

AUCTION SALE NOTICE of**M/s. VIBHA AGRO TECH LIMITED (UNDER LIQUIDATION)****For Sale of Assets of the Company under the IBC, 2016**Registered Office of the Company: Flat No. 501, A & B Subhan Sirisampada,
No. 6-3-1090/A/1 (Plot No. 12), Rajbhavan Road, Somajiguda, Hyderabad - 500082.**CIN: U24110TG1995PLC029318****Liquidator: Dantu Indu Sekhar (IBBI Registration: IBBI/IPA-003/IPA-ICAI-N-00233/2019-2020/12773)**

The E-Auction Sale Notice is hereby given to the Public in general including the Corporate Debtor for Sale of Assets of M/s. Vibha Agro Tech Limited (under Liquidation), forming part of the liquidation estate under IBC Code, 2016 read with process formed by the Liquidator under relevant IBBI (Liquidation Process) Regulations, 2016 & IBC, 2016. The properties will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS". E-Auction will be conducted on **18.09.2026**. The Sale will be conducted through the E-Auction platform (With unlimited extension of 5 mins each): <https://ibbi.baanknet.com>. The details for the proposed e-auction are mentioned below

DESCRIPTION OF THE ASSETS, RESERVE PRICE, EMD and BID INCREMENT VALUES

The bidders may refer to the E-Auction Process Memorandum for more information

Description of the Assets*	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)	Bid Increment value in multiples (Rs.)
Plant, Machinery & Equipment related to Seed processing plant and Two Wheelers located at Sy. No. 565/B, Gowdavalli Village, Medchal Mandal, Medchal Malkajigiri District, Telangana.	34,57,175	3,45,717	10,000

Please refer to Clause 26 of E-Auction Process Memorandum for list of Plant, Machinery, Equipment & Two Wheelers.*RESERVE PRICE, EMD AND AUCTION TIMELINE**

Inspection / Visit	22.08.2026 to 14.09.2026
Last date for submission of Eligibility Documents/EOI	16.09.2026
Last date for EMD submission	16.09.2026
Date and Time of E. Auction	18.09.2026 between 11:00 AM To 04:00 PM.

BRIEF TERMS OF THE AUCTION:

- Interested applicants may register themselves at **BAANKNET Auction Platform, Website:** <https://ibbi.baanknet.com> and download the COMPLETE E- AUCTION PROCESS MEMORANDUM containing detailed terms and conditions of online E-Auction portal, E-Auction Bid form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc. Interested bidders shall upload their eligibility documents as prescribed in the E- Auction Process Memorandum and deposit the Earnest Money Deposit (EMD) through the **BAANKNET Auction Platform, Website:** <https://ibbi.baanknet.com> only. Further, the Prospective Bidder shall also submit the undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- Eligibility documents will be scrutinized only upon completion of the Auction Process. Therefore, all the Bidders are advised to duly verify and submit the eligibility documents.
- It is to be noted that the bidders cannot place a bid for the value/price below the reserve price.
- Successful Bidder will be declared after approval of the Committee of Creditors.
- The Liquidator has the right to accept or cancel or extend or modify etc., any terms and conditions of E- Auction at any time. The Liquidator has a right to reject any of the bid without giving any reasons and/or can cancel the E-Auction at any time, even after completion of the bidding process.
- GST & other levies, taxes shall be levied if any, will be payable in addition to the Reserve Price/final sale price etc. by the bidder and shall be governed by the applicable laws for the time being in force.
- The Prospective Bidders, prior to submitting their bid, should make their independent inquiries and conduct their independent due diligence at their own expenses and satisfy themselves. Prospective Bidder may make a request to cirpvibha@gmail.com for assistance in Site Visit and for any other additional information.
- Contact details of Auction Platform: support.baanknet@psballiance.com, +91 82912 20220.

