



# Ushakiran Finance Limited

CIN No: L65923TG1986PLC006294

405, Raghava Ratna Towers, Chirag Ali lane, Hyderabad-500 001.

Ph: 2320 1073, Fax: (040) 2320 4273

E-mail: [ushakiranfinance@yahoo.co.in](mailto:ushakiranfinance@yahoo.co.in), Website: [www.uffinance.com](http://www.uffinance.com)

Date: 5.2.2026

BSE Limited,  
The Corporate Relations Department,  
Phirozee Jeejee Bhoy Towers,  
25<sup>th</sup> Floor, Dalal Street,  
Mumbai – 400 001.

Dear Sir,

Sub: Newspaper advertisement of Unaudited financial results for the quarter  
and nine months ended 31<sup>st</sup> December, 2025-Reg.

Ref: Regulation 47(1)(b) of SEBI(LODR) Regulations, 2015.

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Please find attached herewith newspaper cuttings published in Business Standard (English) and Telugu Prabha (Telugu) on 5.2.2026 with regard to publication of the Unaudited financial results for the quarter and nine months ended 31<sup>st</sup> December, 2025.

Kindly take the above on your records.

Thanking you,

Yours faithfully,  
For Ushakiran Finance Limited

(Sanjana Jain)  
Company Secretary

### BRANCH SHIFTING

For better convenience of our valued customers, our **ADONI** branch will be shifted to a new premises with effect from **05.05.2026**

The new address is mentioned below:

**Muthoot Finance Ltd**  
Elevated Ground Floor, H.No.21/2-149, Beside Nirmal Talkies, Municipal Main Road, Adoni, Kumool District, Andhra Pradesh State, Pin - 518301.  
Phone No - 08512220101, 09188903083, 08138912167.  
Email id : mgado2887@muthootgroup.com

In case of any grievance please call - 0484 4804074

We solicit your continued patronage and support.



**Muthoot Finance**  
A Muthoot M George Enterprise

### BRANCH SHIFTING

For better convenience of our valued customers, our **NANDYALA - SANJEEV NAGAR** branch will be shifted to a new premises with effect from **05.05.2026**

The new address is mentioned below:

**Muthoot Finance Ltd**  
Ground Floor, H.No.25-427 F, R.S. Road, Revenue Ward No 25, Nandyala, Nandyal District, Andhra Pradesh State, Pin - 518501.  
Phone No - 08514220210, 09188903068, 08138912039.  
Email id : mngan2302@muthootgroup.com

In case of any grievance please call - 0484 4804074

We solicit your continued patronage and support.



**Muthoot Finance**  
A Muthoot M George Enterprise

### USHAKIRAN FINANCE LIMITED

CIN:L65923TG1986PLC006294  
Regd.Office : 405, Raghava Ratna Towers, Chirag Ali Lane, Hyderabad - 500001. Tel No.: 040 - 23201073  
Website : www.ushakiranfinance.com, Email : ushakiranfinance@yahoo.co.in

#### Extract of Unaudited Financial Results for the Quarter and Nine Months ended 31<sup>st</sup> December, 2025

Sl. No.	PARTICULARS	Quarter ended			Nine Months ended		
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Total Income from operations	12.06	10.75	5.75	40.66	55.30	55.40
2	Net Profit/(Loss) for the period (before tax and Exceptional items)	3.49	1.18	(4.77)	13.59	36.49	29.40
3	Net Profit/(Loss) for the period before tax (after Exceptional items)	3.49	1.18	(4.77)	13.59	36.49	29.40
4	Net Profit/(Loss) for the period after tax (after Exceptional items)	2.18	(4.96)	(4.90)	4.39	29.92	24.38
5	Total Comprehensive Income for the period (Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax))	(60.06)	(190.04)	(124.45)	48.32	12.80	(219.32)
6	Paid up Equity Share Capital (Face Value Rs.10/- each)	254.45	254.45	254.45	254.45	254.45	254.45
7	Other Equity (including Revaluation Reserve)	-	-	-	-	-	-1,375.65
8	Earnings Per Share (Rs.10/- each) Basic and Diluted (in Rs.)	0.09	(0.19)	(0.19)	0.17	1.18	0.96

### CHANGE OF NAME

I hitherto known as **S SIVARAJ KUMAR S/O D SEENAPPA**, R/o 0-0, C BANDLAPALLI GRAMAM, 64 PEDDURU POST, VTC: SANTI PURAM MANDALAM, DISTRICT: CHITTOOR, STATE: ANDHRA PRADESH, PIN CODE: 517423, have changed my name and shall hereafter be known as **S SURESH**

### IN THE COURT OF V COURT OF SMALL CAUSES AT CHENNAI

M.A.C.T.O.P.No.2316 of 2025

Manneti Poojitha, ...Petitioner Vs  
1) Charan Chilakala  
2) IFFCO Tokio General Insurance Company Ltd., ... Respondents

Take notice the above said matter is posted on 23-02-2026 for your appearance before the V Judge, Court of Small Causes, Chennai. Kindly make arrangements to appear on that day either by you or by your counsel on that day at about 10.30 a.m otherwise the matter will be heard in your absence.

