



UNION BANK OF INDIA  
SIRVEL BRANCH

Main Road, Sirvel Village & Mandal, Nandyal Dist. Cell: 9324725981

NOTICE TO THE BORROWER INFORMING ABOUT SALE (30 DAYS NOTICE)

RULE 6 (2)(8) (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

To Date : 19-11-2025

APPLICANT: M/s NURANI HARDWARE, D No.7/427 Noorani Majid, Sirvel, Nandyal Dist.

PROPRIETOR: Mr.SHAIK ABDUL RAHEEM BASHA, S/o Abdul Rasool, H NO 7 451/4A Nurani Mahal, Sirvel, Nandyal Dist.

CO-OBLIGANT : Mr.SHAIK MUBARAK,

H NO 451/4A Nurani Mahal, Sirvel, Nandyal Dist.

Sub: Sale of property belonging to Mr.SHAIK ABDUL RAHEEM for realization of amount due to Bank under the SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Union Bank of India, Sirvela Branch (25981) the secured creditor, caused a demand notice dated 05-04-2021 under Section 13(2) of the Securitisation 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 Authorised Officer, has taken possession of the secured assets under Section 13(4) of the Act read with Rule 6/8 of Security Interest (Enforcement) Rules, 2002 on 01-09-2021.

Even after taking possession of the secured asset, you have not paid the amount due to bank. As such, it has become necessary to sell the below mentioned property by holding public e-auction after 30 days from the date of receipt of this notice through online mode.

The date and time of e-auction along with the Reserve Price of the property and the details of the service provider, in which the e-auction to be conducted, shall be informed to you separately.

Therefore, if you pay the amount due to the bank along with subsequent interest, costs, charges and expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the property and you can redeem your property as stipulated in section 13 (8) of the Act.

SCHEDULE OF PROPERTY : Property I: All the part and parcel of residential land and building bearing to Mr.Shaik Abdul Raheem Basha situated at D.No.7-427 ward no.7 extent of 72.6 sq.yds , Sy no 440/A Pyki,Sirvel village and Panchayath and mandal,Sirvel Sub Registration Nandyal distict, and bounded by: East : Site of RELAGI'MABUSA, West : RASTA, North : SITE OF KODURU DASTAGIRI, South : HOUSE OF S RAHEEM BASHA.

Place:Sirvel, Date:19.11.2025, Authorised Officer, Union Bank of India



Unity Small Finance Bank Limited

Corporate Office: Centrum House, Vidyangan Marg,

Kalina, Santacruz (E) Mumbai - 400 098

### NOTICE FOR PUBLIC ABOUT SALE 30/15 DAYS UNDER 8(6)(9)(1)

#### OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

Unity Small Finance Bank Limited is an assignee and a secured creditor of below mentioned borrower by virtue of Business Transfer Agreement dated 26.10.2021 executed with Centrum Financial Services Limited. The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to public in general that the below mentioned property shall be sold by way of "online e-auction" for recovery of dues. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RE COURSE" basis apart from other terms mentioned below.

Name of the Borrowers/ Loan Details Reserve Price/ Earnest Money Deposit/ Date of Auction/ Date of EMD

Borrower Name:- Sunitha Traders; Siddam Sarvishwar Reddy, Siddam Sunitha. Demand Notice Date/Amount : 11-12-2023/Rs. 1,84,04,098.11/- Reserve Price for property : Rs 65,81,000/- Earn Money Deposit for Property :-Rs 6,58,000/- Auction Date: 16.12.2025 Timings : 11 a.m. to 12 p.m. EMD Date: 15.12.2025 Till 5.p.m.

Description of Property: PROPERTY :- ALL THAT PIECE AND PARCEL OF IMMOVEABLE PROPERTY SEMI FINISHED RESIDENTIAL FLAT NO.B-401 IN THE B-BLOCK, IN FOURTH FLOOR, ADMEASURING 1665 SQ.FEET (INCLUDING COMMON AREAS) AND 2 CAR PARKING 200 SQ.FEET, (EACH CAR PARKING 100 SQ.FEET) ALONGWITH UNDIVIDED SHARED OF LAND ADMEASURING 59.94 SQ.YARD OR 50.11 SQ.MTRS. (OUT OF TOTAL LAND ADMEASURING 11,922 SQ.YARDS IN SURVEY NO.57 (PART), WARD NO.8, BLOCK NO.2, KNOWN AS "SMART CITY" SITUATED AT SHAKTHI NAGAR OF KARMANGHAT VILLAGE, SAROORNAGAR REVENUE MANDAL, RANGA REDDY DISTRICT, UNDER GREATER HYDERABAD MUNICIPAL CORPORATION, L.B.NAGAR CIRCLE, REGISTRATION SUB DISTRICT, L.B. NAGAR BOUNDLED BY, BOUNDARIES (AS PER SALE DEED) NORTH: OPEN TO SKY; SOUTH: OPEN TO SKY; EAST: OPEN TO SKY; WEST: OPEN TO SKY.

