AADITRI PROPERTIES PRIVATE LIMITED**, Represented by its Chairman, Mr. Aluri Nageswara Rao & Managing Director, Mr. Yarra Chandra Mouli 3) **Mr. Yarra Chandra Mouli Sri Seetharamaiah, R/o**, 4) **Mr. Aluri Nageswara Rao Sri Venkateswara Rao, 5) Mr. Kandra Mysur Babu Sri Kandra Kasiah, 6) Mr. Kandra Sri Harsha Sri Mysur Babu, 7) Mr. Venkat Rao Karnati Sri Rama Rao Karnati, , 8) Mr. Madala Srinivas Sri M V Narayana, 9) Mr. Rama Krishna Manduri Sri Late Venkateswara Rao, 10) Mr. Kondaveeti Kishore Babu Sri Kondaveeti Narasimha Rao** have defaulted in the repayment of principal and interest of the loans facility obtained by them from the **IKF FINANCE LIMITED** and the loans have been classified as **Non-Performing Asset (NPA)**. The notices were issued to them under section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unreserved and as such they are hereby informed by way of this public notice.

**Name of Borrower(s)/Co-Borrower(s)/Guarantor(s): 1) M/s AADITRI HOUSING PRIVATE LIMITED**, Represented by its Chairman, Mr. Aluri Nageswara Rao & Managing Director, Mr. Yarra Chandra Mouli, **Office**: At: Door No. 3-28-18/48/96, Road No. 41, Brundavan Gardens, Guntur, Andhra Pradesh-522007. Ph: 9550366778. **Also**: At: Plot No. 233, H. No.8-2-293/82/A/233, 3rd Floor, Pravrithi Bhavan, Road No. 36, Beside Jubilee Hills Checkpost Metro Station, Jubilee Hills, Hyderabad-500033. Ph: 9550366778. 2) **M/s. AADITRI PROPERTIES PRIVATE LIMITED**, Represented by its Chairman, Mr. Aluri Nageswara Rao & Managing Director, Mr. Yarra Chandra Mouli, **Office**: At: Door No. 3-28-18/48/96, Road No. 41, Brundavan Gardens, Guntur, Andhra Pradesh-522007. Ph: 9550366778. **Also**: At: Plot No. 233, H. No.8-2-293/82/A/233, 3rd Floor, Pravrithi Bhavan, Road No. 36, Beside Jubilee Hills Checkpost Metro Station, Jubilee Hills, Hyderabad-500033. Ph: 9550366778. 3) **Mr. Yarra Chandra Mouli Sri Seetharamaiah, R/o** H. No. 9-116, Tadokona, Guntur, Andhra Pradesh- 522236. Ph: 9440038000. 4) **Mr. Aluri Nageswara Rao Sri Venkateswara Rao, R/o** H. No. 3-49, Nekallu, Thullur, Guntur, Andhra Pradesh- 522237. Ph: 9550366778. 5) **Mr. Kandra Mysur Babu Sri Kandra Kasiah, R/o** F-604, Aadriti Exotica Apartments, Seetaiah Donka Road, Guntur RTO Office, Vijaya Nagar, 1st Line Extension, Guntur, Andhra Pradesh- 522007. Ph: 9490818518. 6) **Mr. Kandra Sri Harsha Sri Mysur Babu, R/o** F-604, Aadriti Exotica Apartments, Seetaiah Donka Road, Guntur RTO Office, Vijaya Nagar, 1st Line Extension, Guntur, Andhra Pradesh- 522007. Ph: 9623784181. 7) **Mr. Venkat Rao Karnati Sri Rama Rao Karnati, R/o** 9-131, Pedda Parvati, Guntur, Andhra Pradesh- 522236. Ph: 9000177700. 8) **Mr. Madala Srinivas Sri M V Narayana, R/o** 7-1-161, Kakumanur Thota, Donka Road, 4th Line, Guntur, Andhra Pradesh-522002. Ph: 9959948888. 9) **Mr. Rama Krishna Manduri Sri Late Venkateswara Rao, R/o** A-206 Bhayavas, Thushavanam, Usha Mulapudi Road, Yellamma Chenu, Kukatpally, Hyderabad, Telangana -500072. Ph: 9346676601. 10) **Kondaveeti Kishore Babu Sri Kondaveeti Narasimha Rao, R/o** H. No. 4-19-26, 4th Lane, Vikas Nagar, Guntur-522006. Andhra Pradesh. Ph: 9440643555.

