



THE GANDHI CO-OPERATIVE URBAN BANK LTD.

Head Office: No.H.948, Museum Road, Governorpeta, Vijayawada, Andhra Pradesh-520002. Ph: 0866-2433379, 2436365

PRE SALE NOTICE

Notice Under Rule 8(6) r/w 13(8) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (SARFAESI Act, 2002)

Whereas, the below mentioned Borrowers and Co-Borrowers of respective loan accounts having failed to repay the corresponding loan outstanding dues, the undersigned, in exercise of the power conferred under section 13(4) of the Said Act, read with Rule 8 of the Rules has seized/ taken over the possession of the concerned schedule properties will be sold on concerned sale dates by public offline auction, by auction notice to be issued under Rule 9(1) after expiry of 30 days from this date. Hence, the Borrowers and Co-Borrowers are requested to make payment of the said loan amounts along with further interest and charges to redeem the properties according to Section 13(8) of the Said Act.

1 Details of Borrower(s): 1) **Principal Borrower:** Battina Nagarjuna , S/o Venkata Ganeswara Rao. **Demand Notice dated:** 01/01/2024 **for outstanding Amount : Rs.12,42,292/-** as on 31.12.2023 along with further interest until payment in full and charges etc. In **Loan Number : 02-2213-005451 of Patamata Branch.** And possession notice issued on 06/04/2024. **Description of the Property :** Property Holder: Battina Nagarjuna, Door No.7- 409, Sri Balaji Residency, Flat No.1, 2nd Floor, Beside Jaabilli Hospital, Poranki, Krishna District. Flat in the apartment with UDS of 35 Sq.Yards in Property admeasuring 387.64 Sq.Yards in Survey No.445/8. Plint Area 950 SFT including common Area and Car parking Area 100 SFT. Assessment No.3690. Under Sub Registry of Kankipadu with Doc No.11153/2014 & MD/ MODT:2303/2018 **Boundaries of the Apartment:** East:- Thotakura Kamalamma, South:- Thotakura Kutumbarao, West:- Kariapudi Venkateswara Rao & Venkata Bhavani Vara Prasad, North:- Road. **Boundaries of the Flat:** East:- Open To Sky, South:- Open To Sky, West:- Open To Sky, North:- Flat No.2 & Common Corridor. **Auction Starting Price: Rs.18,60,000/-** (Rupees Eighteen Lakh Sixty Thousand only). **Place, Date & Time of proposed Auction: At Main Branch, Between : 11 A.M to 2 P.M. of 03/01/2026.**

2 Details of Borrower(s): 1) **Principal Borrower:** Gundabathina Samuel, S/o Prabhu Das. **Demand Notice dated:** 20-09-2023 **for outstanding Amount : Rs.33,65,961/-** as on 31.08.2023 along with further interest until payment in full and charges etc. In **Loan Number : 01-2213-009333 of Main Branch.** And possession notice issued on 30/12/2023. **Description of the Property :** Property Holder: Gundabathina Samuel, Door No:32-11-12/CA, Kanaka Durgamma Gudi Veedhi, Bala Bhaskar Nagar,Moghairajapuram, Vijayawada. Assessment No.1073101500 (old Asst No.208000) Under Patamata Sub Registry. RCCBuilding constructed within the extent of 115 Sq.Yards in Survey No.1/1A and Plot No.46. **Boundaries of the Property:** East:- Road, South:- Ch.Ramanamma, West:- M Venkata Ratnam, North:- D.Venkata Reddy. **Auction Starting Price: Rs. 27,90,000/-** (Rupees Twenty Seven Lakh Ninety Thousand only). **Place, Date & Time of proposed Auction: At Main Branch, Between: 11 A.M to 2 P.M. of 03/01/2026.**

3 Details of Borrower(s): Family Members of Deceased Principal Borrower, Junjuru Danamma, W/o J Bangara rao, **Husband:** Junjuru Bangara rao, **Daughter:** K.Padmavathi, **Daughter:** P.Kumari, **Son:** Junjuru Srinivasa Rao, **Son :** Yesobu. **Demand Notice dated:** 20-11-2023 **for outstanding Amount : Rs.11,19,327/-** as on 31.10.2023 along with further interest until payment in full and charges etc. In **Loan Number : 04-2213-002711 of Azith Singh Nagar Branch.** And possession notice issued on 02/04/2024. **Description of the Property :** Property Holder: Junjuru Danamma (late), Door No:43-8-4, Plot No.2514, Block No:99, Vaddera Colony, Azit Singh Nagar, Vijayawada-8. Assessment No.140551 and under Vijayawada Sub Registry. With Doc No.2637/2005. Property admeasuring 66.66 Sq.Yards in Survey No.17 part renewed as 17/1 consists of ACS Shed. **Boundaries of the Property:** East:- Plot No - 2515, South:- Road, West:- Abraham, North:- Plot No - 2520. **Auction Starting Price: Rs.15,81,000/-** (Rupees Seventeen Lakh only). **Place, Date & Time of proposed Auction: At Main Branch, Between :11 A.M to 2 P.M. of 05/01/2026.**