Place: Hyderabad
Date: 21.08.2026Dantu Indu Sekhar
LiquidatorM/s. Vibha Agro Tech Limited (under Liquidation)
IBBI/IPA-003/IPA-ICAI-N-00233/2019-2020/12773

AFA Valid till 31.12.2026

Flat No. 104, Kavuri Supreme Enclave, Kavuri Hills, Madhapur, Hyderabad, Telangana – 500 033

Email: cirpvibha@gmail.com



KOTAK MAHINDRA BANK LIMITED
Kotak Mahindra Bank Ltd., Legal Department, 6-3-1109/1, 2nd Floor, Navabharat Chambers, Raj Bhavan Road, Somajiguda, Hyderabad-500082. Corporate Identity: L65110MH1985PLC038137, www.kotak.com

Registered Office:- 27 BKC , C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051. Branch Office:- 6-3-1109/1, 2nd Floor, Navabharat Chambers, Raj Bhavan Road, Somajiguda, Hyderabad-500082. Corporate Identity: L65110MH1985PLC038137, www.kotak.com

DEMAND NOTICE

The present notice is hereby given that the under mentioned Borrower/ Guarantor /Mortgagor who have defaulted in the repayment of principal and interest of the loan facility obtained by them from Kotak Mahindra Bank Ltd ("the Bank" / KMBL) and whose loan account have been classified as Non-Performing Assets (NPA). The notices were issued to below mentioned (Borrower/ Guarantor/Mortgagor) under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 ("SARFAESI Act") on their last known addresses, but they have been returned un-served/delivered and as such they are hereby informed by way of this public notice and requested to collect the Original Notice/Postal Cover from the undersigned for further details of the notice.

Name of Borrower(s) & Guarantors / Mortgagors/Co-Borrowers	Date of 13(2) Demand Notice / Date of NPA / Total Loan Outstanding	Details of Secured Assets
Borrower(s): Mr. Dharmendra Chadalavada, Villa No.214, Hill County, Batchupally Road, Nizampet, Hyderabad-500090. Also at: Mr. Dharmendra Chadalavada, 7-1-63/1/503, Dharam Karam Road, Ameerpet, Hyderabad-500016 (Borrower & Mortgagor). Guarantors / Mortgagors/ Co-Borrowers: Mrs. Bandi Sarala Kumari, W/o Mr. Chadalavada Dharmendra, 7-1-63/1/503, Dharam Karam Road, Ameerpet, Hyderabad-500016 (Guarantor)	Date of 13(2) Demand Notice: 11-08-2026 Date of NPA: 13-06-2026 Total Loan outstanding: Rs.12,19,564.60 Ps (Rupees Twelve Lakhs Nineteen Thousand Five Hundred Sixty Four and paise Sixty only) together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization.	Detailed Description of the Immovable Property/ Secured Asset Mortgaged with KMBL by Mr. Dharmendra Chadalavada:- All that piece and parcel of Non Agricultural vacant Land admeasuring 2057 Sq.yds i.e (726 sq.yds (0.06 Guntas) in Sy.No.70/A, 242 Sq.yds (0.02 Guntas) in Sy.No.71/B and 1089 Sq.yds (0.09 Guntas) in Sy.No.72/C in all total 2057 Sq.Yds situated at Khanapur Village, Khanapur Mandal, Warangal Rural District, Telangana owned by Mr. Dharmendra Chadalavada and bounded by: East: Narasmpet-Mahbubabad-NH 365, West: Others Land, North: Others Land, South: Land of Chadalavada Dharmendra. Together with all existing building and structures thereon and buildings and structures as may be erected/constructed thereupon any time from/after the date of respective mortgages and all addition's thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything to the earth or permanently fastened to anything attached to the earth, both present and future.

The Borrower and above-mentioned Guarantor/ Mortgagor 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 said 60 days under the provision of SARFAESI Act, 2002. Abovementioned parties are requested to get in touch with the Authorised Officer **Mr. Ramesh Kumar. H** on (M) +91-8886112124 and email:- rameshkumar.h@kotak.com for further details and information.