Date of Notice: 16/07/2025	Date of NPA: 09.07.2025
Amount outstanding (As on 14-07-2025) Rs. 16,07,00,327/- (Rupees Sixteen Crores Seven Lakhs Three Hundred and Twenty Seven Rs)	
<p><b>THE DETAILS OF PROPERTY/ADDRESS OF SECURED ASSET TO BE ENFORCED</b></p> <p><b>ITEM No.1:</b> Triputati District, Renigunta Sub-District, Triputati Rural Mandal, Tiruchuram Group No. 22, Daminedu Village Accounts and Tiruchuram Panchayath area in Survey No. 92/6 with an extent of Acre 0-75 Cents and in Survey No. 93/1 with an extent site of Acres 0-482 Cents, with a total of Acres 01-37 Cents or 6638.0 Square Yards and bounded as: <b>East:</b> Land of Purchaser and Pasupathy Sreenivasulu &amp; Sons; <b>West:</b> The Land of A.M. Abbas, <b>North:</b> Triputati to Renigunta Road, <b>South:</b> The land of Pasupathy Sreenivasulu and Sons and T.V. Ramanaiah (Fish Tank).</p> <p><b>ITEM No.2:</b> Triputati District, Renigunta Sub-District, Triputati Rural Mandal, Tiruchuram Group No. 22, Daminedu Village Accounts and Tiruchuram Panchayath area in Survey No. 92/5 with an extent of site Acres 0-63 cents or 3049.2 Square Yards and bounded as: <b>East:</b> Agricultural land of Sri S. Jayaram Choudhary, <b>West:</b> Agricultural land of Sri S. Jayaram Choudhary, <b>North:</b> Triputati to Renigunta Road, <b>South:</b> Agricultural land of Sri S. Jayaram Choudhary.</p>	
<p><b>Along with Plant &amp; Machinery and Building constructed thereon situated above item 1 and 2.</b></p> <p><b>ITEM No. 3:</b></p> <p>Agricultural Land Bearing Survey No. 476/w2, Area Acree 0.02 Guntas,          Agricultural Land Bearing Survey No. 477/w2, Area Acree 0.02 Guntas,          Agricultural Land Bearing Survey No. 487/w2, Area Acree 0.05 Guntas,          Agricultural Land Bearing Survey No. 489/w2, Area Acree 0.04 Guntas,          Agricultural Land Bearing Survey No. 490/w2, Area Acree 0.01 Guntas,          Agricultural Land Bearing Survey No. 476/w1, Area Acree 0.02 Guntas,          Agricultural Land Bearing Survey No. 477/w1, Area Acree 0.02 Guntas,          Agricultural Land Bearing Survey No. 487/w1, Area Acree 0.05 Guntas,          Agricultural Land Bearing Survey No. 489/w1, Area Acree 0.04 Guntas,          Agricultural Land Bearing Survey No. 490/w1, Area Acree 0.01 Guntas,          Thus total Acree 0-28 Guntas, Situated at Velimela Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State under G.P. Velimela Village, MPP Ramachandrapuram, ZPP at Sangareddy, under the Jurisdiction of District Registration at Sangareddy. <b>Bounded By:</b>  <b>North:</b> Agricultural Land in Survey No. 488, <b>South:</b> Road 33' Wide East: Village Boundary, <b>West:</b> Agricultural Land in Survey No. 475, 491.</p> <p><b>ITEM No. 4:</b> The Piece of Non-Agricultural Land in Survey No. 491/w1 to an extent of Acres 0-02 Guntas or equivalent to 242 Square Yards, situated at Velimela Village and Ramachandrapuram Mandal, Sangareddy District and Bounded by: <b>North:</b> Survey No. 491/Part, <b>South:</b> Survey No. 491/Part, <b>East:</b> Survey No. 491/Part, <b>West:</b> Survey No. 491/Part.</p> <p><b>ITEM No. 5:</b> The Piece of Non-Agricultural Land in Survey No. 491/w1 to an extent of Acres 0-02 Guntas or equivalent to 242 Square Yards, situated at Velimela Village and Ramachandrapuram Mandal, Sangareddy District and Bounded by: <b>North:</b> Survey No. 491/Part, <b>South:</b> Survey No. 491/Part, <b>East:</b> Survey No. 491/Part, <b>West:</b> Survey No. 491/Part.</p>	
<p>The steps are being taken for substituted service of notice. The above Borrower(s) and/or their Guarantor(s) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The borrowers attention is invited to provisions of sub-section(8) of Section 13 of the Act, in respect of time available to redeem the secured assets.</p>	

Encls: 09.07.2025, P.S. Madhavreddy

Sd/-, Authorized Officer: IKF Finance Ltd.