4 Details of Borrower(s): 1) **Principal Borrower:** Madasi Rojanamma, W/o Baburao. **Demand Notice dated:** 01-09-2023 **for outstanding Amount : Rs.12,09,828/-** as on 31.08.2023 along with further interest until payment in full and charges etc. In **Loan Number : 012213009450 of Main Branch.** And possession notice issued on 30/12/2023. **Description of the Property :** Property Holder: Madasi Rojanamma, Door No.36-8-38/1, Plot No.21 and 22, Nehru Nagar,1st Line, Sikhamani Center, Labbipeta,Vijayawada-10. ACS Shed within the extent of 49 Sq.Yards in NTS No.804/2 and 32/A & 32/1B. Assessment No.213894. Under Sub Registry of Patamata with Doc No. 4561/2012 & MODT:6734/2013. **Boundaries of the Property:** East:- Daakarapu John Babu (20 Ft), South:- Gummalampaati Santamma (22-6 Ft), West:- Pitta Manemma (20 Ft), North:- Road (22-4 Ft). **Auction Starting Price: Rs.27,90,000/-** (Rupees Thirty Seven Lakh Ninety Thousand only). **Place, Date & Time of proposed Auction: At Main Branch, Between :11 A.M to 2 P.M. of 02/01/2026.**

5 Details of Borrower(s): 1) **Principal Borrower:** Panamala Mary Aruna Kumari, W/o Santosh Babu. **Demand Notice dated:** 01-05-2023 **for outstanding Amount : Rs.83,35,019/-** as on 01.05.2023 along with further interest until payment in full and charges etc. In **Loan Number : 012213007176 of Main Branch.** And possession notice issued on 10/11/2023. **Description of the Property :** Property Holder: Panamala Mary Aruna Kumari, Door No. 47-4-2, Plot No.67, Opp: Jesus Home, Lurdu Nagar, Gunadala, Vijayawada-4. Asst No.635633. under Gunadala Sub Registry with Doc No.1684/2008. Property admeasuring 278 Sq.Yds in Survey No.413/A consists of RCC Building. **Boundaries of the Property:** East:- Vanaparthi Joseph, South: Vallabha Prasad, West:- Graveyard, North:- Road. **Auction Starting Price: Rs.65,10,000/-** (Rupees Sixty Five Lakh Ten Thousand only) **Place, Date & Time of proposed Auction: At Main Branch, Between :11 A.M to 2 P.M. of 02/01/2026.**

6 Details of Borrower(s): Family Members of Deceased Principal Borrower: **Avanigadda Venkata Siva Prasad,** S/o Pandurangarao **1. Wife and Co Borrower:** Avanigadda Rama Devi. **2. Son:** Avanigadda Sai Ravi Teja. **Demand Notice dated:** 01-11-2023 **for outstanding Amount : Rs.52,37,043/-** as on 31.10.2023 along with further interest until payment in full and charges etc. In **Loan Number : 02-2213-004877 of Patamata Branch.** And possession notice issued on 14/02/2024. **Description of the Property :** Property Holder: Avanigadda Venkata Siva Prasad (late), Door No.63-2-35/B, First Floor, Pedda Ramalayam Veedhi, Patamata Lanka, Vijayawada-10. 1370 SFT First Floor with UDS of 88.48 Sq.Yard in Grama Kantam in (G+1) RCC Building in 176.97 Sq.Yard. Asst No.1073126965 (old Asst No.254333). Under Sub Registry of Patamata with Doc No. 2399/2000. **Boundaries of the Building:** East:- Avanigadda Purma Chandrarao, South:- Avanigadda Brahmaiah, West:- Avanigadda Rambabu and Lakshmanarao, North:- Road. **Boundaries of the First Floor:** East:- Open To Sky, South:- Avanigadda Brahmaiah, West:- Avanigadda Lakshmanarao, North:- Open To Sky. **Auction Starting Price: Rs.21,00,000/-** (Rupees Twenty One Lakh only) **Place, Date & Time of proposed Auction: At Main Branch, Between :11 A.M to 2 P.M. of 21/01/2026.**

