

Khilla Ghanpur Branch (Sol Id:01691) -Mahabubnagar Region

#Khilla Ghanpur, Wanaparthy District -509380, Ph: 9885020290

Ref:01691/SARFAESIA/Auction Notice/29787427/5/2026-27

Date: 25.08.2026

**NOTICE TO THE BORROWER INFORMING ABOUT AUCTION (30 DAYS NOTICE) RULE 9 (1)
OF SECURITY INTEREST (ENFORCEMENT) RULES 2002**

1. Applicant : Mrs. Thoguta Sunitha, W/o. Mr. Thoguta Narahari Address: H.No.1-94, Gollageri, Manajipet, Ghanpur (M), Mahabubnagar, Telangana state- 509380. Mobile: 8247657649, District, Telangana State - 509301, Mobile: 9848536362	2. Co-Applicant: Mr. Thoguta Narahari, S/o. Mr. Thoguta Achaiah Address: H.No.1-94, Gollageri, Manajipet, Ghanpur (M), Mahabubnagar, Telangana state- 509380. Mobile: 8247657649
3. Co-Obligant: Thoguta Murali S/o. Mr. Mr. Thoguta Achaiah, Address: H.No.1-107, Gollageri, Manajipet, Ghanpur (M), Mahabubnagar, Telangana state- 509380. Mobile: 9849472306	

Dear Sir/Madam,

Union Bank of India, Khillaghanpur Branch (01691), Wanaparthy District-509301, The secured creditor, caused a demand notice dated 05-03-2026 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorized Officer has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. Possession notice dated 11-05-2026 issued by the Authorized Officer as per Appendix IV to the Security Interest (Enforcement) Rules, 2002 were delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the

- property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on **30.09.2026 between 12:00 PM to 5:00 PM** by inviting Bids from the public through online mode on <https://baanknet.com> portal. For viewing the property details registration and login as bidder and participating in the auction process in respect of the auction notice/s already issued earlier as stated above and for change in terms and conditions of the sale shall remain the same.
- You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.

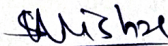
Classification: Internal

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4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Yours faithfully,

Place: Khillaghanpur.
Date: 25-08-2026


CHIEFMANAGER & AUTHORISED OFFICER
UNION BANK OF INDIA
 Khillaghanpur Branch (SOL ID: 01691)

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Description of immovable secured assets to be Sold: -	
<u>Schedule of the Property-I</u> <i>All that the Residential House No.1-86 in the land extent of 208.06 Sq.yds, situated in Manajipet Village, Khilla Ghanpur Mandal, Wanaparthy District, Telangana State-509380 belonging to Mrs. Thoguta Sunitha W/o Toguta Narahari.</i> <u>Boundaries of the property as per the Document:</u> East:15 ft. Road; West: House of Gajula Balemiya; North: Open Place belongs to Balija Viswanatham; South: House belongs to Balam Laxminarayana;	
2. Date & Time of auction	30-09-2026 from 12:00 PM to 05:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
3.The secured debt for the recovery of which the immovable secured asset is to be sold:	Account No. 016930100252451 with total dues as on 20-08-2026 amounting to Rs 8,10,137.68/- (Eight Lakh Ten Thousand One Hundred and Thirty Seven Rupees and Sixty Eight Paise Only) + interest and other charges thereon.
4. Reserve price for the property / Properties below which the property will not be sold:	Rs 18,00,000/- (Rupees Eighteen Lakhs only)
5. EMD Payable	Rs 1,80,000/- (Rupees Eight Lakh Four Thousand Eight Hundred only)
<u>6.1 Registration</u> The Online E-Auction will be held through web portal/website https://baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through https://baanknet.com by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website.	
<u>6.2. KYC Verification</u> On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.	
<u>6. 3. EMD Payment</u> On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login	

the buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate.

7. In case of bidding the bid increment shall not be less than **Rs. 50,000/-** in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs. 50,000/-**.

8. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

9. Bids once made shall not be cancelled or withdrawn. 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 bidder.

10. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer/Cheque subject to realisation, immediately on the **sale day or not later than next working day** with the Bank in the **account bearing Number 016911980050000** and the balance **75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months.**

In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited **by him shall be forfeited to secured creditor** and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

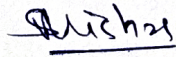
11. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

12. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

13. The above immovable secured assets will be sold in **"As is where is", "As is What is" and "whatever there is"** condition.

14. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place : Khilla Ghanpur
Date 25.08.2026


CHIEF MANAGER & AUTHORISED OFFICER
UNION BANK OF INDIA
Khilla Ghanpur BRANCH (SOL ID: 01691)

CORRIGENDUM

With reference to our E-Auction Notices pertaining to Sale of Rice Mills **"Mrs. Thoguta Sunitha, W/o. Mr. Thoguta Narahari"** Dt.20.08.2026 published in this Newspaper Dt. 21.08.2026. It is informed to everyone including Borrowers/Mortgagors that the E-Auction Sale of said account would be sold on 30.09.2026 instead of 31.08.2026. Other terms & Conditions remains unchanged.