**Form C**  
[See rule 9 (2)]  
**Public Notice**

*[Under rule 9(2) of the Insolvency and Bankruptcy (Application to Adjudicating Authority for Bankruptcy Process for Personal Guarantors to Corporate Debtors) Rules, 2019]*

**FOR THE ATTENTION OF THE CREDITORS OF Mrs. MANEPALLI MANGATAYARU (personal guarantor of M/S MSM Energy Pvt Limited)**

Notice is hereby given that the National Company Law Tribunal Hyderabad Bench has ordered the commencement of a bankruptcy process against the Mrs. Manepalli Mangatayaru residing at Plot No.336, Road No.23/A, Jubilees hills, Hyderabad 500033 on 26 July 2025.

The creditors of Mrs.Manepalli Mangatayaru, are hereby called upon to submit their claims with proof on or before 26 July, 2025 to the bankruptcy trustee at Flat No. 106, Sri Krishna Ambhas Apartments, Sri Laxminagar Colony, Attapur, Hyderabad-500048.

The last date for submission of claims of creditors shall be 26 July 2025. The creditors may submit their claims through electronic means, or by hand or registered post or speed post or courier.

Additional details of the bankruptcy trustee: Sivarama Prasad Bhamidi, Flat No 106, Sri Krishna Ambhas Apartments, Sri Laxminagar Colony, Attapur, Hyderabad 500048, msmemangana.bnk@gmail.com Mobile +919490797603, IP Regn.No IBB/I/PA-003/IP-N00084/2017-18/10822.

**Note:** Submission of false or misleading claims with proof shall attract penalties or imprisonment in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 and any other applicable laws.

Date and Place: 19 July, 2025, Hyderabad

**FORM NO. URC-2**

Advertisement giving notice about  
registration under Part I of Chapter XXI of  
the Act

*(Pursuant to section 374(b) of the  
Companies Act, 2013 and Rule 4 (1) of  
the Companies (Authorised to Register)  
Rules, 2014]*

**Public Notice for Conversion of LLP to  
Private Limited Company**

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of Companies Act, 2013, an application is proposed to be made to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6/7.8, Sector 5, IIT Mandi, District Gurgaon (Haryana), Pin Code - 122 050, for Conversion of **DOTWEB IDEAS LLP** with LLPIN: AAL-9843 having its registered office at H.No. 20-444, P.No. 21, Subhodaya Nagar Colony, West Venkatapuram, Trimulgherry Hyderabad - 500015, Telangana, India, to **DOTWEB IDEAS PRIVATE LIMITED** that may be registered under Part I of Chapter XX of the Companies Act, 2013 as a Company limited by shares.

2. The principal objects of the company are as follows:

a) To Carry on the business of Digital Media Product & Services.

3. A copy of the Draft Memorandum and Articles of Association of the proposed company may be inspected at the office at H.No. 20-444, P.No. 21, Subhodaya Nagar Colony, West Venkatapuram, Trimulgherry, Hyderabad-500015, Telangana, INDIA.