7 Details of Borrower(s): 1) **Principal Borrower:** Godalla Rama Rao, S/o Ramulu. **Demand Notice dated:** 15-05-2023 **for outstanding Amount : Rs.2,09,547/-** as on 30.04.2023 along with further interest until payment in full and charges etc. In **Loan Number : 22213005087 of Patamata Branch.** And possession notice issued on 21/12/2023. **Description of the Property :** Property Holder: Godalla Rama Rao, Door No.5-3A, Old Andhra Bank Street, Opp Church Street,Punadipadu, Kankipadu, Krishna Dist -521151. Assessment No.438 under Kankipadu Sub Registry. With Doc No.1382/2015 & MODT No.5082/2016. Property admeasuring 96.8 Sq.Yard in Survey No.330/5(Revised as No.330/5C2)consists of Tached House. **Boundaries of the Property:** East:- Road, South:- Kanaka Ramulu, West:- Godalla Tirumala Rao, North:- Vyakaranam Venkateswara rao, **Auction Starting Price: Rs.5,00,000/-** (Rupees Five Lakh only) **Place, Date & Time of proposed Auction: At Main Branch, Between :11 A.M to 2 P.M. of 21/01/2026.**

8 Details of Borrower(s): 1) **Principal Borrower:** Jada Ravindra Babu, S/o Kanaka Rao (late), **2. Co Borrower :** Jada Kiran Kumar, S/o Kanaka Rao (late). **Demand Notice dated:** 03-10-2023 **for outstanding Amount : Rs.28,62,841/-** as on 30.09.2023 along with further interest until payment in full and charges etc. In **Loan Number : 01-2213-008713 of Main Branch.** And possession notice issued on 29/01/2024. **Description of the Property :** Property Holder: Jada Ravindra Babu, Door No. 7-5-20B, Back side of KBN College,Jada Papaiah Street, Mahanthipuram,Vijayawada-520001. Assessment No.1073021166 (Old Asst No.48967).Under Sub Registry of Vijayawada with Doc No.3890/2010. Property admeasuring of 107-61 Sq.Yards in NTS No.1251P consists of RCC Building. **Boundaries of the Property:** East:- Pilli Ramana, South:- Jada Papaiah Street Road, West:- Korukonda Mallalah, North:- Sabimkar Yamkoji. **Auction Starting Price: Rs.35,00,000/-** (Rupees Thirty Five Lakh only) **Place, Date & Time of proposed Auction: At Main Branch, Between :11 A.M to 2 P.M. of 20/01/2026.**

9 Details of Borrower(s): Family Members of Deceased Principal Borrower: **Kasinadhuni Bala Kanaka Durga,** W/o Chandra Sekhar Vara Prasad (late) **1. Co Borrower :** Kasinadhuni Durga Subramanya Sudhakar, S/o Chandra Sekhar Vara Prasad (late) **2. Co Borrower :** Nandivaada Vimala Krishna Rajini Kumari, D/o Chandra Sekhar Vara Prasad (late). **Demand Notice dated:** 02-05-2024 **for outstanding Amount : of Rs.13,11,050/-** as on 30.04.2024 along with further interest until payment in full and charges etc. In **Loan Number : 08-2213-000319 of Nuzvid Branch.** And possession notice issued on 01/11/2024. **Description of the Property :** Property Holder: Kasinadhuni Bala Kanaka Durga, Door No. 3-1, Opp: Cheruvu, Old Annavaram Road, Annavaram, Nuzvid Mandalam -521202. Property admeasuring 193.6 Sq.Yards in RS No.261/2 consists of Tiled House. Assessment No.481. Under Sub Registry of Nuzvid with Doc No.791/1992 & MODT No.3639/2015. **Boundaries of the Property:** East:- Munjuduru Venkata Krishna Rao and Path way to Road, South:- Tripuraneni Anjaneyulu, West:- Tripuraneni Anjaneyulu, North:- Panta Bode. **Auction Starting Price: Rs.5,00,000/-** (Rupees Five Lakh only) **Place, Date & Time of proposed Auction: At Nuzvedu Branch, Between :11 A.M to 2 P.M. of 28/01/2026.**

