

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

**NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITY
INTEREST (ENFORCEMENT) RULES, 2002**

JMFARC/Presale/2025-26/Nov-25/6829

07-November,2025

Branch Address:	D.No.7-1-615, 616 & 617/A, Imperial Towers, 4th Floor, Ameerpet Main Road, Hyderabad-500016, Telangana	
Contact Person Name 1	Ramana Rao	9849271633
Contact Person Name 2	Chandan Sakhalkar	9820407168
Contact Person Name 3	Sinduja Pillai	022 - 6224 1676

Application No.	01947436 & 01883684
Uni Code	02400007033 & 02400006925

Yuvaraj Restaurant And Bar (Borrower),

Resident Address: D.no 11/7/11, Ward No 20 Vijayalakshmi Pandit Road
Venkatramatheatre,tadepalligud Tadepalligudem West Godavari Andhra Pradesh 534102

Office Address: 11/7/11, Wrd No 20 Vijalakshmi Pandit Road Opp Venkatarama Theater
Tadepalligudem West Godavari Andhra Pradesh 534102

Property Address: A RCC roofed building consisting with ground and first floors constructed in an extent of 1045 ½ sq. yards or 874.0 sq. meters in Survey no. 230 subsequent Survey no. 18, Door no. 11-711, Asst.no. 12126 situated in Vijayalakshmi Pandit Road, Tadepalligud

Venkata Rama Rao Buddala (Co Borrower 1)

D.no 7-28-9 Mahalakshmi Nagar Road 3 Tadepalligudem Tadepalligudem West Godavari Andhra Pradesh 534101

Padmavathi Buddala (Co Borrower 2)

D.no 7-28-9 Mahalakshmi Nagar Road 3 Tadepalligudem Tadepalligudem West Godavari Andhra Pradesh 534101

B Vijay Babu (Guarantor 1)

D.no 7-28-9 Mahalakshmi Nagar Road 3 Tadepalligudem Tadepalligudem West Godavari Andhra Pradesh 534101

JM Financial Asset Reconstruction Company Limited

Corporate Identity Number : U67190MH2007PLC174287

Regd. Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025.

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Corporate Office: Unit no. 22, 2nd Floor, Lloyds Centre Point, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025.



Padma Sri Foods And Aqua Minerals (Guarantor 2)

D No. 4-52-1 Opp D.s Cheruvu Subbaraopet Tadepalligudem West Godavari Andhra Pradesh 534101

WITHOUT PREJUDICE

Dear Sir/Madam,

Notice for sale of secured immovable under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("Enforcement Rules") possession of which has been taken over under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with the aforesaid Enforcement Rules.

1. **WHEREAS**, Piramal Capital & Housing Finance Limited erstwhile Dewan Housing Finance Corporation Limited assigned the financial assets pertaining to the Borrower along with all the rights, title, interest and underlying security interest created therefor in favour of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Aranya -Trust ("JMFARC") vide assignment agreement dated 29-03-2023.
2. **AND WHEREAS**, subsequently the Authorized Officer of JMFARC under the SARFAESI Act and in exercise of powers conferred under Section 13 (12) of the aforementioned act read with Rule 3 of the Enforcement Rules, issued demand notice dated 18-10-2023 & 18-10-2023 calling upon **Yuvaraj Restaurant And Bar ("Borrower(s))", Venkata Rama Rao Buddala, Padmavathi Buddala ("Co-borrower(s))", B Vijay Babu, Padma Sri Foods And Aqua Minerals ("Guarantor(s))** to repay the amounts as mentioned under the aforesaid notices, being as on 11-05-2023 together with interest at contractual rate and expenses, costs, charges etc., due thereon till the date of payment within 60 (Sixty) days from the date of receipt of the aforesaid demand notice.
3. **AND WHEREAS**, the aforementioned Borrower(s), Co-borrower(s) and Guarantor(s) having failed to repay the outstanding dues or any part thereof as mentioned in the aforesaid demand notice, the Authorised officer of Secured Creditor took over the Physical possession of the Said Properties under Section 13(4) of the SARFAESI Act read with Rule 8 and other applicable rules of the Enforcement Rules on 04-07-2025.
4. In exercise of the powers conferred under Section 13(4) of the SARFAESI Act, read with Rule 8(5), Rule 8(6) and other applicable rules of the Enforcement Rules, notice is hereby given to you that the Said Properties shall be sold by the Authorised Officer of JMFARC on "**AS IS WHERE IS**", "**AS IS WHAT IS**" AND "**WHATEVER THERE IS**" basis by way of public auction (through e-auction) after the expiry of 30 (Thirty) days from the date of this notice.