<div>  <div> <b>SHIVALIK SMALL FINANCE BANK LTD.</b>  Registered Office : 501, Salcon Aarum, Jasola District Centre, New Delhi - 110025  CIN : U65900DL2020PLC366027 </div> </div>			
AUCTION NOTICE			
<p>The following borrowers of Shivalik Small Finance Bank Ltd. are hereby informed that Gold Loans/ availed by them from the Bank have not been adjusted by them despite various demands and notices including individual notices issued by the Bank. All borrowers are hereby informed that it has been decided to auction the Gold ornaments kept as security with the Bank and accordingly has been fixed at <b>11:00 am</b> in the branch premises from where the loan was availed. All, including the borrowers, account holders and public at large can participate in this auction on as per the terms and conditions of auction.</p>			
Auction date is 29-July-2025 @ 11:00 am.			
S. NO	Branch	Account No.	Actt Holder name
1	JUBILEE HILLS	103942515967	RAJIDI S KUMAR
2	JUBILEE HILLS	103942512017	GADDAMIDI RAMESH
3	JUBILEE HILLS	103942516010	B J SHASTRY
4	JUBILEE HILLS	103942512397	GUMPALLI B BHASKAR
5	JUBILEE HILLS	103942515698	DHARAVATH SUDHAKAR
6	JUBILEE HILLS	103942515420	SHASHIDHAR R GAUNI
7	JUBILEE HILLS	103942514218	CHEMARLA S REDDY
8	JUBILEE HILLS	103942516188	CHEMARLA S REDDY
9	JUBILEE HILLS	103942513744	SANDEEP PENDURTHI
10	JUBILEE HILLS	103942513855	KONDA R KUMAR
11	JUBILEE HILLS	103942515789	GANDU ASWANTH
12	JUBILEE HILLS	103942515146	UPPALA A CHAITANYA
13	JUBILEE HILLS	103942515405	JANGAREDDY BOODIDA
14	JUBILEE HILLS	103942515620	THOTA PREETHISHA
15	JUBILEE HILLS	103942515617	SINGAPANGA SAINATH
16	JUBILEE HILLS	103942515904	J SHANKAR
17	JUBILEE HILLS	103942515852	ERROLLA PRASAD
18	JUBILEE HILLS	103942515857	MANGALI BAKKAIAH
19	JUBILEE HILLS	103942515960	ABDULLA H HUSAIN ALI SHOAIB
20	JUBILEE HILLS	103942516017	BALAGARI S KUMAR
21	JUBILEE HILLS	103942515901	KONDA NANDHAN KUMAR
22	JUBILEE HILLS	103942515760	VUSA S RAO
23	JUBILEE HILLS	103942515087	CHARAJUPALLI THRIVENI
24	JUBILEE HILLS	103942513749	PALAVALASA SURESH
25	JUBILEE HILLS	103942515816	KAPPALA K MOHAN RAO
26	JUBILEE HILLS	103942515892	KETHAVATH SANGEETHA
27	JUBILEE HILLS	103942515282	AMBATI AJAYBABU
28	JUBILEE HILLS	103942515742	KONDRA PRAVALIKA
29	JUBILEE HILLS	103942511899	VEMURI JUHITHA
30	JUBILEE HILLS	103942515591	HUDARA KRISHNA
31	JUBILEE HILLS	103942515788	KUNTALA RADHIKA
32	JUBILEE HILLS	103942515600	PRIYANKA MATHE
<p>The Bank reserves the right to delete any account from the auction or cancel the auction without any prior notice.</p>			
<p align="center"><b>Authorised Officer: Shivalik Small Finance Bank Ltd.</b></p>			

**Form C**  
**[See rule 9 (2)]**  
**Public Notice**

[Under rule 9(2) of the Insolvency and Bankruptcy (Application to Adjudicating Authority for Bankruptcy Process for Personal Guarantors to Corporate Debtors) Rules, 2019]

**FOR THE ATTENTION OF THE CREDITORS OF Mr.MANEPALLI SURYA MANIKYAM (personal guarantor of M/S MSM Energy Pvt Limited)**

Notice is hereby given that the National Company Law Tribunal Hyderabad Bench has ordered the commencement of a bankruptcy process against the Maneपालli Surya Manikyam residing at Plot No.336, Road No.23/A, Jubilees hills Hyderabad 500033 on 16 July 2025.

The creditors of Maneपालli Surya Manikyam, are hereby called to submit their claims with proof on or before 26 July 2025 to the bankruptcy trustee at Flat No 106, Sri Krishna Ambhas Apartments, Sri Laxminagar Colony, Attapur Hyderabad-500048.

The last date for submission of claims of creditors shall be 26 July 2025. The Creditors may submit their claims through electronic means, or by hand or registered post or speed post or courier.

Additional details of the bankruptcy trustee: Sivarama Prasad Bhamidi, Flat No 106, Sri Krishna Ambhas Apartments, Sri Laxminagar Colony, Attapur Hyderabad-500048, msmesurya.bnk@gmail.com, Mobile +91949097603, I Regn No IBB/PA-003/IP-N00084/2017-18/10822.

**Note:** Submission of false or misleading claims with proof shall attract penalties or imprisonment in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 and any other applicable laws.