**P.M. Vignesh, Counsel for Petitioner**

### STATE BANK OF INDIA RASMECC-Mahabubnagar(21768)

1st Floor, Yerrasatyam Chowrasta, Mahabubnagar District, 509001.

Authorised Officer Name: Smt. KSS Kameswari, Mob.No.96763 85780, E-mail id: sbi.21768@sbi.co.in

#### E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

**Sale of Immovable Property Charged / mortgaged to the Bank 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 the Borrower/ Guarantors/ Mortgagees in particular that the below described Immovable Properties mortgaged/charged to the State Bank of India, Secured Creditor, the Constructive possession of which have been taken by the Authorized Officer of State Bank of India, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 07-03-2026 for recovery of Rs.29,23,430/- (Rupees Twenty Nine Laks Twenty Three Thousand Four Hundred Thirty only) as on 31-01-2026 plus interest incidental expenses, costs, charges etc, due to the State Bank of India, Secured Creditor, 1) Mr. Mohd Khaja Pasha S/o Mohd Buranuddin, Residential Address : 13-194, Gouri Shankar Colony, Jedcherla, Mahabubnagar-509301. Business Add.: M/s Royal General Stores, Polleppally Village Road, Jedcherla, Mahabubnagar District-509301.

**Property Details :** All that the piece and parcel of Property bearing House No. 13-174/E/A17, Plot No. 63, Block No. 13, Sy.No. 147/B, admeasuring 200 Sq.Yds., Or 168 Sq.Mtrs., Situated at Kalwakurthy Road, Badepally Village and Municipality, Jedcherla Mandal, Mahabubnagar District, under SRO Jedcherla, Vide registered Sale Deed No. No. 13713/2018, Dated : 14.08.2018, registered at SRO Jedcherla, in favour of Sri.Mohd Khaja Pasha S/o Mohd Buranuddin and bounded by:- North: Plot No.72, South: 35' Wide Road, East: Plot No.62, West: Plot No.64.

**Property ID : SBIN2176801**

Reserve Price:	EMD:	Bid Increment :	Auction Date :	Auction Time :
<b>Rs. 57,81,000/-</b>	<b>Rs. 5,78,100/-</b>	<b>Rs. 10,000/-</b>	<b>07-03-2026</b>	<b>11.00 AM to 03.00 PM</b> with unlimited extensions clause of 10 minutes each.

Date & Time of inspection of the Property From 20.02.2026 to 03.03.2026 Between 11.00 A.M. and 4.00 P.M. with prior appointment. For any further details of Property, Contact Mrs. G. Manasa, Manager, Mobile No. 62814 54383, 98488 65001.

EMD Remittance: The intending bidders have to get themselves registered on the <https://baanknet.com/eauction-psb/bidder-registration> by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance Pvt. Ltd., Well before the auction date. The registration process takes minimum of 2 working days (Registration process is detailed on the above website). The intending bidder should submit the EMD provided by means of challan generated on his bidder account maintained with M/s. PSB Alliance Pvt. Ltd., at <https://baanknet.com> by means of NEFT/RTGS from his/her bank account.

The e-auction will be conducted through Bank's approved service provider M/s PSB Alliance at their web portal <https://baanknet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/ Demonstration, Terms & conditions on online Interest Bidding etc., may visit the website <https://baanknet.com>. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://www.sbi.in> and website <https://baanknet.com>. Date and time for submission/ uploading of request of participation/ KYC documents/ proof of EMD payment etc.: on before 04.03.2026, at 04.00 P.M. For further details please contact the following officials on any working day with prior appointment before 04.03.2026, at 04.00 P.M. Manager, Mobile No. 62814 54383.

