



**UNION BANK OF INDIA
NARSINGARAO PET BRANCH**

43/161, N R PET, KURNIOL, Ph. No. 9324988363.

Emailid: ubin080849@unionbankofindia.bank

POSSESSION NOTICE [RULE 8(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002] (For immovable property)

WHEREAS, The undersigned being the Authorized Officer of Union Bank of India, NARSINGARAO PET Branch, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) of the Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 01-12-2025 calling upon the Borrowers MR. PAGANI MOHAN REDDY ANKIREDDYPALLI AND MRS. ANKIREDDY PALLI PREMALATHA ADDRESS: D.NO.40/814-B, 40/814-B1, 8/40/814-B2, TELE COMMUNICATION LINE, SRINIVASA NAGAR, NEAR CHURCH, WARD NO 40, KURNIOL to repay the amount mentioned in the notice being Rs. 45,88,222.86 (Rupees Forty Five Lakhs Eighty Eight Thousand Two Hundred and Twenty two and Eighty Six Paise only) within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred under Section 13 (4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this day dated 07-02-2026.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Union Bank of India for an amount of Rs.45,88,222.86 (Rupees Forty Five Lakhs Eighty Eight Thousand Two Hundred and Twenty two and Eighty Six Paise only) and interest thereon.

The borrower's 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.

DESCRIPTION OF IMMOVABLE PROPERTY

All the parts and parcel of residential land and Building Belongs to Mr. A. Jay Mohan Reddy situated at House No. 40/814-B, 40/814-B1, 40/814-B2, Sy.No.122, Ward No.40, Srinivasa Nagar (Telecommunications office Line), Within the Kurnool Municipal corporation limits, Kurnool District, Sub registration and registration Districts Kurnool, East: Public Road, West: House of P. Vijaya Kumar Reddy, North: House of Subamma, South: House of Advocate Beemeswara Reddy

Date:07.02.2026, Place:Kurnool, Authorised Officer, Union Bank of India

ALTUM CREDO HOME FINANCE PRIVATE LTD
Regd. Office: Floor No. 7, Kalpataru Infina, Wakadewadi, Shivajinagar, Pune - 411005. Maharashtra (India)

APPENDIX IV POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

The undersigned being the authorized officer of Altum Credo Home Finance Pvt. Ltd., (ACHFL), Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002") and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Enforcement Rules"). Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s)/Co-Borrower(s) and Guarantor(s) (collectively referred to as the "Borrowers") mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the under signed has taken symbolic / physical possession of the property described herein below in supersize of powers conferred upon him under Sub-section(4) of Section 13 of the said act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in receipt of time available, to redeem the secured assets. The borrowers in particular and the public in general are hereby caution not to deal with the property and any dealings with the property will be subject to the charge of ACHFL for an amount mention herein under with the interest thereon.

Name of Borrower(s)/Co-Borrower(s) and Guarantor(s), Loan A/c No.

1. Jarupula Mamatha (Borrower) 2. Banuthu Rajender (Co-Borrower) Lan No: S144204000008

Description of Secured Asset

All that piece and parcel of RCC Roof and A.C. Sheet Roof House with open place, bearing G.P.H. No. 9-33 (Assessment No. 429), admeasuring an extent of 135.66 Sq. Yards or 113.42 Sq. Mtrs., consisting of RCC Roof plain area of 451.86 Sq. Ft. and A.C. Sheet Roof plain area of 252.51 Sq. Ft., situated at Bilkajinayakthanda Village and Grampanchayathi, Elugur Rangampet Revenue Village, Sangam Mandal, Warangal District, within the Registration District of Warangal and within the jurisdiction of Sub-Registrar, Warangal Rural, and Bounded as follows: East: G. P. Road, West: House of Gugulothu Beechya, South: Open Place of Banuthu Mangya, North: House of Banuthu Ramesh.

Date of Demand Notice and Amount

18.09.2025 / Rs. 7,21,824/- (Rupees Seven Lakh Twenty One Thousand Eight Hundred Twenty Four Only)

NPA Date : 29.08.2025 Date of Possession : 06.02.2026

STATUTORY NOTICE TO BORROWERS/ CO-BORROWERS AND GUARANTORS Borrower(s)/ Co-Borrower(s) and Guarantor(s) are hereby put to caution that the property may be sold at any time hereinafter by way of public auction/tenders and as such this may also be treated as a notice under Rule 6,8 & 9 of Security (interest) Enforcement Rules,2002.

Place : Warangal, Telangana Date : 10.02.2026

Authorized Officer Altum Credo Home Finance Pvt. Ltd. (ACHFL)

PUNJAB NATIONAL BANK
BRANCH OFFICE: ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD 6-3-865, 1 Floor, My Home Jupally Ameerpet, Hyderabad -500 016. E-mail: cs4732@pnb.bank.in

DEMAND NOTICE

Notice u/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Hereinafter called 'Act')

NAME OF BORROWER: Karnati Satish Babu S/o Sri Veerabhadra Rao, H.No.12 10 590 92 PNO 21/C, Warisguda, Zamistanpur, Sitaphalmandi, Hyderabad-500061. Also at : (1) H.No. 1-2-86, Lakadipal, Hyderabad - 500004. (2) H.No. 2-24 Andulur Village, Kosur Mandal, Guntur Dist-522410.

