

Tamilnad Mercantile Bank Ltd.

Rikabgunj Branch

D.No.21-1-525 to 527, Ground floor,
Opp Lane to High Court Gate No.4,
Rikabgunj,Hyderabad-500002.

(P):040-24573494,24570402

(M):+91 9177701971.

Email:hyderabad_rikabgunj@tmb.bank.in

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TAMILNAD MERCANTILE BANK LTD, RIKABGUNJ BRANCH

Date: 14-10-2026

To

Borrower/ Guarantor(s) / Mortgagor(s)/ Directors (s)

1. **M/s.Dheeravani Enterprises Private Limited**
Rep By It's Managing Director i.e. [Mr.Kapil Reddy Laxmipoor](#).

Sy.No.97, Mugulu Mandal, Sri Rampur Village,
Siddipet, Karimnagar, Medak,
Telangana -502336

2.[Mr.Kapil Reddy Laxmipoor S/o.Narayan Reddy,](#)
[No:309, 2nd Floor, SLN URBANA,](#)
[HARSHA Hospital Road, Vaishnavi ENCL,](#)
[Petabasheerabad, Telangana-500055.](#)

3. [Mr.Bilakanti Subbaiah S/o.Nagisetty,](#)
[No:G-6, Balaji Towers,](#)
[1st Floor, Near MRO office,](#)
[E, Chimakurthi, Prakasam, Andhra Pradesh-523223.](#)

4. [Mrs.Sowmya Laxmipoor W/o.Kapil Reddy Laxmipoor,](#)
[No:39, 2nd Floor, SLN URBANA,](#)
[HARSHA Hospital Road, Vaishnavi ENCL,](#)
[Petabasheerabad, Telangana-500055.](#)

5. [Mrs. Yeluri Sohitha Suma Annapurneswari](#)
[W/o. Mr.Kummitha Sravanth,](#)
[Flat No:H-7, C-89, Madura Nagar Vora Towers,](#)
[Hyderabad-500038.](#)

6. [Mr.Kummitha Sravanth, S/o.Krishnamoorthy,](#)
[H.No.8-3-224, Flat No. G-1, C-89, Vora Towers,](#)
[Yousufguda Road, Madhura Nagar, Hyderabad 500 038.](#)

7. [Mr. Nareen Reddy, S/o. Mr. Rami Reddy,](#)
[No.7-4-303/1, Navjeevan Nagar, Near Police quarters Ferozguda,](#)
[Bowenpally, Telangana-500011.](#)

8. [Mr.Yeluri Yeswanth,S/o. Mr. Yeluri Satyanarayanan](#)
[No.12-1-113 UPPALAMETTA,](#)
[C/O. Uttista Enterprises Private Limited Company,](#)
[Eluru, Tanuku , Andhra Pradesh - 534447](#)

Sale Notice for the Sale of Immovable Properties

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 proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) **1) M/s.Dheeravani Enterprises Private Limited Rep By It's Managing Director i.e. Mr.Kapil Reddy Laxmipoor. 2) Mr.Kapil Reddy Laxmipoor S/o.Narayan Reddy, 3) Mr.Bilakanti Subbaiah S/o.Nagisetty, 4) Mrs.Sowmya Laxmipoor W/o.Kapil Reddy Laxmipoor, 5) Mrs. Yeluri Sohitha Suma Annapurneswari 6) Mr.Kummitha Sravanth, S/o.Krishnamoorthy, 7) Mr. Nareen Reddy, S/o. Mr. Rami Reddy, 8) Mr.Yeluri Yeswanth,S/o. Mr. Yeluri Satyanarayanan** that the below described immovable property mortgaged/charged to the Secured Creditor, **the physical possession** of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited, Rikabgunj Branch, will be sold on “As is where is”, “As is what is”, “Whatever there is” and **“Without recourse”** on **26-11-2026** for recovery of **Rs, 65,81,285.93 (Rupees Sixty Five Lakhs Eighty One Thousand Two Hundred Eighty Five and Nienty Three Paise Only)** as on **30-09-2026** due to the **Tamilnad Mercantile Bank Limited, Rikabgunj Branch** with subsequent interest and expenses.