Place: Hyderabad, **Date:** 21-08-2026 **Sd/- (Authorised Officer), Kotak Mahindra Bank Limited**

BRANCH SHIFTING

For better convenience of our valued customers, our

THUMKUNTA

branch will be shifted to a new premises with effect from

02.11.2026

The new address is mentioned below:

Muthoot Money Ltd
Ground Floor, Plot No 14, Part Survey No 367/Thumkunta (Village), Shameetpet (Mandal), Malkajgiri Dist, Pin - 500078.

Phone No : 8121214199
Email id : mththu0091@muthootmoney.in

In case of any grievance please call - 91 8897315143.

We solicit your continued patronage and support.



Muthoot Money
A Muthoot M George Enterprise



Union Bank of India
Asset Recovery Branch (79170), Vijayawada, Located at – 4th Floor, Andhra Bank Building, R. R. Apparao Street, Vijayawada, Andhra Pradesh –520001. E-mail: arb.vijayawada@unionbankofindia.bank

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
(Appendix-IV-A)(See Proviso to rule 8(i))
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of 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 Secured Creditor, the Symbolic/Constructive Possession of which has been taken by the Authorised Officer of Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 10-09-2026, for recovery of outstanding dues and further interest and other expenses due to Union Bank of India from the following borrowers and guarantors. EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.

E-Auction Date & Time: 10-09-2026, 12.00 Noon to 05.00 P.M
Name and address of the Borrowers, Co-Applicants and Guarantors and Outstanding Amounts, The Reserve Price and Earnest Money Deposit will be as under :-
Name of the Borrowers and Guarantor: Borrower: M/s.Mudrah Cotton Traders, Prop. Mrs. TiyyaguraVenkata Ratnam, D.No 10-2, Challavariapalem, Guntur -522005. **Mrs.Tiyyagura Venkata Ratnam, W/o Vemareddy, Door No.52, Chinna bazar, Ankireddypalem,Guntur -522005. Guarantors:** Shri Tiyyagura Vema Reddy, S/o Krishna Reddy, D.No 52, Chinna Bazar, Ankireddypalem, Guntur-522005. **Shri Tiyyagura Krishna Reddy, S/o Vemareddy, D.No 52, Chinna Bazar, Ankireddypalem, Guntur-522005. Shri Tiyyagura Udaya Lakshmi Narasimha Reddy, S/o Vemareddy, D.No 52, Chinna Bazar, Ankireddypalem, Guntur-522005.**
Outstanding Amount: Rs. 1,96,29,468.78 Ps. as on 30.06.2026 plus further interest, cost and charges thereon.
DESCRIPTION OF PROPERTIES : Property:- No Agricultural vacant Site in an extent if Ac. 0.83 Cents or 4017.20 sq. Yds situated at D.No. 674, 676 of Ankireddypalem, backside of Toyota showroom, Ankireddypalem, Guntur. **Boundaries:** East: Donka, South: Land of Tiyyagura Gangendreddy, West: Land of Devagipilchi Reddy and others, North: Land of Tiyyagura Dhana Lakshmi.

Reserve Price : Rs.67,03,000/- EMD : Rs.6,70,300/- Bid Increment Amount: Rs.67,030/-
Bidders advised to go through the website <https://baanknet.com> and <https://www.unionbankofindia.bank.in/auCTION-property/viewauCTION-property.aspx> tenders for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. To the best information and knowledge of the Authorised officer, there is no encumbrance on the property. The interested bidder for inspection of property may contact **Mr. Manohar Dealing officer 8106596598** and **Gopikrishna Banka Authorised officer 8074945928** Asset Recovery Branch (79170), Vijayawada & Mail ID : arb.vijayawada@unionbankofindia.bank.
STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002
This may also be treated as notice u/r 8(6) / Rule 9(1) of security interest (Enforcement) Rules, 2002 to the borrower/s and Guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.
Date: 07-08-2026 **Sd/- Authorized Officer,**
Place : Vijayawada **Union Bank of India, Asset Recovery Branch, Vijayawada**



NIWAS HOUSING FINANCE LIMITED
(Formerly, Niwas Housing Finance Private Limited)
Regd. Office:- A-1, 6th Floor, Trade Star, Andheri Kurla Road, J B Nagar, Andheri (E), Mumbai – 400059.