Date and Place: 19 July, 2025, Hyderabad

**Form C**  
[See rule 9 (2)]  
**Public Notice**

[Under rule 9(2) of the *Insolvency and Bankruptcy (Application to Adjudicating Authority for Bankruptcy Process for Personal Guarantors to Corporate Debtors) Rules, 2019]*

**FOR THE ATTENTION OF THE CREDITORS OF Mrs. MANEPALLI SUNITA  
(personal guarantor of M/S MSM Energy Pvt Limited)**

Notice is hereby given that the *National Company Law Tribunal Hyderabad Bench* has ordered the commencement of a bankruptcy process against the Mr. Manepalli Sunita residing at Plot No.336, Road No.23/A, Jubilees hills, Hyderabad 500033 on 16 July 2025.


The creditors of Mrs Manepalli Sunita, are hereby called upon to submit their claims with proof on or before 26 July 2025 to the bankruptcy trustee at Flat No. 106, Sri Krishna Ambhas Apartments, Sri Laxminagar Colony, Attapur, Hyderabad-500048.

The last date for submission of claims of creditors shall be 26 July 2025. The creditors may submit their claims through electronic means, or by hand or registered post or speed post or courier.

Additional details of the bankruptcy trustee: *Sivarama Prasad Bhamidi, Flat No. 106, Sri Krishna Ambhas Apartments, Sri Laxminagar Colony, Attapur, Hyderabad-500048, [msmesunita.bnk@gmail.com](mailto:msmesunita.bnk@gmail.com) Mobile +919490797603, IP Regn No. [IBBI/IPA-003/1P-NO0084/2017-18/10822](http://IBBI/IPA-003/1P-NO0084/2017-18/10822).*

**NOTE:** Submission of false or misleading claims with proof shall attract penalties or imprisonment in accordance with the provisions of the *Insolvency and Bankruptcy Code, 2016* and any other applicable laws.

Date and Place: 10. July. 2025. Hyderabad.



# STATE BANK OF INDIA

Stressed Asset Recovery Branch (Code-05172)

2<sup>nd</sup> Floor, TSRTC Commuter Amenity Centre, Bus Terminal Complex, Koti,  
Hyderabad-500095, T.S. E-Mail: [sbi.05172@sbi.co.in](mailto:sbi.05172@sbi.co.in)

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## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of State Bank of India, the secured creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 06-08-2025, for recovery of Rs. 42,53,528/- (Rupees Forty two lacs fifty three thousand five hundred twenty eight only) as on 01-05-2022, as per the decreed rate in OA/232/2021 in DRT, Hyderabad, ordered dated 20.05.2022, together with further interest, expenses and costs there on, due to the State Bank of India from Borrower **Smt NALLAMOTHU RANI, D/o. SRI BUSHIAIAH**, Shop No.5, H.No. 11-4-3/31, 2<sup>nd</sup> floor, Nehru Nagar, Near Bhadradi Bari, KHAMMAM TOWN, KHAMMAM District, Telangana State PIN. 507101. Also at : Flat No. 401, 4<sup>th</sup> floor, VENKATSAIRAM ARCADE, Nehru Nagar, Near Bhadradi Bari, KHAMMAM TOWN, KHAMMAM District, Telangana State, PIN. 507101. The reserve price will be Rs. 27,00,000/- (Rupees Twenty seven lacs only) and the earnest money deposit will be Rs. 2,70,000/- (Rupees two lacs seventy thousand only).

**SHORT DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY.**

All that premises, the OFFICE NO. 1, bearing Door No. 11-4-3/32, 2<sup>nd</sup> floor, in and out of Sy.No.225, Plot No.62, 63 with a plinth area of 768.22 square feet (including common areas together with proportionate undivided share in the above cited site admeasuring 21.91 square yards, in and out supra 1369 square yards, on the premises of "**Venkata Sai Ram Arcade**" which is within the following boundaries standing in the name of Nallamothu Rani situated at Khanapuram Haveli, Nehru Nagar, Khammam Municipal Corporation. Khammam, Telangana vide Registered Document No. 187/2018 dated 05/01/2018, SRO, Khammam **Bounded By EAST: OPEN TO SKY, WEST: 5' FEET WIDE CORRIDOR, NORTH: OPEN TO SKY, SOUTH: 6' FEET WIDE CORRIDOR.**

**Reserve Price Rs. 27,00,000/- EMD: Rs.2,70,000/- Bid Increment Amt :-Rs. 25,000/- Auction Date: 06-08-2025, Auction Time: 1:00 PM to 5:00 PM EMD Last Date : 06-08-2025 upto12:00 Noon, Property ID : SBIN200019050102**

**Note:** If the auction is cancelled for any reason whatsoever, the buyer's recourse is limited to a refund of the bid amount, without interest or additional compensation.