The Reserve Price will be Rs. 84,65,000/- (Rupees Eighty Four Lakhs Sixty Five Thousand Only) and the earnest money deposit will be Rs. 8,46,500/- (Rupees Eight Lakhs Forty Six Thousand Five Hundred Only)

Place of Submission of EMD and Auction :	Tamilnad Mercantile Bank Ltd., Rikabgunj Branch D.No.21-1-525 to 527, Ground floor, Opp Lane to High Court Gate No.4, Rikabgunj, Hyderabad-500002. Mob No. 9177701971 Email :- hyderabad_rikabgunj@tmb.bank.in
Date and Time of Auction Sale	26.11.2026 and 03:00 PM to 04:00 PM
Upset Price	Rs. 84,65,000/- (Rupees Eighty Four Lakhs Sixty Five Thousand Only)

Description of the immovable properties to be sold.

All that part and parcel of land to the extent of 54.29sq.yards out of 6270.60sq.yards and Flat constructed there at with Carpet area of 1430.00sq.ft at Flat No.309, Second Floor, "SLN Urbania" Sy.No:575/Part, B Alwal, Malkajgiri Mandal, (near D-Mart & Balaji Hospital) along with Car parking area in Cellar standing in the name of 1).Mr. Kapil Reddy Laxmipoor S/o. Laxmipoor Narayan Reddy 2).Mrs.Sowmya Laxmipoor W/o. Mr. Kapil Reddy Laxmipoor

Note:

The above collateral security is common for Home Loan limit of Rs.25.00 lakh in the name of Mr.Kapil Reddy & Mrs. Laxmipoor Somya, bearing account no.213700950100039.

Boundaries: of the Property

North	:-	35' Wide Road
South	:-	60' Wide Road
East	:-	Sy.No.575/Part
West	:-	40' Wide Road

Boundaries of the Flat:-

North	:-	Corridor
South	:-	Open to Sky
East	:-	Open to Sky
West	:-	Open to Sky

Place: Rikabgunj
Date: 14-10.2026

Authorised Officer
Tamilnad Mercantile Bank Ltd.,
For Rikabgunj Branch.

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Terms & Conditions

1. The intending bidders should pay 10% of the reserve price of the property as Earnest Money Deposit(EMD) by means of a "Demand Draft" drawn in favor of "Tamilnad Mercantile Bank Ltd" on or before **26.11.2026 within 1.00. P.M**
2. The intending bidders may inspect and satisfy themselves about the property/properties and may approach the Branch Manager to inspect the property /documents related to the property between 10.00 A.M., and 3.00 P.M., before the auction date (Mobile: **9177701971**)
3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) on the same day or the next working day without fail and EMD shall be adjusted towards 25% of the bid amount immediately, on the sale being knocked down in his favour. In case of default in deposit of 25% of the bid amount as stated above, the EMD will be forfeited and the property shall forthwith be sold again by public auction .
4. The successful bidder shall deposit the balance 75% of the bid amount within 15 days from the date of confirmation of the sale or such extended period as agreed upon in writing by the Authorised Officer/Secured Creditor at his discretion. In case of any default in depositing the amount within the stipulated period, the deposit will be forfeited as per sub Rule (5) of Rule (9) of Security Interest (Enforcement) Rules 2002 and the property shall be resold and the defaulting purchaser will forfeit all his/her claims to the property or to any part of the sum for which it may be subsequently sold.
5. No interest shall be payable on any amount deposited for participation in the bid under the SARFAESI Act.
6. To the best of knowledge and information of the Authorised Officer, the properties are not subject to any encumbrance.
7. The Authorised Officer will not be held responsible for any charge, lien, encumbrances, property tax or any other statutory dues to the Government or anybody in respect of the property/ies under sale.
8. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.
9. The Authorised Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorised Officer also has the right to reject the Bid Form of the intending bidder if it's not in order.
10. The property/properties will not be sold below the reserve price fixed above.
11. The intending bidders should bring any one of the proof of identity, ie., Aadhar card Passport, Driving license, Ration Card, Voter ID, PAN Card etc., at the time of participating the bid.
12. The sale certificate shall be issued in the name of the purchaser/bidder and will not be issued in the any other name. The purchaser shall bear the stamp duty, registration charges and all other connected fees, duties, taxes, charges etc., related to the subject property.
13. Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec.194(1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Bank.
14. The sale notice is also uploaded/published on website(www.tmb.bank.in)

Place: Rikabgunj
Date : 14.10.2026

Authorised Officer,
Tamilnad Mercantile Bank Ltd.,
For Rikabgunj Branch.