POSSESSION NOTICE [Rule 8 (1) and (2)]
Whereas, The Authorized Officer of the Secured Creditor mentioned herein, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred under Section 13(12) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned being the Authorized Officer of NHFL has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on the date mentioned against each property.
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.
The borrower(s) 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 the NHFL for the amount mentioned below and interest and other charges thereon.

Loan Account Number	Borrower(s) & Property Details	Amount & Date of Demand Notice	Date of Possession	Possession Status
LNKURLAP-10240048642	1.ARUNAMMA TALARI KANNAPU (BORROWER) 2.SURESH T (CO-BORROWER)	Rs. 7,35,231/- (Rupees Seven Lakh ThirtyFive Thousand Two Hundred ThirtyOne Only) DATE: 18-May-2026	19-Aug-2026	SYMBOLIC POSSESSION

PROPERTY BEARING :- ALL THAT THE, SY.NO: 561, H.NO.4-216/2, WARDNO-4, CHELIMILLA MAJARA RUDRAVARAM VILLAGE, PAMULAPADU MANDAL, NANDYAL, AP: 518401,ADMEASURING 108 SQUARE YARDS OR 972 SFT OF SITE AND IN SITE A.C.C. PLIRITHUP 532 SQ.FEETS BOUNDARIES NORTH: RASTHA, SOUTH: MANYAM LAND, EAST: HOUSE OF T K RAMAKRISHNA, WEST: HOUSE OF T K VENKATESWARLU.

LNLEAOHL-01230028236	1.PAKKERAMMA - PINJARI (BORROWER) 2.SHAIKSHAVALI PINJARI (CO-BORROWER)	Rs. 10,07,817/- (Rupees Ten Lakh Seven Thousand Eight Hundred Seventeen Only) DATE: 18-May-2026	18-Aug-2026	SYMBOLIC POSSESSION
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PROPERTY BEARING :- ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING HOUSE CONSTRUCTING IN SY.NO. 601/1 SUB SY NO 601/1A, PLOT NO 2 EAST SIDE PART, NR D NO 81/310-2-D, KALLUR, KURNOOL MUNICIPAL CORPORATION LIMITS, KURNOOL (DT) - 518003, ADMEASURING 48.88 SQUARE YARDS OR 440 SFT, SITUATED AT KALLUR, KURNOOL, KURNOOL DIST, A P STATE. THE FOLLOWING BOUNDARIES ARE NORTH BY : OTHERS LAND, SOUTH BY 30 FEET WIDE ROAD, EAST BY : K SALEEM BASHA PLACE IN THIS SAME PLOT, WEST BY : K SHAREEF PLACE IN THIS SAME PLOT.

Date: 21-08-2026 **Sd/- Authorized Officer**
Place: Kurnool, Nandyal, Andhra Pradesh **NIWAS HOUSING FINANCE LIMITED**



AURANGABAD SMART CITY DEVELOPMENT CORPORATION LIMITED (ASCDCI)

REQUEST FOR PROPOSAL
ASCDCI invites firms possessing relevant capabilities to respond to this RFP for following:

Sr. No.	Title and Tender ID No	Bid Due Date	Bid Opening Date
1	hvac Works for Sant Tukaram Maharaj Natyagruh Tender ID - 2026_ASCDC_1329674_1	26/08/2026 17:00:00	27/08/2026 17:00:00

The tender documents can be downloaded from <https://www.mahatenders.gov.in>
Sd/-
Chief Executive Officer
Aurangabad Smart City Development Corporation Limited



HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 8800. Email: customer.care@heroHf.com Website: www.herohousingfinance.com | CIN: U65192DL2016PLC03148 Contact Address:-A-6, Third Floor, Sector-4, Noida - 201301.