Dear Sir/Madam,

1. At your request, you have been granted by the Bank, through its Malakpet - 068900 Branch from time to time, various credit facilities by way of financial assistance against various assets creating security interest in favour of the Bank. The relevant particulars of the said credit facilities and the security agreement(s)/document(s) executed by you are stated in Schedule 'A' and 'B' respectively excluding pledge of movables. You have availed the financial assistance with an undertaking for repayment of the said financial assistance in terms of the said agreement(s)/document(s).

2. You have also created mortgage by way of deposit of title deeds/ Registered mortgages creating security interest in favour of the Bank. The documents relating to such mortgage are also stated in Schedule 'B'.

3. The relevant particulars of the secured assets are specifically stated in Schedule 'C'.

4. You have also acknowledged subsistence of the liability in respect of the aforesaid credit facilities by executing confirmation of balances and revival letters and other documents from time to time. The operation and conduct of the above said financial assistance/credit facilities have become irregular and the debt has been classified as Non-Performing Assets on 01.05.2016 in accordance with the directives/guidelines relating to asset classifications issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon.

5. Despite repeated requests, you have failed and neglected to repay the said dues / outstanding liabilities.

6. Therefore, the Bank hereby calls upon you u/s 13(2) of the said Act by issuing this notice to discharge in full your liabilities stated hereunder to the Bank within 60 days from the date of this notice. Your outstanding liabilities (in aggregate) due and owing to the Banks is the sum of Rs. 91,39,125/- (Rupees Ninety One Lakhs Thirty Nine Thousand Three Hundred Fifty Six Only) as on 01.05.2016 You are also liable to pay the interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc.

7. If you fail to repay to the Bank the aforesaid sum of Rs. 91,39,125/- (Rupees Ninety One Lakhs Thirty Nine Thousand Three Hundred Fifty Six only) as on 01.05.2016 with further interest and incidental expenses, costs as stated above in terms of this notice u/s 13(2) of the Act, the Bank will exercise all or any of the rights detailed under subsection (4) of Section 13 and under other applicable provisions of the said Act.

8. You are also put on notice that in terms of sub-Section 13 of Section 13 you shall not transfer by sale, lease or otherwise the said secured assets detailed in Schedule 'C' of this notice without obtaining written consent of the Bank.

9. We invite your attention to the provisions of sub-section (8) of Section 13 of the SARFAESI Act which speaks about the time available to the borrower/guarantor to redeem the secured assets.

10. The Bank reserves its rights to call upon you to repay the liabilities that may arise under the outstanding Bills Discounted, Bank Guarantees and Letter of Credit issued and established on your behalf as well as other contingent liabilities.

This notice is without prejudice to the Bank's right to initiate such other actions or legal proceedings as deemed necessary under any other applicable provisions of Law.

SCHEDULE 'A'

NAME OF BORROWERS/ MR. KARNATI SATISH BABU - BORROWER

S. No. Nature of Facility Outstanding Inclusive of interest as on of NPA i.e. as on (01.05.2016) Un applied interest w.e.f. 01.05.2016 Pen Interest (2 % Simple) Cost/Charges incurred by Bank

1. Term Loan - HIL 068900NC0002547 Rs. 91,39,356/- As Applicable As Applicable As Applicable

SCHEDULE 'B'

List of Documents (Details of Security Documents including all supplementary documents & Documentsevidencing creation of mortgage)

S. No. Name of the Document Nature of Security Date of Execution Amount Secured (Rs.)

1. MODT vide deed No.4460/2015 dated 21.11.2015 SRO - Chikkadpally (R.O) Immovable Property 21.11.2015 Rs.88,00,000/-

2. Registered Sale Deed No 4407/2015 dated 18.11.2015, SRO - Chikkadpally (R.O) Immovable Property 18.11.2015 Rs.1,10,00,000/-

SCHEDULE 'C'

Part-I: (Hypothecation of Movable Properties) - NIL

Part-II: (Equitable Mortgage of Immovable properties)

PROPERTY IN THE NAME OF SRI. KARNATI SATISH BABU

All that Part and Parcel of the House bearing Municipal No.12-10-590/92 on Plot No. 21/C, admeasuring 166 Sq. Yards or 138.79 Sq. Mtrs. consisting of Ground First and Second Floors Situated at Warisguda, Zamistanpur, Secunderabad, Telangana State. And bounded by: North : H.No.12-10-590/1/A, Plot No.20/C, South : H.No.12-10-590/93, East : 25' Wide Road, West : H.No.12-10-590/10/4, Plot No.15/C.