BORROWER NAME:- ANIL KUMAR TRADERS, A ANIL KUMAR, A SRAVANTHI. Demand Notice Date/Amount : 09-01-2025/Rs. Rs. 81,49,150.91/- Reserve Price for property : Rs 75,50,000/- Earn Money Deposit for Property :-Rs 7,55,000/- Auction Date: 16.12.2025 Timings : 11 a.m. to 12 p.m. EMD Date: 15.12.2025 Till 5.p.m.

Description of Property: ALL THAT PIECE AND PARCEL OF PROPERTY BEARING HOUSE NO. 8-187(OLD NO. 8-32/11) ON REVISED PLOT NO 25A (OLD NO 34), LAND ADMEASURING 195 SQ YDS, IN SURVEY NO 411, SITUATED AT DAMMAIGUDA H/O NAGARAM VILLAGE, DAMMAIGUDA GRAM PANCHAYATH, KESARA MANDAL, MEDCHAL MALKAJGIRI DISTRICT AND BOUNDED AS FOLLOWS: BOUNDARIES (AS PER MORTGAGE DOCUMENT): EAST: REVISED PLOT NO 2 (OLD PLOT NO. 30 PART & 31 PART) WEST: 25' WIDE ROAD NORTH: REVISED PLOT NO 26 (OLD PLOT NO 33) SOUTH: REVISED PLOT NO 25 (OLD PLOT NO 35)

BORROWER NAME:- FLYWAYS TRAVEL AGENCY; EBAD AHMED; NIDA FIRDOUS. Demand Notice Date/Amount : 05.02.2024 Rs.25,95,175.68/- Reserve Price for property: Rs. 18,00,000/- Earn Money Deposit for Property Rs. 1,80,000/- Auction Date: 16.12.2025 Timings : 11 a.m. to 12 p.m. EMD Date: 15.12.2025 Till 5.p.m.

Description of Property: ALL THAT PIECE AND PARCEL OF IMMOVEABLE PROPERTY SEMI FINISHED RESIDENTIAL FLAT NO.102, FIRST FLOOR, FORMING PART OF BUILDING KNOWN AS "SHA RESIDENCY" WHICH SUPER PLINTH BUILT UP AREA OF 812 SQ.FEET INCLUDING THE COMMON AREAS SHOWN IN THE PLAN) WITH UNDIVIDED SHARE OF LAND 12 SQ. YARDS OUT OF ADMEASURING 182,005 SQ.YARDS IN PREMISES BEARING MUNICIPAL NO. 9-47-9/17, SITUATED AT HALMEA SHAH COLONY, NEAR BRINDAVAN COLONY, TOLICHOWKI, HYDERABAD - T.S. AND BOUNDED AS FOLLOWS: BOUNDARIES (AS PER MORTGAGE DOCUMENT) NORTH: OPEN TO SKY; SOUTH: OPEN TO SKY; EAST: NEIGHBOURS HOUSE, WEST: OPEN TO SKY/ROAD.

BORROWER NAME:-ANSARI TRADERS; T MD KHASIM; FARHANA BEGUM Demand Notice Date/Amount : 06.01.2025 Rs. 52,19,763.10/- Reserve Price for property: Rs. 49,00,000/- Earn Money Deposit for Property Rs. 4,90,000/- Auction Date: 16.12.2025 Timings : 11 a.m. to 12 p.m. EMD Date: 15.12.2025 Till 5.p.m.