DEMAND NOTICE
Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").
Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice(s), within 60 days from the date of the respective Notice(s), as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.
In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice(s), the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date*	Date of Demand Notice	Date of NPA
HHFWRTLAP240000050413, HHFWRTLAP240000050414	Jagannadula Babu, Jagannadula Indira	Rs.13,96,918/- due as on 10-08-2026	12-08-2026	04-08-2026

Description of The Secured Assets/Immovable Properties/ Mortgaged Properties: All That The Said Residential House 1-220, Admeasuring 227.00 Sq. Yards or 189.81 Sq. Meters, Situated At Mallapally Village, Mulugu Mandal, District: Boudaries: - To The East House of Thumalla Bhaskar Reddy, To The West GP Road, To The South House of Dikonda Ravinder, To The North Place of Vadkonda Sarangam.

HHFYDLAP The Legal Heirs of Senigaram Kanakaiah, 240000051725 Shenigaram Laxmi

Rs.39,87,375/- due as on 11-08-2026 05-07-2026

Description of The Secured Assets/Immovable Properties/ Mortgaged Properties: All that the House No.15-38/22, Plot No. 43 in Survey No. 993/2, total admeasuring 200 Sq. Yds., or 167.22 Sq. Mtrs., having Ground Floor R.C.C. Plinth area 1750 Sq.ft, First Floor R.C.C. Plinth area 1750 Sq.ft. and Second Floor R.C.C. Plinth area 1750 Sq.ft. and Third Floor R.C.C. Plinth area 1000 Sq.ft. Situated at Nangunoor Village, Nangunoor Mandal, Siddipet District, Telangana State, and bounded by: North: Vendo Plot, South: 30'0" Wide Road. East: Plot No. 44 of Shanigaram Padma. West: Plot No. 42 of Ramchandra Reddy.

HHFYDLAP The Legal Heirs of Tadapole Sathyanarayana, 240000051153 Tadapole Sathyanarayana, Tadapole Anitha, Taamas Fabrics Private Ltd

Rs.13,42,164/- due as on 11-08-2026 05-07-2026

Description of The Secured Assets/Immovable Properties/ Mortgaged Properties: All that the residential house bearing No.6-125, (Assessment No.768), admeasuring area 300 sq. yards, which is equivalent to 250.83 sq. meters, with an plinth area of 1225 Sq. Feet., Roof covered with R.C.C., situated at Dacharam, Kistaipally Village, under Grampanchayat Limits of Gaddapotharam, Jinjaram Mandal, Sangareddy District, Telangana State., Registration District Medak at Patancheru/Sangareddy, Registration Sub-District Sangareddy and bounded by :- Boundaries: North By: Open Place of Bygan Raju, South By: House of T. Bashaiah. East By: Open Place of Yerrolla Chinnna Veera Swamy, West By: Road.

With further interest, additional interest at the rate as more particularly stated in respective Demand Notice dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.
The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.
Date: 21-08-2026 Sd/- Authorised Officer,
Place: Mulugu, Siddipet, Sangareddy For Hero Housing Finance Limited

E-AUCTION SALE NOTICE of M/s. VIBHA AGRO TECH LIMITED (UNDER LIQUIDATION)
For Sale of Assets of the Company under the IBC, 2016
Registered Office of the Company: Flat No. 501, A & B Subhan Sirsampada, No. 6-3-1090/A/1 (Plot No. 12), Rajbhavan Road, Somajiguda, Hyderabad - 500082.
CIN: U24110TG1995PLC029318
Liquidator: Dantu Indu Sekhar (IBBI Registration: IBBI/PA-003/PA-ICAI-N-00233/2019-2020/12773)

The E-Auction Sale Notice is hereby given to the Public in general including the Corporate Debtor for Sale of Assets of M/s. Vibha Agro Tech Limited (under Liquidation), forming part of the liquidation estate under IBC Code, 2016 read with process formed by the Liquidator under relevant IBBI (Liquidation Process) Regulations, 2016 & IBC, 2016. The properties will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE BASIS". E-Auction will be conducted on 18.09.2026. The Sale will be conducted through the E-Auction platform (With unlimited extension of 5 mins each): <https://ibbi.baanknet.com>. The details for the proposed e-auction are mentioned below

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The bidders may refer to the E-Auction Process Memorandum for more information