The e-auction will be conducted through Bank's approved service provider M/s. PSB Alliance at their web portal <https://www.baanknet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://www.baanknet.com>.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/ Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://www.baanknet.com>.

For detailed terms and conditions of the sale, please refer to the link provided in the Bank's approved service provider's website <https://www.baanknet.com>.

**For further details please contact the following official: 1). Smt K. Sarala Kumari, Chief Manager - 9292855645, 2). Shri R. Loganathan, Manager - 9840589762.**

**Date: 17-07-2025 Place: Hyderabad Sd/-Authorized Officer: State Bank of India SARR-1 Hyderabad**

 <b>यूनियन बैंक</b> of India	<b>Asset Recovery Branch</b> <b>#249/3RT, 1st Floor, Ramraj Nagar,</b> <b>Hyderabad 500 038 (T.S.)</b> <b>Mail id: ubin0556008@unionbankofindia.bank</b>										
<b>DEMAND NOTICE UNDER SEC.13 (2)</b>											
Ref: ARB/56000/2025-26/SLNFS-DN	Date: 10-07-2025, Place: Hyderabad										
<b>To,</b> <b>Borrower: 1.M/s Sri Laxmi Narasimha Filling Station, Represented by its Partners: Mr. Brahmarouthu Ramraj Varma and Mrs. Munaga Adilakshmi.</b> Address: Indian Oil Retail outlet, Opp. Reliance Petrol, Bargaon, Hyderabad Road, Nizambat Town and District-503001.											
<b>Partner cum Guarantor: 2. Mrs. Munaga Adilakshmi W/o Balakoteswara Rao,</b> Address: H.No.3-140, Kuchinapudi Nizampatanam Dist. Guntur pin code 522313 Andhra Pradesh.											
<b>Partner cum Mortgagor cum Guarantor: 1.Mr. Brahmarouthu Ramraj Varma S/o B. Narsaiah,</b> Address (1): R/o Flat No. 103, Swaroopa Residency, Municipal No. 1-12-129/C/D/103, Srinagar Colony, Vinayak Nagar, Nizambat Town and District - 503001, Address (2): H. No. 3-9-10 Kotagally Nizambat Telangana 503001.											
<b>Guarantor cum Mortgagor: 2.Mrs. Brahmarouthu Jaya Laxmi W/o. B. Ramraj Varma,</b> Address: R/o Flat No. 103, Swaroopa Residency, Municipal No. 1-12-129/C/D/103, Srinagar Colony, Vinayak Nagar 503001.											
<b>Sir/Madam,</b> <b>Notice under Sec.13 (2) read with Sec.13 (3) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.</b> You the addressee No. 01 as a Borrower, No. 02 as a Partner cum Guarantor of the firm, No. 03 as a Partner cum Mortgagor cum Guarantor of the Firm & No. 04 as a Guarantor cum Mortgagor herein have availed the following credit facilities from our Union Bank of India, Godown Road Branch, Nizambat (Now A/c is transferred to Asset Recovery Branch, Hyderabad), and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your accounts have been classified as Non-Performing Asset as on 01-03-2021. As on 30.06.2025 a sum of Rs.57,03,929.62 (Rupees Fifty-Seven Lakhs Three Thousand Hundred Twenty-Nine and Sixty-Two Paise only) is outstanding in your accounts.											
The particulars of amount due to the Bank from No. 01 as a Borrower, No. 02 as a Partner cum Guarantor of the firm, No. 03 as a Partner cum Mortgagor cum Guarantor of the Firm & No. 04 as a Guarantor cum Mortgagor of the Firm of you in respect of the aforesaid account is as under:											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type of Facility</th> <th style="text-align: right;">Running Ledger Outstanding as on date 30-06-2025</th> <th style="text-align: right;">Interest Pending Upto 30-06-2025</th> <th style="text-align: right;">Cost/ Charges Incurred by bank</th> <th style="text-align: right;">Total dues as on date 30-06-2025</th> </tr> </thead> <tbody> <tr> <td>OCGCN-038713100001839</td> <td style="text-align: right;">Rs. 58,252,149.61</td> <td style="text-align: right;">Rs.17,55,616.01</td> <td style="text-align: right;">Rs.96,164.00</td> <td style="text-align: right;">Rs.57,03,929.62</td> </tr> </tbody> </table>	Type of Facility	Running Ledger Outstanding as on date 30-06-2025	Interest Pending Upto 30-06-2025	Cost/ Charges Incurred by bank	Total dues as on date 30-06-2025	OCGCN-038713100001839	Rs. 58,252,149.61	Rs.17,55,616.01	Rs.96,164.00	Rs.57,03,929.62	