Description of Property: ALL THAT PIECE AND PARCEL OF OPEN PLOT THE BEARING NO 117, IN SY NOS. 223,224 AND 225, ADMEASURING AREA 267 SQ. YARDS, OR 223.2 SQ. MTRS. SITUATED AT PATI GHANAPUR, REGISTRATION SUB-DISTRICT PATANCHERU, REGISTRATION DISTRICT SANGAREDDY AND BOUNDED AS FOLLOWS:- BOUNDARIES (AS PER MORTGAGE DOCUMENT): EAST: NEIGHBOURS OPEN LAND, WEST: PLOT NO.119 & 120, NORTH: NEIGHBOURS OPEN LAND, SOUTH: 25' WIDE PRO ROAD

Borrower Name:- AI Mars Builders And Developers ; Mohammed Akheel Ahmed ; Farheen Farheen Demand Notice Date/Amount : 10-04-2025 Rs. 79,99,190.67/- Reserve Price for property: 1,42,50,000/- Earn Money Deposit for Property Rs. 14,25,000/- Auction Date: 30.12.2025 Timings : 11 a.m. to 12 p.m. EMD Date: 29.12.2025 Till 5.p.m.

Description of Property: ALL THAT THE HOUSE BEARING MUNICIPAL NO.8-1-40/A/122/1, (PTIN NO.1100864998), ON PLOT NO.122, ADMEASURING 200 SQUARE YARDS OR EQUIVALENT TO 168.00 SQUARE METERS, SITUATED AT SAMATHA COLONY, SHAIKPET, HYDERABAD-T.S., WHICH IS BOUNDED BY:- BOUNDARIES (AS PER MORTGAGE DOCUMENT): NORTH: NEIGHBOUR'S HOUSE ON PLOT NO.121. SOUTH: NEIGHBOUR'S HOUSE ON PLOT NO.122/1.EAST: ROAD WEST: NEIGHBOUR'S HOUSE ON PLOT NO.127.

Borrower Name:- Balaji Kirana General Store And Dairy Farm; Katta Lavanya, Katta Lingam Demand Notice Date/Amount : 08-10-2024 Rs. 37,11,784.36/- Reserve Price for property: 75,45,600/- Earn Money Deposit for Property Rs. 7,54,600/- Auction Date: 30.12.2025 Timings : 11 a.m. to 12 p.m. EMD Date: 29.12.2025 Till 5.p.m.

Description of Property: ALL THAT PIECE AND PARCEL OF IMMOVEABLE PROPERTY BEARING HOUSE NO. 3-12, ASSESSMENT NO. 234, GRAMAKANTAM, ADMEASURING 230 SQ.YDS. OR 192.3 SQ.MTS. HAVING PLINT AREA GROUND FLOOR 1070 SFT, WITH R.C.C. ROOF, SITUATED AT KORREMULA REVENUE VILLAGE, VENKATAPURAM GRAM PANCHAYAT, GHATKESAR MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, UNDER S.R.O. NARAPALLY MEDCHAL- MALKAJGIRI AND BOUNDED AS UNDER: BOUNDARIES (AS PER MORTGAGE DOCUMENT): NORTH: OPEN TO SKY; SOUTH: OPEN TO SKY; EAST: OPEN TO SKY; WEST: OPEN TO SKY.

Borrower Name:- Eramma Dairy Farm ; Bhukya Eramma, Bhujya Dayakar , Bhujya Sudhakar Demand Notice Date/Amount : 11-11-2024 Rs. 8,20,304.36/- Reserve Price for property: 9,82,184/- Earn Money Deposit for Property Rs. 98,500/- Auction Date: 30.12.2025 Timings : 11 a.m. to 12 p.m. EMD Date: 29.12.2025 Till 5.p.m.

Description of Property: ALL THAT PIECE AND PARCEL OF THE PROPERTY OF LAND ADMEASURING TO 256.66 SQ YDS WITH BUILT UP AREA RCC 372.83 SQ.FTS, BEARING DOOR NO. 6-20/D SITUATED AT YELLAGUDEUM REVENUE VILLAGE CHERUVUKUMOTHANDA YELLAIGUDEUM, CHENNAARAOPEET, NARSAMPET WARANGAL DISTRICT GRAMAPANCHAYATH, CHENNAARAOPEET MANDAL WARANGAL DIST WITHIN THE LIMITS OF OFFICE SUB-REGISTRAR NARSAMPET AND DISTRICT WARANGAL BEING BOUNDED BY BOUNDARIES (AS PER MORTGAGE DOCUMENT): NORTH: OPEN LAND OF BHUKYA MANGIL. SOUTH: HOUSE OF BHUKYA HARILAL EAST: HOUSE OF BHUKYA BALUSINGH WEST: GRAMPANCHAYATHI ROAD

Borrower Name:- Jai Matadi Furnitures ; Deep Chand Chowhan, Sundari Sundari Demand Notice Date/Amount : 10-02-2025 Rs. 23,45,909.46/- Reserve Price for property: 51,03,000/- Earn Money Deposit for Property Rs. 5,10,300/- Auction Date: 30.12.2025 Timings : 11 a.m. to 12 p.m. EMD Date: 29.12.2025 Till 5.p.m.