Description of the Assets*	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)	Bid Increment value in multiples (Rs.)
Plant, Machinery & Equipment related to Seed processing plant and Two Wheelers located at Sy. No. 565/B, Gowdavalu Village, Medchal Mandal, Medchal Malkajgiri District, Telangana.	34,57,175	3,45,717	10,000

***Please refer to Clause 26 of E-Auction Process Memorandum for list of Plant, Machinery, Equipment & Two Wheelers.**

RESERVE PRICE, EMD AND AUCTION TIMELINE

Inspection / Visit	22.08.2026 to 14.09.2026
Last date for submission of Eligibility Documents/EOI	16.09.2026
Last date for EMD submission	16.09.2026
Date and Time of E. Auction	18.09.2026 between 11:00 AM To 04:00 PM.

BRIEF TERMS OF THE AUCTION:

- Interested applicants may register themselves at **BAANKNET Auction Platform, Website:** <https://ibbi.baanknet.com> and download the COMPLETE E- AUCTION PROCESS MEMORANDUM containing detailed terms and conditions of online E-Auction portal, E-Auction Bid form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc. Interested bidders shall upload their eligibility documents as prescribed in the E-Auction Process Memorandum and deposit the Earnest Money Deposit (EMD) through the **BAANKNET Auction Platform, Website:** <https://ibbi.baanknet.com> only. Further, the Prospective Bidder shall also submit the undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- Eligibility documents will be scrutinized only upon completion of the Auction Process. Therefore, all the Bidders are advised to duly verify and submit the eligibility documents.
- It is to be noted that the bidders cannot place a bid for the value/price below the reserve price.
- A Successful Bidder will be declared after approval of the Committee of Creditors.
- The Liquidator has the right to accept or cancel or extend or modify etc., any terms and conditions of E- Auction at any time. The Liquidator has a right to reject any of the bid without giving any reasons and/or can cancel the E-Auction at any time, even after completion of the bidding process.
- GST & other levies, taxes shall be levied if any, will be payable in addition to the Reserve Price/final sale price etc. by the bidder and shall be governed by the applicable laws for the time being in force.
- The Prospective Bidders, prior to submitting their bid, should make their independent inquiries and conduct their independent due diligence at their own expenses and satisfy themselves. Prospective Bidder may make a request to circvibha@gmail.com for assistance in Site Visit and for any other additional information.
- Contact details of Auction Platform: support.baanknet@psballiance.com; +9182912.20220.

Place: Hyderabad
Date: 21.08.2026

Dantu Indu Sekhar
Liquidator
M/s. Vibha Agro Tech Limited (under Liquidation)
IBBI/PA-003/PA-ICAI-N-00233/2019-2020/12773
AFA Valid till 31.12.2026
Flat No. 104, Kavuri Supreme Enclave, Kavuri Hills, Madhapur, Hyderabad, Telangana – 500 033
Email: circvibha@gmail.com



TATA CAPITAL HOUSING FINANCE LIMITED

Contact Address: 11th Floor, Tower A, Peninsula Business Park, Ganpat Rao Kadam Marg, Lower Parel, Mumbai 400 013 Contact No. (022) 66069383

DEMAND NOTICE

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").
Whereas the undersigned being the Authorised Officer of Tata Capital Housing Finance Limited (TCHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notice dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Notice, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.
In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to TCHFL, within 60 days from the date of the respective Notice(s), the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to TCHFL by the said Obligor(s) respectively.

Sr. No.	Loan Account No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date*	Date of Demand Notice and Date of NPA
1	TCHFH049900 0100151086, TCHHLM049900 0100142464 & TCHIN049900 100143492	Mr.BVenkataswamy (Borrower) Mrs.Bathini Manjula (Co- Borrower) Ms.Venkataswamy Goods Transport (Co-Borrower) Manvi Beauty Parlour (Co-Borrower)	As on 18-08-2026 an amount of Rs. 45,62,090/- (Rupees Forty Five Lakh Sixty Two Thousand Ninety Five Only)	18-08-2026 & 04-07-2026