Date : 31-01-2026, Place : Mahabubnagar. Sd/- Authorised Officer, State Bank of India

### UNITY SMALL FINANCE BANK LIMITED

Registered Office: Basant Lok, Vasant Vihar, New Delhi-110057  
Corporate Office: Centrum House, Vidyayagari Marg, Kalina, Santacruz (E), Mumbai 400 098

#### DEMAND NOTICE U/s 13 (2)

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")

The undersigned being the Authorized Officer of Unity Small Finance Bank Limited ("Bank") under the Act and in exercise of powers conferred under Section 13 (2) of the Act read with the Rule 3, issued Demand Notice (s) under Section 13(2) of the Act, calling upon the following Borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. As some of the notice(s) are not served as per postal remarks, hence said notice(s) are being served upon the Borrower(s) by way of alternative mode of service i.e., through publication in News Papers.

### Kotak Mahindra Bank Limited

Reg. Office: 278KC, C-7, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051 Branch Office: Kotak Mahindra Bank Ltd, 185, 2nd Floor, Mount Road, Anna Salai, Chennai-600 006 (Land Mark : MG Car Showroom and Next to thousand lights Metro Railway station)

#### Sale Notice For Sale Of Immovable Properties

E-auction Sale Notice For Sale Of Immovable Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Under Rule 8(6) Read With Proviso To Rule 9 (1) Of The Security Interest (enforcement) Rule, 2002. Subsequent To The Assignment Of Debt In Favour Of Kotak Mahindra Bank Limited By Fullerton India Home Finance Company Limited (hereinafter Referred To As "HFCL") [now Known As SMFG India Home Finance Company Limited (SMFG)] The Authorized Officer Of HFCL Has Taken The Possession Of Below Described Immovable Property (hereinafter Called The Secured Asset) Mortgaged/Charged To The Secured Creditor On 05.10.2021. Notice Is Hereby Given To The Borrower (s) And Guarantor (s) In Particular And Public In General That The Bank Has Decided To Sell The Secured Asset Through E-auction Under The Provisions Of The Sarfaesi Act, 2002 On "As Is Where Is", "As Is What Is", And "Whatever There Is" Basis For Recovery Of Rs. 40,68,859/- (Rupees Forty Lakh Sixty Eight Thousand Eight Hundred Fifty Nine Only) Outstanding As On 15.12.2025 along With Future Applicable Interest Till Realization, Under The Loan Account No.605907510635025, Loan Availed By Mr. Ivala Padma Rao, Mrs. Ivala Madhana Madhav And M/s Sri Dhaba Restaurant As Per Below Details:

Particular	Detail
Date Of Auction	25.02.2026
Time Of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	Rs.18,00,000/- (Rupees Eighteen Lakh Only)
Earnest Money Deposit (EMD)	Rs.1,80,000/- (Rupees One Lakh Eighty Thousand only)
Last Date For Submission Of Emd With Kyc	24.02.2026 UP TO 6:00 P.M. (IST)

All that piece and parcel of property situated at West Godavari District, Tadepalligudem S.R.O., Tadepalligudem Mandalam, Peta Tadepalli Village, Zenith Dry Land on Survey No. 611/2F to an extent of Ac.0-10-12 in which Ac.0-05-14 cents or 254 sqyards in which on Northern Side (Towards South to North) site and extent of 186 sqyards having Old Door No.1-140 corresponding New Door No.1-170, Assessment No.89, site and building bounded as East: Site of Nara Someshwara Rao, West: Pancharay Road, West Part of Building belongs to Ivala Mahaveera Rao, North: Land of Ponourouba Vasudeva Rao

The Borrowers' Attention Is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset, Borrowers In Particular And Public In General May Please Take Notice That If In Case Auction Scheduled Herein Fails For Any Reason Whatever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty. In Case Of Any Clarification/Requirement Regarding Assets Under Sale, Bidder May Contact Mr. Rajender Dahiya (mob No.+91844264515), Mr. Vishal Adhisheshan (mob No.+919941016600) Bidder May Also Contact The Bank's Iv R No. (+91-9152219751) For Clarifications. For Detailed Terms And Conditions Of The Sale, Please Refer To The Link <https://www.kotak.com/en/bank-auctions.html> Provided In The Bank's Website I.e. [www.kotak.com](http://www.kotak.com) and/or On <http://www.baankauctions.in/>

PLACE: West Godavari, Andhra Pradesh, For Kotak Mahindra Bank Ltd., Date: 05.02.2026 Authorized Officer