Description of Property: ALL THAT THE PART AND PARCEL OF LAND BEARING PLOT NO.21, ADMEASURING 200 SQ.YARDS, EQUIVALENT TO 167.23 SQ. MTRS., IN SURVEY NOS.69 AND 69, ADJACENT TO RTC COLONY, SITUATED AT ANNAGAL HAYATHNAGAR VILLAGE, HAYATHNAGAR REVENUE MANDAL, RANGA REDDY DISTRICT UNDER WARD NO.4, BLOCK NO.3, HAYATHNAGAR CIRCLE-3 OF G.H.M.C. LIMITS, WITHIN THE JURISDICTION OF REGISTRATION DISTRICT: RANGA REDDY, SUB-DISTRICT: HAYATHNAGAR AND BOUNDED BY BOUNDARIES (AS PER MORTGAGE DOCUMENT): NORTH: PLOT NO.28, SOUTH: 25' FT. WIDE ROAD, EAST: 25' FT. WIDE ROAD WEST: PLOT NO.20.

Borrower Name:- Jeevan Healthcare Solutions Private Limited ; Chena Ashwini Kumar, Chena Sri Devi Demand Notice Date/Amount : 13-09-2024 Rs. 26,34,995.07/- Reserve Price for property: 26,34,995.07/- Earn Money Deposit for Property Rs. 2,63,500/- Auction Date: 30.12.2025 Timings : 11 a.m. to 12 p.m. EMD Date: 29.12.2025 Till 5.p.m.

Description of Property: ALL THAT PIECE AND PARCEL OF IMMOVEABLE PROPERTY OF RESIDENTIAL FLAT NO. 203, IN SECOND FLOOR OF SCOTLAND VILLA ON PLOT NO. 32/B, AND PART OF PLOT NO. 32, IN SURVEY NO. 711, WITH BUILT UP AREA OF 690 SQ FEET (INCLUDING COMMON AREAS AND TWO WHEELER PARKING) ALONGWITH UNDIVIDED SHARE OF LAND 30 SQ YARDS OR 25.08 SQ MTRS. OUT OF 6060.66 SQARE YARDS) SITUATED AT SRINAGAR COLONY, KAPRA UNDER GHMC, KAPRA, UNDER GHMC, KAPRA CIRCLE, KESARA MANDAL, RANGAREDDY DISTRICT AND BOUNDED BY:- LAND BOUNDARIES (AS PER MORTGAGE DOCUMENT): NORTH: H. NO. 1-52/29,30, 31, & 32 SOUTH: NEIGHBOURS PLOT EAST: PLOT NO. 33/A WEST: ROAD FLAT BOUNDARIES (AS PER MORTGAGE DOCUMENT): NORTH: OPEN TO SKY SOUTH: OPEN TO SKY EAST: OPEN TO SKY WEST: CORRIDOR & LIFT.

Borrower Name:- Kavadaup And Associates, K Kiran Kumar Reddy ; Saileja Vendula Demand Notice Date/Amount : 03-01-2025 Rs. 18,731,432.50/- Reserve Price for property: 2,60,57,003/- Earn Money Deposit for Property Rs. 26,05,800/- Auction Date: 30.12.2025 Timings : 11 a.m. to 12 p.m. EMD Date: 29.12.2025 Till 5.p.m.

Description of Property: ALL THAT PIECE AND PARCEL OF PROPERTY OF LAND NO. 6-10-113/3, CONSISTING OF GROUND + FIRST FLOOR WITH A BUILT - UP AREA OF 3800.00 SQ. FEET OF R.C.C. ROOFING ON LAND MEASURING 474 SQ.YDS., OR 396.26 SQ.MTRS., SITUATED AT VINAYAK NAGAR, BALANAGAR VILLAGE & MANDAL, GHMC KUKATPALLY CIRCLE, RANAGAD REDDY DISTRICT, TELANGANA STATE, AND BELONGING TO/ OWNED BY SRI. KAVADAUP KIRAN KUMAR REDDY AS PER MORTGAGE DOCUMENT: NORTH: HOUSE NO.6-10-113/2 F.R.R. NARSINGH RAO SOUTH: NEIGHBOURS HOUSE EAST: NALA WEST: 30' WIDE ROAD

Borrower Name:- Kiran Dairy Farms ; Gangi Kiran Kumar ; Gangi Yamada , Thummali Priyanka, Demand Notice Date/Amount : 08-10-2024 Rs. 13,79,192.06/- Reserve Price for property: 20,68,200/- Earn Money Deposit for Property Rs. 2,06,900/- Auction Date: 30.12.2025 Timings : 11 a.m. to 12 p.m. EMD Date: 29.12.2025 Till 5.p.m.