SCHEDULE OF PROPERTY : All that the piece and parcel of the Sy.No.2003/5, R.C.C.House bearing H.No.18-4-102/M/1, Having Plot area 200-00 Sq.Yds or 167.22 Sq.Mtrs., after road widening area 10-00 Sq.Yards., out of total area 190-00 Sq.Yards, Eq.158-85 Sq.Meters, Ground Floor RCC Plinth area 1109-65 Sq.Feets, and First Floor RCC Plinth area 1109-65 Sq.Feets, situated at Siddipet, Old G.P.Prashanthnagar, Present at City Municipality Siddipet, Mandal Siddipet, Dist.Siddipet, Under Registration Sub-District Siddipet, Dist.Registrar Medak at Sangareddy, standing on the name of Smt Bathini Manjula vide Registered Sale Deed No.2372/2021 and bounded as follows:- **Boundaries:-** East: Road 30 – Feets (Proposal Road), West: Open place of Lamba Yellavva, North: Open place of Lamba Yellavva, South: place of Lamba Yellavva.

2	10145784 & 10158931	Mr. EMMADI SURESH (Borrower) Mrs. DORTHY KOLLURI (Co-Borrower)	As on 17-08-2026 an amount of Rs. 26,21,029/- (Rupees Twenty Six Lakh Twenty One Thousand And Twenty Nine Only)	18-08-2026 & 07-08-2026
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SCHEDULE OF PROPERTY : All that Residential House with open Place, bearing GVMMC H. No. 15-2-399, to an extent of 100 Sq.Yards or 83.61 Sq. Meters, with Build Up area 751.00 Sq.Fts situated at Rangampet within the limits Greater Warangal Municipal Corporation Limits, and within the Jurisdiction Registration District Warangal and Sub-Registrar, Warangal and within the following boundaries. East: House of Ramaswamy, West : 40 Feet Wide Road, North: House of Sarojana, South: House of Yellawarmy.

3	TCHHL0453000100109945, TCHIN0453000100110486 & TCHIN0453000100209409	Mr.Bashetty Sai Kumar (Borrower) Mr.B Bhaskar (Co Borrower)	As on 18-08-2026 an amount of Rs. 43,47,269/- (Rupees Forty Three Lakh Forty Seven thousand Two Hundred And Sixty Nine Only)	18-08-2026 & 03-08-2026
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SCHEDULE OF PROPERTY : All that the piece and parcel of Semi-Finished Residential House on Plot bearing No.30 Part, admeasuring 155.5 Sq.yards or 129.99 Sq.Mtrs, (including Plinth Area 2596.68 Sq.Fts. in Silt + Two Floors,) in Survey No.461, 463 & 464 of "PRASHANTH ENCLAVE" situated at Dammaiguda Village and Municipality, Keesara Mandal, Medchal-Malkajgiri District, standing on the name of Mr.Bashetty Sai Kumar vide Registered Sale Deed No.1340/2022 and bounded as follows:- **Boundaries:-** North: Plot No.29, South: Plot No.30 Part, East: Plot Nos.24 & 25, West: 30' Wide Road

4	9141216	Mr.YANNAM SIVA SANKARA REDDY (Borrower) Mrs. YANNAM SARADA (Co Borrower)	As on 17-08-2026 an amount of Rs. 16,56,280/- (Rupees Fifty One Lakh Sixteen Thousand Two Hundred And Eighty Only)	18-08-2026 & 07-08-2026
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SCHEDULE OF PROPERTY : Schedule of the Property: All that the premises bearing H.No. 8-2-350/A/A, admeasuring 882.32 Sq. Yards, situated in Plot No.9, in Survey No. 360, at Road No.3, Banjara Hills, Shankpet Village, Hyderabad, West Taty, Hyderabad and bounded by the following: North : Plot No.6 of Mrs. Shila Karan, South : Part II belongs to Sri. Ayaz Ahmed and Part IV of Sri. Imtiyaz Ahmed of H.No.8-2-350/A/A, East : 30 ft. wide Road, West : 30 ft. wide Road. **Schedule of the Flat :** All that the Flat bearing No. 301, admeasuring 2075 Sq.ft in Third Floor of FORTUNE BANJARA, with proportionate undivided share in common areas and amenities, located within undivided share of 75.75 Yards of land out of the total admeasuring 882.32 Sq.yards in the premises bearing H.No. 8-2-350/A/A, situated in Plot No.9, in survey No. 360, at Road No.3, Banjara Hills, Shankpet Village, Hyderabad, West Taty, Hyderabad and bounded by the following: North: Open to Sky and house of Dr. Shila Karan, South: Open to Sky and Apartments belonging Imtiyaz and Ayaz Ahmed, East: Falt No.202, West : Open to Sky and road.