10 Details of Borrower(s): 1) **Principal Borrower:** Kesana Vani, W/o Kesana Sheshu Babu. **Demand Notice dated:** 15-07-2024 **for outstanding Amount : Rs.6,61,744/-** as on 30.06.2024 along with further interest until payment in full and charges etc. In **Loan Number : 03-2213-001531 of Vuyyuru Branch.** And possession notice issued on 08/04/2025. **Description of the Property :** Property Holder: Kesana Vani, TF-302 Flat in Vibhav Residency Apartment bearing Door No. 7-228/1, Valluru Road, Vuyyuru - 521165. UDS of 20 Sq.Yds in Apartment Property admeasuring 409.2 Sq.Yards in Survey No.1013. Plint Area 576 SFT including Common Area. Assessment No.8253. Under Sub Registry of Vuyyuru with Doc No.918/2016 & MD:1720/2017. **Boundaries of the Apartment:** East:- 33 Feet wide Joint Path (70Ft), South:- Jupudi Sai babu (56.6 Ft), West:- Lakshman Nagar Colony (58.6 Ft), North:- Thottavalluru Road (58.6 Ft). **Boundaries of the Flat:** East:- Common Passage, South:- Flat No.303, West:- Open to sky, North:- Open to Sky. **Auction Starting Price: Rs.12,00,000/-** (Rupees Twelve Lakh only) **Place, Date & Time of proposed Auction: At Vuyyuru Branch, Between :11 A.M to 2 P.M. of 22/01/2026.**

11 Details of Borrower(s): 1) **Principal Borrower:** Madasu Santhi Kumari, W/o Glory Luke Babu. **2. Co Borrower:** Madasu Glory Luke Babu, S/o Thomas. **Demand Notice dated:** 01-06-2023 **for outstanding Amount : Rs.16,67,110/-** as on 31.05.2023 along with further interest until payment in full and charges etc. In **Loan Number : 122213000190 of Guntur Branch.** And possession notice issued on 21/02/2024. **Description of the Property :** Property Holder: Smt. Madasu Santhi Kumari, Door No.7-19-160/5(old) New-33-17-801, Yaganti Apartment Beside Road, 3rd Line Extension, Vasantharayapuram,Sarada Colony, Guntur. Assessment No. 1021153241, Guntur(R.O) Sub Registry. with Doc No.1314/2010 & MD No.10106/2019. Property Admeasuring 68.65 Sq.Yd In Survey No.190/F consists of G+1+Shed Building. **Boundaries of the Property:** East:- Aruna Kumari (40-6 Ft), South:- Municipal Road (15 Ft), West:- R.C.M (40-6 Ft), North:- Aala Veeraiah Sons And Others (15-6 Ft). **Auction Starting Price: Rs.25,00,000/-** (Rupees Twenty Five Lakh only) **Place, Date & Time of proposed Auction: At Guntur Branch, Between :11 A.M to 2 P.M. of 29/01/2026.**

12 Details of Borrower(s): 1) **Principal Borrower:** Modugu Issac, S/o Paul(Late). **2. Co Borrower:** Modugu Izac, S/o Paul (Late). **Demand Notice dated:** 20-11-2023 **for outstanding Amount : Rs.25,89,618/-** as on 31.10.2023 along with further interest until payment in full and charges etc. In **Loan Number : 04-2213-002462 of Ajit Singh Nagar Branch.** And possession notice issued on 20/05/2024. **Description of the Property :** Property Holder: Modugu Issac, Door No.77-20/1-15, Plot No.558, Block No-20, Near Ramarao Hotel, Prakash Nagar, Payakapuram, Vijayawada. Assessment No.1073072048 (old Asst No. 157664) and under Vijayawada Sub Registry with Doc No.3037/2006. Property admeasuring 72 Sq.Yds In Survey No.8P,46,47P,48,57,58,59,60P,63P,80P,85. consists of RCC Building. **Boundaries of the Property:** East:- Road, South:- Plot No-557, West:- Plot No-539, North:- Plot No-559. **Auction Starting Price: Rs.35,00,000/-** (Rupees Thirty Five Lakh only) **Place, Date & Time of proposed Auction: At Main Branch, Between :11 A.M to 2 P.M. of 23/01/2026.**

13 Details of Borrower(s): Family Members of Deceased Principal Borrower: **Rajagiri Durgamba,** W/o Venkata Rao, **1. Daughter:** Bevara Kanna Talli, Res of: D.No.24-29-223/D, Gulabi Thota, 4th Cross Road, Vijayawada-3. **2. Co-Borrower:** Rayana Taveteswari, Res of: C/o Rayana Srinivasarao, Rayanapeta -531163. Peddipalem(post), Bheemunipatnam, Vishakhapatnam. Subsequent to the Recovery of Bank Outstanding Dues, Others who had interest in the Mortgage property as per Judgement in OS No.210/2009 of Hon'ble Court of Principal Senior Civil Judge, Vijayawada on 23-10-2019. **3. Family Members of One of the Deceased Subsequent Interest Party of the Property,** Bayana Guru Prasad, S/o Guru Murthy. **1. Wife:** Bayana Venkata Lakshmi, **2. Daughter:** Rupa Santhoshi, **4. Bayana Srinivasarao,** S/o Guru Murthy, Subsequent Interest Party of the Property, **5. Bayana Siva Kumar,** S/o Guru Murthy, Subsequent Interest Party of the Property, **6. Bayana Krishna Prabhakar,** S/o Guru Murthy, Subsequent Interest Party of the Property, **7. Banka Lakshmi Poorna Chandravathi,** W/o Kanakaiah Patrudu, Subsequent Interest Party of the Property, Parties 3 to 7 are Residents of, Sri Kalyani Pharmaceuticals, Chippada Vaari Street, Near Durga Co-op Urban Bank, Kothapeta, Vijayawada-1. All above are Res of: D.No.9-70-4, Pothina Papayya Veedhi, Near Fish Market Road, Kothapeta, Vijayawada-1. **Demand Notice dated:** 01-09-2023 **for outstanding Amount : Rs.33,68,032/-** as on 30.09.2024 along with further interest until payment in full and charges etc. In **Loan Number : 01-2212-002089 of Main Branch.** And possession notice issued on 01/02/2025. **Description of the Property :** Property Holder Rajagiri Durgamba, Door No.9-70-4, Pothina Papayya Veedhi, Near Fish Market Road, Kothapeta, Vijayawada-1. Property admeasuring 68.86 Sq.Yards in NTS No.422 consists of RCC Building. Assessment No. 1073022115 (Old Asst. No.51435). Under Sub Registry of Vijayawada. **Boundaries of the Property:** East:- Thittadi Neelayya, South:- Municipal Road, West:- Konti Sanyasi, North:- Jonaabathula Veeraro. **Auction Starting Price: Rs.20,00,000/-** (Rupees Twenty Lakh only) **Place, Date & Time of proposed Auction: At Main Branch, Between :11 A.M to 2 P.M. of 20/01/2026.**

14 Details of Borrower(s): 1) **Principal Borrower:** Shaik Suleman, S/o Mastan. **Demand Notice dated:** 15-12-2023 **for outstanding Amount : Rs.50,28,296/-** as on 30.11.2023 along with further interest until payment in full and charges etc. In **Loan Number : 01-2204-021699 of Main Branch.** And possession notice issued on 01/02/2025. **Description of the Property :** Property Holder: Shaik Suleman, Door No.34-4-23B,Plot No.107, Bellapu Sree Ramulu Street, Kasturibhaipeta, Vijayawad-520010. Property admeasuring 44 Sq.Yards in New Town Survey No.797/6 and consists of RCC Building. Assessment No.1073092381 (Old Asst No.23223B) and Patta in TSP No.2090 issued by Tahsildar, Vijayawada. **Boundaries of the Property:** East:- Plot No.106, South:- Plot No.102 of Sk.Fakhruddin, West:- Plot No.108 of Bade Jaani, North:- Plot No.110 of Pathan sahib and Road. **Auction Starting Price: Rs.20,00,000/-** (Rupees Twenty Lakh only) **Place, Date & Time of proposed Auction: At Main Branch, Between :11 A.M to 2 P.M. of 20/01/2026.**

15 Details of Borrower(s): 1) **Principal Borrower:** Veerabathina Joshi, S/o Charles (late) **Demand Notice dated:** 10-11-2025 **for outstanding Amount : Rs.31,39,890/-** as on 01.11.2023 along with further interest until payment in full and charges etc. In **Loan Number : 02-2213-005022 of Patamata Branch.** And possession notice issued on 14/02/2024. **Description of the Property :** Property Holder: Veerabathina Joshi, Door No.11-209, Near RCM Church, 2nd line, Pedda Gudi Center, Penamaluru – 521139. Property adneasuring of 313.23 Sq.Yards in Survey No. 248/1 consists of ACS Shed. Assessment No.2228. Under Sub Registry of Kankipadu with Doc No.5747/2011 & MODT:3526/2016. **Boundaries of the Property:** East:- Kilaru Venakata Subbarao Sold to Others, South:- Talluri Prasada, West:- Panchayati Road, North:- Veerabathina Naani And Buiji. **Auction Starting Price: Rs.25,00,000/-** (Rupees Twenty Five Lakh only) **Place, Date & Time of proposed Auction: At Main Branch, Between :11 A.M to 2 P.M. of 21/01/2026.**

Bidders are advised to go through the website www.gandhicub.com for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the Auction sale proceedings. The interested bidder may contact the AUTHORISED OFFICER .

Dt. 15-11-2025

Sd/- Authorised Officer