Description of Property: ALL THAT PIECE AND PARCEL OF HOUSE NO.2-99, ADMEASURING AREA: 149.6 SQ.YARDS OR IT IS EQUIVALENT TO 125.08 SQ. METERS, HAVING IT'S PLINT AREA: 240 SQ.FEET WITH R.C.C. AND 710 SQ.FEET WITH A.C.C. TOTAL HAVING IT'S PLINT AREA: 950 SQ.FEET, SITUATED AT KOLKULPALLY VILLAGE, MADGUL MANDAL, RANGA REDDY DISTRICT, UNDER KOLKULPALLY GRAMAPANCHAYATH, TELANGANA STATE, UNDER REGISTRATION SUB-DISTRICT: IBRAHIMPATNAM AND BOUNDED BY: AS PER MORTGAGE DOCUMENT: NORTH: HOUSE OR CHATLA JANGAIAH SOUTH: ROAD, EAST: NEIGHBOURS LAND, WEST: HOUSE OR KATIK,AJANGIAH

TERMS AND CONDITIONS OF E-AUCTION SALE:- 1. The property shall not be sold below the reserve price, and the sale is subject to the confirmation by Unity Small Finance Bank Limited as secured creditor. The property shall be sold strictly on "ASISWHERE IS" and "AS IS WHAT IS" and "NO RE COURSE BASIS". 2. E-auction will be conducted "online" through Bank's Approved service provider M/s. Arca Emart Pvt Ltd at the Web Portal- www.auctionbazaar.com. 3. E-auction Tender Documents containing online e. auction bid form, Declaration, and General Terms and Conditions of online auction sale are available in www.auctionbazaar.com. 4. Bidders shall hold a valid email ID. (an e-mail ID is necessary for the bidding as all the relevant information and allotment of ID & Password by M/s. ARCA EMART PVT. LTD./Auctionbazaar.com) may be conveyed through e-mail. 5. The prospective qualified bidders may avail of online training on e-Auction from ARCA EMART PVT LTD (Auctionbazaar.com) 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House Raj Bhavan Road, Somajiguda, Hyderabad - 500082 Telangana, India. Website at www.auctionbazaar.com. Helpline No +91-8370968969, +91-9518498999 Email ID: contact@auctionbazaar.com, support@auctionbazaar.com to the date of e-Auction. Neither the Authorized Officer/Banknor M/s. ARCA EMART PRIVATE LIMITED(Auctionbazaar.com) will be held responsible for any internet network problem/Power failure/any other technical lapses/failure etc. to ward off such contingent situations the interested bidders are requested to ensure that they are technically well-equipped with adequate power back-up etc., for successfully participating in the e-Auction event. 6. Money Deposit (EMD) shall be deposited through RTGS/DD/NETT fund transfer to Current Account No. 02688130002122, Name of the Bank: Yes Bank Limited, Branch: Kalanagar, Greater Mumbai, Name of the Beneficiary: Unity Small Finance Bank Limited, IFSC Code YESB000268. Please note that the Cheque/Demand Draft shall not be accepted towards EMD. 7. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their bid amount by multiple of Rs. 10,000/- (Rupees Ten Thousand Only). 8. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder, subject to TDS as may be applicable. 9. If the successful bidder fails to deposit the sale price as stated above, all deposits including EMD shall be deemed to be forfeited without any further notice. However, extending the period for making payment of balance 75% may be allowed and shall be at the sole discretion of authorized officer. 10. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction as per process. 11. The particulars given by the Authorized Officer are stated to the best of his/her knowledge, belief and records. Authorized officer shall not be responsible for any error, misstatement or omission etc. 12. The undersigned being Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons. 13. The bidders should make discreet enquiries as regards charges/encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid. 14. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty registration fees on sale of property shall be borne by the purchaser only. 15. For further details, contact contact Mr. Praveen Kumar Thumma (Mobile No. 7893099999), Mr. Ajay Kumar Punna (Mobile No. 9908755477) Authorized Officers, of Unity Small Finance Bank Limited at above mentioned address. 16. The Sale Certificate will be issued post realization