5	9265254	J. Srinivas (Borrower) Jaggumantri Devi (Co-Borrower) Jaggumantri Krishnaveni (Co-Borrower)	As on 17-08-2026 an amount of Rs. 23,23,985/- (Rupees Twenty Three Lakh Twenty Three Thousand Nine Hundred And Eighty Five Only)	18-08-2026 & 07-08-2026
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SCHEDULE OF PROPERTY : All that the piece and parcel of site measuring an extent of 52 Sq.yds or 43.478 Sq.Mtrs being southern part of 123 Sq.Yds with RCC building D.No.4-16-53 (Old D.No.4-15-10 & 4-15-11), assessment No.32156, situated at Ward No.22, S.No.229 of Pedawalathi Village, within the limits of SRO Visakhapatnam and GVMC standing on the name of Sri Jaggumantri Srinivas vide Registered Sale Deed No.240/2003 and bounded as follows:- **Boundaries:-** North: Remaining portion of the Vendor East: Joint wall between this property and property of S.Vivek & Vinod, South: Common Passage, West: Municipal Cement Road.

*With further interest, additional interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to TCHFL as aforesaid, then TCHFL shall proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.
The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of TCHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.
Date: 21-08-2026 Sd/- Authorised Officer
Place: TELANGANA & ANDHRA PRADESH For Tata Capital Housing Finance Limited



GRIHUM HOUSING FINANCE LIMITED

Registered Office:- 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014 / Branch Off Unit: : 2nd Floor, Plot No.16, D.No: 40-6/2-16, Opp: Siddhartha Public School, Mogalrajpuram, Vijayawada, Andhra Pradesh - 520010

E-AUCTION - SALE NOTICE
(Sale of secured immovable asset under SARFAESI Act)

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihumb Housing Finance Limited (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 22-09-2026 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL's Secured Creditor's website i.e. www.grihumbhousing.com

Sr. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Increm-ental Bid (H)	Property Inspection Date & Time (I)	Date and Time of Auction (J)	Known encumbrances /Court cases if any (K)
1	HL00053100000005030156 Teki Madhavi (Borrower) Teki Prakash (Co Borrower)	Notice date: 09-01-2026 Total Dues: Rs. 19,48,698/- (Rupees Nineteen Lakh Forty Eight Thousand Six Hundred Ninety Eight Only) payable as on 09-01-2026 along with interest @12.35% p.a. till the realization.	Physical	All That Piece And Parcel Of An Extent Of Ac. 0.03 Cents Or 0.012 Hectors of Residential Site Together With Rcc Daba Therein With All Rights of Easement Situate In R.S.No. 1677/ Situate At Korukollu Villate And Grama Panchayath Area, Kaikaluru Sub Registrar, Krishna District Being Bounded By: East: Property of Saladi Subbarao South: Property Of Channamsetty Narasimha Murthy West: South Of Badiga Goleswaram North: 3ft Width Of Passage	Rs.18,91,680 (Rupees Eighteen Lacs Ninety One Thousand Six Hundred Eighty Only)	Rs.1,89,168.00 (Rupees One Lacs Eighty Nine Thousand One Hundred Sixty Eight Only)	21-09-2026 Before 5 PM	10,000/-	16-09-2026 (11AM - 4PM)	22-09-2026 (11 AM- 2PM)	NIL
2	HL000530										

