

THROUGH COURIER/EMAIL/ RPAD

Ref: S.N/1st/ UNICOJUL14
Loan A/c: 901430990701

Date: 29-07-2026

To,

MOHAMMAZKHARUDDIN

Residence Address: H NO 6-2-488 1 HUSSAINIPURA KARIMNAGAR, 505001, TELANGANA

Property Address: H NO 6-2 488 1 SY NO 152 A SIT HUSSAINIPURA LOCALITY
KARIMNAGAR TOWN KARIMNAGAR DIST 505001

AZGARI BEGUM

Residence Address: H NO 6-2-488 1 HUSSAINIPURA KARIMNAGAR, 505001, TELANGANA

Property Address: H NO 6-2 488 1 SY NO 152 A SIT HUSSAINIPURA LOCALITY
KARIMNAGAR TOWN KARIMNAGAR DIST 505001

Subject: SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

Ref.: Loan Account No. 901430990701

Dear Sir/ Madam,

The authorized officer of **UNICO Housing Finance Private Limited**. ("**Secured Creditor**") hereby informs you that despite service of the demand notice dated **8/1/2026** under section 13(2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 ("**SARFAESI Act**"), you the above named borrowers, co- borrowers/ guarantors have miserably failed to make the payment of the of the demanded amount within 60 days of the said notice, as such, the Constructive possession of the secured asset mentioned in schedule – A, had been taken by the authorized officer of the secured creditor.

The notice is hereby given to you that the secured creditor, shall now proceed to sell the secured asset by adopting any one of the methods mentioned in rule 8(5) of above rules. As such, you all are advised, in your own interest, to obtain sponsors/ valid offers in the prescribed manner for consideration, for the said property or pay the entire outstanding dues with charges levied therein of the secured creditor.

We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within **30 days** from the date of publication of this notice, the entire outstanding loan amount together with further interest, penal interest, costs and charges thereon till the date of payment, as per the agreed terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After **30 days**, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly.

THE AUTHORIZED OFFICER OF THE SECURED CREDITOR HEREBY SERVES ON YOU THIS NOTICE OF SALE OF THE SCHEDULED PROPERTY WHICH WILL BE SOLD AFTER **30 DAYS** BY WAY OF ONLINE PUBLIC AUCTION/ E-AUCTION ON **02-09-2026 FROM 02.00 P.M. TO 04.00 P.M** STRICTLY ON "**AS IS WHERE IS**", "**AS IS WHAT IS**", "**WHATEVER THERE IS**" AND "**WITHOUT ANY RECOURSE**" BASIS" FOR RECOVERY OF THE SECURED DEBT OF **RS. 2157283/- (Rupees Twenty One Lakh Fifty Seven Thousand Two Hundred Eighty Three Only)** due as on **28-07-2026** ALONG WITH FURTHER INTEREST AND OTHER EXPENSES THEREON TILL DATE OF REALIZATION.

The Reserve Price for the Property is **Rs. 9700000/- (RUPEES NINETY-SEVEN LAKH ONLY)**. We hereby inform you that you have absolute right for the redemption of property till the Sale confirmation is issued in favor of the Bidder. You may note that in case the sale proceeds of such sale of the Secured Asset are not sufficient to cover the entire outstanding dues of the secured creditor, then you are all jointly and severally liable to pay the amount of such shortfall to the Secured Creditor.

IN VIEW OF THE AFORESAID, THE AUTHORISED OFFICER OF THE SECURED CREDITOR IS ISSUING THIS NOTICE OF SALE IN COMPLIANCE OF RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

A COPY OF APPENDIX IV-A TO BE PUBLISHED IN TWO LEADING NEWSPAPERS IS ATTACHED HEREWITH FOR YOUR INFORMATION.

SCHEDULE-A

[Description of the Secured Asset]

All that the House bearing Door No: 6-2-488/1 with an area measuring 329 SqYds in Sy No: 152/A, Situated at Hussainipura locality of Karimnagar town proper, within the limits of Municipal Corporation, Karimnagar, bounded by

East: House of Arshia Anjum and Naseem sulthana and 30 feet road

West: House of other's

North: House of D.Komuraiah and Akthar Begam

South: House of Tahera Sulthana and Shaik Farid.

Note: The applicant had purchased land measuring 572 sq yds out of the said land, she alienated land measuring 114 Sq Yds + 129 Sq Yds = 243 Sq Yds as such she remained with plot measuring 329 Sq Yds only


For **UNICO Housing Finance Private Limited**

Authorised Officer
Encl: Appendix IV-A

Appendix IV-A

[See proviso to Rule 8(6)]

E-Auction Sale Notice for sale of Immovable Properties

E-Auction sale notice of **30 days** for sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the 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 the Secured Creditor, the **Constructive possession** of which has been taken by the Authorised Officer of **UNICO Housing Finance Private Limited** [CIN:U64990TN2023PTC158736], the Secured Creditor, will be sold on "**as is where is**", "**as is what is**", "**whatever there is**" and "**without any recourse**" basis on **02-09-2026** from **02.00 P.M.** to **04.00 P.M.** (with automated extensions of 5 minutes each in terms of the Tender Document), for **RS. 2157283/- (Rupees Twenty One Lakh Fifty Seven Thousand Two Hundred Eighty Three Only)** due as on **28-07-2026** against Loan Account No. **901430990701** by way of outstanding principal, arrears (including accrued late charges) and interest till the date of actual payment along with applicable future interest in terms of the loan agreement, due to the Secured Creditor from **MOHAMMAD AZHAR UDDIN and AZGARI BEGUM**.

The Reserve Price for the auction is **Rs. 9700000/- (RUPEES NINETY-SEVEN LAKH ONLY)**. and the Earnest Money Deposit **Rs.970000 /- (Rupees Nine Lakh Seventy Thousand Only)** i.e. 10% of the Reserve Price, which shall be deposited through **Demand Draft drawn in favour of UNICO Housing Finance Private Limited**", before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document to participate in the E-auction) immediately i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of confirmation of sale of the immovable property.

SCHEDULE A

[DESCRIPTION OF THE PROPERTY]

All that the House bearing Door No: 6-2-488/1 with an area measuring 329 SqYds in Sy No: 152/A, Situated at Hussainipura locality of Karimnagar town proper, within the limits of Municipal Corporation, Karimnagar, bounded by

East: House of Arshia Anjum and Naseem sulthana and 30 feet road

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Note: The applicant had purchased land measuring 572 sq yds out of the said land, she alienated land measuring 114 Sq Yds + 129 Sq Yds = 243 Sq Yds as such she remained with plot measuring 329 Sq Yds only

* Last date of submission of Bid/ EMD/ Request letter for participation is 28.08.2026 till 5 PM.

** Bid Increment Amount is allowed in multiples of Rs.10,000/-.

*** Date of Inspection of Property :- 18.08.2026 and 25.08.2026.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://www.unicohfc.com> and <https://www.auctionfocus.in>

The intending bidders can also contact Mr. Naresh Voraganti on his Mobile No. 8341144411.

For any assistance towards e-auction contact Help Line No : 9016641848; Email Id: support@auctionfocus.in

Date:- 29-07-2026

Place: KARIMNAGAR.



AUTHORISED OFFICER

UNICO Housing Finance Private Limited