Please find below details of Public Auction:

Amount of secured debt as on Date: 07-11-2025	Rs. 19875850/-, (Rs. One Crore Ninety Eight lakh Seventy Five Thousand Eight Hundred Fifty Only) & Rs. 5946399/-, (Rs. Fifty Nine lakh Forty Six Thousand Three Hundred Ninety Nine Only)
Description of the Said Properties	<p>All The piece and Parcel of the Property having an extent :- A RCC roofed building consisting with ground and first floors constructed in an extent of 1045 ½ sq. yards or 874.0 sq. meters in Survey no. 230 subsequent Survey no. 18, Door no. 11-711, Asst.no. 12126 situated in Vijayalakshmi Pandit Road, Tadepalligudem Village and Gram Panchayat, Tadepalligudem Municipality area and Mandal and within the limits S.R.O. Tadepalligudem of West Godavari District, being bounded by:</p> <p>Schedule. Item no.1: 937.0 sq.yards or 783.0 Sq. Mts.</p> <p>East : Building belongs to Kadiyala Santhalakshmi, Land belongs to Kokkiralra</p> <p>Sreerama Murthy - 111.0 "ft</p> <p>West : Property of Buddala Venkata Rama Rao some part, Land belongs to</p> <p>Narayana Chalamaiah, Chamarthi Srinivasu and Others - 120.0"ft</p> <p>North : Shops belongs to Dintakurthi Malakondaiah and others Shops, site belongs</p> <p>to Alapati Naga Venkata Satyanarayana - 79.0"ft</p> <p>South : Municipal Road Called as Vijayalakshmi Pandit road - 67.0"ft</p> <p>Item no. 2: - 108 ½ Sq. yards</p> <p>East : Road Leads to Nallagerla to Koderu 15.6 "ft</p> <p>West : Property sold away to Others by Gottumukkala Venkata Subba Raju-</p> <p>15.6"ft</p> <p>North : Wall belongs to Grandhi Srinivasu - 63.0"ft</p> <p>South : Wall belongs to Ananthapalli Venkatarathnam's family Members - 63.0"ft</p>
Reserve price (In Rs.)	Rs. 32040000/-,(Rs. Three Crore Twenty lakh Forty Thousand Only)
Date and time of public auction	On 18-12-2025 between 11.00 AM to 1.00 PM
Venue	<p>Company Name: M/s 4 closure,</p> <p>Name of Representative: Mr. Nitesh Pawar;</p> <p>Contact No: 8142000725; Site: https://bankauctions.in/.</p>
Earnest Money Deposit (In Rs.)	Rs. 3204000/-, (Rs. Thirty Two lakh Four Thousand Only)



<p>LAST DATE OF BID SUBMISSION: 17-12-2025, BEFORE 4.00 P.M.</p>

SCHEDULE

Description of the Said Properties
<p>All The piece and Parcel of the Property having an extent :- A RCC roofed building consisting with ground and first floors constructed in an extent of 1045 ½ sq. yards or 874.0 sq. meters in Survey no. 230 subsequent Survey no. 18, Door no. 11-711, Asst.no. 12126 situated in Vijayalakshmi Pandit Road, Tadepalligudem Village and Gram Panchayat, Tadepalligudem Municipality area and Mandal and within the limits S.R.O. Tadepalligudem of West Godavari District, being bounded by:</p> <p>Schedule. Item no.1: 937.0 sq.yards or 783.0 Sq. Mts.</p> <p>East : Building belongs to Kadiyala Santhalakshmi, Land belongs to Kokkiral Sreerama Murthy - 111.0 "ft</p> <p>West : Property of Buddala Venkata Rama Rao some part, Land belongs to Narayana Chalamaiah, Chamarthi Srinivasu and Others - 120.0"ft</p> <p>North : Shops belongs to Dintakurthi Malakondaiah and others Shops, site belongs to Alapati Naga Venkata Satyanarayana - 79.0"ft</p> <p>South : Municipal Road Called as Vijayalakshmi Pandit road - 67.0"ft</p> <p>Item no. 2: - 108 ½ Sq. yards</p> <p>East : Road Leads to Nallagerla to Koderu 15.6 "ft</p> <p>West : Property sold away to Others by Gottumukkala Venkata Subba Raju- 15.6"ft</p> <p>North : Wall belongs to Grandhi Srinivasu - 63.0"ft</p> <p>South : Wall belongs to Ananthapalli Venkatarathnam's family Members - 63.0"ft</p>

Attention is drawn of the Borrower(s) and Co-borrower(s) and Guarantor(s) to sub-section (8) of Section 13 of the SARFAESI Act for the time available to redeem the above-mentioned Said Properties.

Yours faithfully,



Authorised Officer

For JM Financial Asset Reconstruction Company Ltd.
(Acting in its capacity as trustee of Aranya – Trust)