Date: 02.02.2026

Sd/- Authorized Officer Punjab National Bank



RARE ASSET RECONSTRUCTION LIMITED

Regd. Office: 104-106, Gala Argos, Nr. Harikrupa Tower, Gujarat College Rd, Ahmedabad- 380006 Tel: 079 4009 2295

PUBLIC NOTICE FOR SALE

E- AUCTION Sale Notice for Sale of Immovable and Movables Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6), 6(2), and 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers/Mortgagors that the below described immovable and movable properties mortgaged/charged to Secured Creditor, possession of which has been taken by the Authorised Officer (AO), of Secured Creditor will be sold on "As is, Where is".

"As is, What's", "Whatever there is" and "without Recourse" basis for recovery of dues from Borrower & Guarantors.

Name of the Borrower/ Mortgagors	Particulars of the Property	Posession status	Outstanding Dues with further interest & cost thereon	Reserve Price	EMD Amount	Inspection Date
M/s BS Limited	All the structures, sheds, bridges, etc. as well as Plant & Machinery including all the machinery tools, spares, accessories, amenities, furniture & fixtures available within the Compound wall of Land situated at Survey no. 42/AA and Survey no. 41, in Majeedpally Village, Tooran Mandal, Medak Dist.-Telangana (except for the Land Parcel, Boundary Wall and the Security Cabin constructed on the Land)	Physical	Rs.1686.77 Cr as on 31.10.2025	Rs. 15.21 Cr.	Rs. 1.52 Cr.	Property can be inspected on mutually convenient date.

Gist of the terms & conditions appearing in Bid Document

Date & Time of E-Auction: 27-02-2026 (Friday) from 12:00 PM to 02:00 PM (with auto extension clause in case of bid in last five minutes before closing) Last Date of EMD Payment: 26-02-2026 (Thursday). *In case of the property described above, the E-auction sale notice is published to discover the market price under Swiss Challenge Method and based on an existing offer in hand. Any purchaser interested to buy the property may offer a higher amount. The first right of refusal to match the higher offer will be with the Original Offeror and in case the Original Offeror fails to match the higher price, the property may be sold to such bidder who has submitted a higher offer.* The Auction will be conducted through online portal: https://sarfaesi.auctonliger.net as per the terms and conditions of the Tender document and as per the procedure set out therein.* The Tender document can be obtained from https://sarfaesi.auctonliger.net."Each Bid has to be supported by the EMD as per the terms and conditions detailed in the Tender Document. The successful bidder will be required to deposit 25% of the sale price/bid amount (less the amount of EMD deposited) at the time of confirmation of sale.* The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including EMD. The Bids may be increased in multiples of Rs.20,00,000/- (Rupees Twenty Lakh Only).*

In the event the auction scheduled herein above fails for any reason whatsoever, Rare ARC has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002*

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of ARM Branch (2752) Hyderabad, Canara Bank, will be sold on "As is where is", "As is what's", and "Whatever there is" on 20-03-2026 for recovery of Rs. 1,02,00,848.83 (Rupees One Crore Two Lakh Eighty Four and Paise Eighty Three Only) as on 31-01-2026 plus subsequent interest, costs and expenses in full there on, due to the ARM Branch of Canara Bank from M/s HI HI IN CONCEPTS PRIVATE LIMITED. Rep. by its Borrowers/Directors/Guarantors Sri. Arvind Kumar Raghavanshi,Sri. Majety Venkata Satya Sai Surya Nagabushanam, Sri. Valluri Srinivas, Smt. Aparna Valluri, and M/s Hitha Design Science (P) Ltd.

DATE & TIME OF AUCTION : 20-03-2026 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

Details and full description of the properties: All that Plot No.196 admeasuring 183.33Sq Yds or 153.28 Sq. Mts. Near Door No.76-14-82A in R.S. Nos.35/2A, 36/2B, 37/1B, 37/2, 37/3, 37/6, 38/2B, 38/3B, 38/4B, 39/1C & 39/3C2 in LP No.4/95 situated Bhavanipuram, Vijaynagar, Municipal Corporation Area, Sub Registry Vijayawada Krishna District, bounded by: East: Plot No. 197 of Kona Jawaharla, South: Plot No.194 of Sista Hari Narayan Sastry, West: Plot No.195 of Nandyal Durga Prasad Rao,North: 33' wide road, CERSAID DETAILS:Asset ID: 200017241722 Security Interest ID: 400017280541(Sri. M V S S Nagabushanam) Ref ID: 200017241722 Security Interest ID: 400017280541(Sri. M V S S Nagabushanam) PH: 040-27272583,27725285

RESERVE PRICE Rs.1,12,99,00/-

THE EARNEST MONEY DEPOSIT SHALL BE DEPOSITED ON OR BEFORE 19-03-2026 by 5:00 pm

*No Encumbrances Known to Knowledge of the Bank. However, the intended bidders are required to make independent enquiries regarding encumbrances, title of the properties, claims/rights/dues affecting the properties prior to submitting the bid. For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact the Chief Manager Sri. V. Sandeep Kumar, Senior Manager Sri. S Naveen ARM Branch, Canara Bank, Ph. No. 040-27725283 during office hours on any working day and e-mail: