E- AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY

E- Auction for sale of immovable property of M/s M S Jewellers Represented by its Proprietor Late Sri Mukesh Agarwal S/o Sri Madanlal Agarwal is scheduled to be held on 25.09.2026. The E- Auction notice is published on 20.08.2026 in newspapers: "Business Standard" & "Mana Telangana" in Hyderabad Edition

महेश बैंक
ESTD. 1978

ANDHRA PRADESH MAHESH CO-OPERATIVE URBAN BANK LTD.

(MULTI - STATE SCHEDULED BANK)
Door No.:8-2-680/1&2, Road No. 12, Banjara Hills, Hyderabad – 500 034
Head Office, Phone No.S : 23437100/101/102/103/105/106, 23431824/825 & 24615296
Branch Address: Municipal Door Nos. 15-9-573 and 574, First Floor, Siddiamber Bazar, TELANGANA- 500 012.
Web : www.apmahesh.bank.in E-mail : info@apmahesh.bank.in

E-AUCTION SALE NOTICE

E-AUCTION NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 READ WITH PROVISO TO RULE 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)/Guarantor(s)/Mortgager(s)/Legal Heirs that the below described immovable assets mortgaged to Andhra Pradesh Mahesh Co-operative Urban Bank Ltd, SIDDIAMBER BAZAR BRANCH, (Secured Creditor), the possession of which has been taken by the Authorized Officer of Andhra Pradesh Mahesh Co-operative Urban Bank Ltd, (Secured Creditor) will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS"** condition on 25.09.2026 at 10.30 A.M to 11.15 A.M for recovery of **Rs. 1,22,06,828=02 (Rupees One Crore Twenty Two Lakhs Six Thousand Eight Hundred and Twenty Eight and Paise Two Only) as on 31.07.2026, plus interest from 01.08.2026, cost and expenses etc., thereon to the** Andhra Pradesh Mahesh Co-operative Urban Bank Ltd, SIDDIAMBER BAZAR BRANCH, (Secured Creditor) from the below mentioned Borrower (S)/Guarantor (s)/Mortgager(s)/ Legal Heirs. **1)M/S M.S. JEWELLERS Represented by its Proprietor Late Sri Mukesh Agarwal S/o Sri Madanlal Agarwal Legal Heirs: Mrs. Jaya Agarwal W/o Late Sri Mukesh Agarwal 2)Sri L. Jitesh Agarwal S/o Late Sri Laxmi Chand**

DESCRIPTION OF IMMOVABLE PROPERTY

All the Portion of property (flat i.e., entire 1st Floor) bearing M.No.7-2-106 to 108 (7-2-106 to 108/1- as per property tax receipt), Land area 83 Sq.yds out of 160 Sq.yds, Plinth Area 1400 Sq feet, situated at Sajjanlal Street Secunderabad belonging to Sri L.Jitesh Agarwal S/o Sri Late Sri Laxmi Chand bounded by:-North: Neighbours H.NO 7-2-105/1, East : Open Land Below South: Road Below, West : H.No 7-2-109.

Nature of Possession	Possession
Reserve Price	Rs 78,49,800=00 (Rupees Seventy Eight Lakhs Forty Nine Thousand Eight Hundred Only)
Earnest Money Deposit (EMD)	Rs. 7,84,980=00 (Rupees Seven Lakhs Eighty Four Thousand Nine Hundred Eighty only)
Bid Increment Amount	Rs .25,000=00
Date and Time of E-Auction	25.09.2026 from 10.30 A.M to 11.15 A.M
Last date and time of submission of bid along with EMD	On or before 24.09.2026 BY 6.00 P.M

For detailed terms and conditions of the sale please refer to the link provided in Web Portal of Andhra Pradesh Mahesh Co-operative Urban Bank Ltd (Secured Creditor) Website i.e.,www.apmahesh.bank.in. Details are also available at https://bankauctions.in.

For any further information and **for inspection of property, the intended bidders may contact the Branch Manager, Siddiamber Bazar, Mobile No 9177438297, landline No.s. 040 23437160/150, Manager (Recovery), Mobile NO 9849628905, and Senior Manager (Recovery), Mobile No.9440087412.**

Sd/-Authorised Officer
Andhra Pradesh Mahesh Co-operative Urban Bank Ltd
(MULTI - STATE SCHEDULED BANK)

Dated: 19.08.2026
Place: Hyderabad

E- AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY

E- Auction for sale of immovable property of M/s M S Jewellers Represented by its Proprietor Late Sri Mukesh Agarwal S/o Sri Madanlal Agarwal is scheduled to be held on 25.09.2026. The E- Auction notice is published on 20.08.2026 in newspapers: "Business Standard" & "Mana Telangana" in Hyderabad Edition

AUCTION TERMS AND CONDITIONS:

