



शाखा कार्यालय: HYDERABAD

BRANCH OFFICE: HYDERABAD

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 Securitization 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.

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 CENTRAL BANK OF INDIA secured creditor, the **Physical/ Symbolic** Possession of which have been taken by the authorized officer of Central Bank of India. Secured creditors, will be sold on "As is where is", "As is what is" and "whatever is there is" on date **20/08/2026** for recovery of due to the Central Bank of India from below mentioned Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) for the property being auctioned is displayed against the details of respective properties.

S No	Name of the Borrowers / Guarantors/ Mortgagers and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Properties/Type of possession	Reserve Price 10% EMD Bid increase amount
1.	M/s Sri Sowbhagya Villas & Resorts Private Ltd (Borrower). Mr. Venkateshwarlu Vemula S/o Mr. V Ramaiah and Mrs. Sowbhagya Vemula W/o Mr. Venkateshwarlu Vemula (Guarantors) (Branch: HYDERABAD Mr. K M VENKATESH Branch Head. Contact: 6304903700	19.11.2025 Rs. 2,50,01,446.22 plus Interest + Other Charges	All that land and building bearing Hno. 7-71/40, on plot No 40, in Sy. No. 30 Part, Plot admeasuring 222 Sq. yards, situated at Maheshwari Nagar (Near Ravindranagar), Habsiguda, Uppal Mandal and Municipality Ranga Reddy District and bounded by: NORTH :Plot no. 39 SOUTH : Plot no. 43 EAST : Plot no. 41 WEST: 25 Ft wide Road (Symbolic Possession with the bank)	Rs.127,74,000.00 Rs.12,77,400.00 Rs.50,000.00

E-Auction	Date of Inspection & time	Last date & time for deposit of Bid amount	E-Auction Date & time	Name & Number of Contact Person
	17 th August 2026 10.00 AM - 02.00 PM	20.08.2026 up to 4.00 PM	20 th August 2026 11.00 AM to 5.00PM	Authorized person Mr K M VENKATESH 6304903700

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The auction will be conducted through the Bank's approved service provider <https://baanknet.com> (PSB Alliance Pvt. Ltd.). Bidder to register on e-Auction Platform <https://baanknet.com/> using his mobile number and email-id. As a part of e-KYC the documents will be verified by the system. The interested Bidders/Purchasers has to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before/during the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the auction time. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem. For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in or auction platform <https://baanknet.com> (PSB Alliance Pvt. Ltd.). For further details contact **Hyderabad main Branch** or Respective **Authorized Officer or Regional Office, Koti, Hyderabad**, during the office hours on any working days.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) & 6(2) OF THE SARFAESI ACT.

Borrowers / Guarantors / Mortgagors are hereby notified to pay the sum mentioned above along with up to date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold and the balance dues if any will be recovered with interest and cost from borrower and guarantor. They are also invited to take part in the bid for sale of immovable secured assets towards realization of outstanding dues of secured creditor.

Date: 10.07.2026
Place: Hyderabad



Mr. RAJVENKATESH
Authorized Officer,
Central Bank of India