Type of Facility	Running Ledger Outstanding as on date 30-06-2025	Interest Pending Upto 30-06-2025	Cost/ Charges Incurred by bank	Total dues as on date 30-06-2025							
OCGCN-038713100001839	Rs. 58,252,149.61	Rs.17,55,616.01	Rs.96,164.00	Rs.57,03,929.62							
To secure the repayment of the monies due or the monies that may become due to the Bank, Mrs. Brahmarouthu Jaya Laxmi W/o. B. Ramraj Varma and Mr. Brahmarouthu Ramraj Varma S/o B. Narsaiah had executed documents on 15-03-2018 and created security interest by way of Mortgage of immovable property described herein below:											
<b>Description of Immoveable Property</b>											
Property (1): All the part and parcel of Residential Flat No. 103 in the ground floor of SWAROOPA RESIDENCY, admeasuring (1111.50) Sq. Fts of built up area (which includes common areas, stair cases and balconies, etc. and car parking) along with undivided share of (33.00) Sq. yards out of 660.51 Sq. yards) but in the regulation plan (724.00) Sq. yards (Municipal Number not yet allotted), constructed in Plot (No. 1), lies in Sy.No.82/A/Part of Nizambat Shivaram, Mandal & Dist Nizambat, situated in Ward No. (1), Block No. (2), in SRINAGAR COLONY, Vinayak Nagar (South), Nizambat within municipal corporation limits of Nizambat, Registration and Sub. District and Registration District Nizambat. Owner of the property is Mrs. Brahmarouthu Jaya Laxmi W/o. B. Ramraj Varma bounded by											
<b>Land Boundaries of the Apartment:</b> East: House of Raju; West: 60° Wide Corridor; North: 100°-0' Wide Road; South: Neighbors Plots. <b>Boundaries of the Flat:</b> East: Staircase & 70° Wide Corridor; West: Open to Sky; North: 50° Wide Open to Sky; South: Open to Sky.											
As per Sale deed No 8989/2012 dated 28-07-2012 Registered at SRO Nizambat (R.O), T.G											
Property (2): The existing G.I Sheet roof & A.C Sheet Roofed House with open place bearing Municipal No. (3-5-341), situated at KOTAGALLY, Nizambat, within the Municipal Corporation Limits of Nizambat, Regn. Sub- Dist. And Regn. Dist. Nizambat. Owner of the property is Mr. Brahmarouthu Ramraj Varma S/o B. Narsaiah											
Total Area (233.75) Sq. Yards, or (195.43) Sq. Mtrs., G.I Sheet Roofed Plinth area (580.00) Sft., A.C. Sheet Roofed Plinth area (350.00) Sft., bounded by: North: House of B Ramulu, South: Road; East: House of Manthani Rajanna, West: House of M Narsaiah.											
As per Sale deed No 3395/2017 dated 09-05-2017 Registered at SRO Nizambat, T.G. MODTD No.4332/2017 dated 15-06-2017 Registered at SRO Nizambat (R.O), T.G, MODTD No.2748/2018 dated 15-03-2018 Registered at SRO Nizambat (R.O), T.G											
Therefore, you are hereby called upon in terms of section 13(2) of the Securitization and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of Rs.57,03,929.62 (Rupees Fifty-Seven Lakhs Three Thousand Hundred Twenty-Nine and Sixty-Two Paise only) together with further interest and charges at the contractual rate for the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.											
As per section 13 (1) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.											
Yours faithfully,											
Mr. CRV Krishna Kishore Chief Manager & Authorized Officer Union Bank of India, Asset Recovery Branch											

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