1) The E-Auction will take place through Portal https://bankauctions.in on 25.09.2026 from 10.30 A.M TO 11.15 A.M with unlimited extension of 5 minutes each, till the sale is completed.
2) E-Auction is being held on "AS IS WHERE IS", AS IS WHAT IS BASIS and "Whatever is there is and without recourse" basis
3) For detailed procedure and Terms and conditions of E-Auction, interested bidders may visit https://bankauctions.in and download relevant documents. Interested bidders may also get in touch with Service Provider on below mentioned contact number.
4) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before participating in Auction. The parties interested to inspect the assets may do so during office hours between 11.00 A.M and 5.00 P.M from 20.08.2026 to 24.09.2026 on any working day after obtaining prior permission from Branch Manager, Siddiamber Bazar Branch, Mobile Nos 9177438297 landline No.s. 040 23437160/150, Manager (Recovery) Mobile No.9849628905 and Senior Manager (Recovery), Mobile No. 9440087412.
5) The persons interested to participate in the auction to purchase the scheduled assets shall deposit earnest money (EMD) properties wise as mentioned in the auction notice by way of:

ACCOUNT NAME	:	APMCUB AUCTION AMOUNT OF SECURED ASSETS.
BANK NAME	:	ANDHRA PRADESH MAHESH CO-OPERATIVE URBAN BANK LTD,
BRANCH	:	ROAD NO 12, BANJARA HILLS, HYDERABAD
THROUGH RTGS IN A/C NO:		036001200000206
IFSC CODE NO	:	APMC0000036

6) The intended purchaser/bidder is required to submit amount of EMD and register their name at https://bankauctions.in to the above mentioned account and get user ID and password free of cost and get training on E-Auction from M/s 4Closure, Helpline Nos: Mr.T.Jayaprakash Reddy, Cell: +91-8142000064, Email ID prakash@bankauctions.in & info@bankauctions.in & Rekha +91-8142000064. Cheques/DD will not be accepted for EMD. Bidders are required for participating in the E-Auction and also to furnish the details in the Auction application form available on the site.
7) The Last date and time of submission of bid along with EMD is on or before 24.09.2026 at 6:00 P.M. The persons who have deposited the earnest money as above are alone eligible to participate in the auction.
8) To the best of knowledge and information of the concerned Authorised Officer, there is no encumbrance on any property. However the intending bidders should make their own independent enquiries regarding encumbrances, title of the property/ies put on auction and claims/rights/dues effecting the property, prior to participating in Auction. The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing encumbrances whether known or unknown to the Bank. The concerned Authorised Officer/Secured Creditor shall not be responsible in any way or any third party claims/rights/dues..
9) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of Bank to sell the assets. Bank reserves the right to cancel the sale for any reason it may deem fit or even without assigned any reason and such cancellation shall not be called in question by the bidders.
10) It shall be at the discretion of the Authorized Officer to cancel the auction proceedings for any reason and return the EMD deposited and Andhra Pradesh Mahesh Co-operative Urban Bank Ltd will not entertain any claim or representation in that regard from the bidders.
11) The concerned Authorised Officer is not bound to accept the highest offer and the concerned Authorised Officer has the absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the Auction without assigning any reason thereof.
12) EMD of successful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 days from the date of Auction. The Earnest money deposit will not carry any interest.
13) The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by Andhra Pradesh Mahesh Co-operative Urban Bank Ltd, failing which the EMD amount remitted will stand forfeited.
14) The balance 75% of offer amount shall be paid within 15 days or within such extended period as agreed upon in writing by and solely at the discretion of the concerned Authorised Officer, if the balance amount is not remitted within stipulated time, the amount of 25% will stand forfeited as per the provisions of Security Interest (Enforcement) Rules 2002.
15) If the sale price is more than Rs 50,00,000/- (Rupees Fifty Lakhs only) then the auction purchaser/successful bidder has to deduct 1% of the Sale price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the sale price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & challan for having remitted the TDS.
16) The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc., and also all the existing and future statutory /non-statutory dues, taxes, GST, TDS, rates, assessment charges, fee, dues of VSEZ, Electricity Dept and any other charges etc., owing to anybody.
17) On confirmation of sale by the Bank and if the terms of payment have been complied with, the concerned Authorised Officer exercising the power of sale shall issue Sale Certificates for the immovable assets in favour of the purchaser (s)/Auction purchaser in the form given in Appendix V of the Security Interest (Enforcement) Rules 2002. The Sale certificate will be issued in the name of the purchaser(s)/Applicant (s) only and will not issued in any other names (s).
18) On issuance of Sale certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank.
19) The decision of the bank regarding sale of the property is final, binding and unquestionable.
20) All persons participated in E-Auction should upload and submit his /their sufficient and acceptable proof of his/their identity, residence, and authority i.e., (PAN Card, Aadhar Card, 2 photographs and relevant documents).
21) Details of E-Auction Provider: M/s 4Closure, #605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad - 500 038. Contact person: Mr. T. Jaya Prakash Reddy, Mobile No: 8142000064, Mail ID: prakash@bankauctions.in

SPECIAL INSTRUCTIONS:

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither Andhra Pradesh Mahesh Co-operative Urban Bank Ltd nor Service provider will be held responsible for any lapses/failure (Internet Failure, Power Failure etc.,) on the part of the vendor, in such cases, in order to ward-off such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the Auction successfully.

Sd/-
AUTHORISED OFFICER
ANDHRA PRADESH MAHESH CO-OPERATIVE URBAN BANK LTD

Date: 19.08.2026
Place: Hyderabad