Sl.No.	Loan Account Details	SCHEDULE OF THE SECURED ASSET(S):
1.	<b>Borrower(s) Name:</b> 1) VEMU TARAKA GOPIKRISHNA (BORROWER & MORTGAGOR) 2) SANAM PRASANNA (CO-BORROWER) Sanction Date: 24/12/2023 Loan Account No. : USFBSBL100024 Loan Amount: Rs. 6,00,000.00/- NPA Date: 02/01/2026 Demand Notice Date: 21/01/2026 (Sent on 23/01/2026) Demand Notice Amount: Rs. 5,32,244.00/- as on 12/01/2026) and interest & other charges	ALL THAT PIECE AND PARCEL OF IMMOVABLE DOOR NO.469, R.S.NO. 116, ELAMARRU VILLAGE AND GRAMA PANCHAYATHI, PEDAPARUPUDI MANDAL, KRISHNA DISTRICT, ANDHRA PRADESH 521448. BOUNDARIES (AS PER MORTGAGE DOCUMENT): EAST: PANCHAYATHI ROAD, WEST: PROPERTY BELONGS TO MATANGI, MARTAMANNORTH PROPERTY BELONGS TO DASARI, YEDUPADAM AND REMAINING SITE BELONGS TO VENDOR. SOUTH - PROPERTY BELONGS TO VEMU MOJESH

2.	<b>Borrower(s) Name:</b> 1) POLARAPU GOVINDU (BORROWER) 2) POLARAPU DHANALAKSHMI (CO-BORROWER & MORTGAGOR) Sanction Date: 28/01/2024 Loan Account No. : USFBSBL100139 Loan Amount: Rs. 4,00,000.00/- NPA Date: 02/01/2026 Demand Notice Date: 21/01/2026 (Sent on 23/01/2026) Demand Notice Amount: Rs. 3,55,121.00/- as on 12/01/2026) and interest & other charges	ALL THAT PIECE AND PARCEL OF IMMOVABLE S. NO. 135, D. NO. 1-100, CHODIPALLI VILLAGE & PANCHAYAT, AT CHUTHAPURAM M A N D A L., ANAKAPALLE, ANDHRA PRADESH 531011. BOUNDARIES: EAST: FOUNDATION OF KAKI SURIBABU WEST: HOUSE OF KAKI SOMUNAYUDU NORTH: C-C ROAD SOUTH: KAKINARAMANA SITE
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3.	<b>Borrower(s) Name:</b> 1) YESUBABU DAMMA (BORROWER) 2) MARIYAMMA DAMMA (CO-BORROWER & MORTGAGOR) Sanction Date: 25/01/2024 Loan Account No. : USFBSBL100116 Loan Amount: Rs. 4,20,000.00/- NPA Date: 02/01/2026 Demand Notice Date: 21/01/2026 (Sent on 23/01/2026) Demand Notice Amount: Rs. 3,91,975.00/- as on 13/01/2026) and interest & other charges	ALL THAT PIECE & PARCEL OF IMMOVABLE HOUSE ON DOOR NO.12-1331, SURVEY NO.28511, ASSESSMENT NO. 12, SITUATED AT KATTAVADA VILLAGE, & NARRAVALEPALLE PANCHAYATHI, KARLAPALEM MANDAL, SRO OFFICE: BAPATLA, BAPATLA DISTRICT REGN. SUB. DIST. ANDHRA PRADESH. 522111. BOUNDARIES: EAST: SALAGALA MOSHE HOUSE & LAND BOUNDARY, WEST: YARAM JYOTI BABAU HOUSE & LAND NORTH: PANCHAYATH ROAD, SOUTH: OTHERS LAND BOUNDARY
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4.	<b>Borrower(s) Name:</b> 1) AKALI RAMBABU (BORROWER & MORTGAGOR) 2) AKALI PAIDIRAJU (CO-BORROWER) 3) AKALI GOWRI SHANKAR (CO-BORROWER) Sanction Date: 10/04/2024 Loan Account No. : USFBSBL100334 Loan Amount: Rs. 4,50,000.00/- NPA Date: 02/01/2026 Demand Notice Date: 21/01/2026 (Sent on 23/01/2026) Demand Notice Amount: Rs. 4,27,525.00/- as on 13/01/2026) and interest & other charges	ALL THAT PIECE AND PARCEL OF IMMOVABLE GRAMA KANTAM S. NO. 155 PART, PEDATAVADA VILLAGE & PANCHAYAT, DENKADA MANDAL, VIZIANAGARAM, ANDHRA PRADESH 535006. BOUNDARIES: - EAST: PANCHAYAT CC ROAD WEST: VACANT SITE OF VANDHANI APPARAO NORTH: PANCHAYAT CC ROAD SOUTH: IRON SHEETS SHED OF KOTAKOTI SATYANARAYANA
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5.	<b>Borrower(s) Name:</b> 1) DASARI VENKATA LAKSHMI (BORROWER & MORTGAGOR) 2) DASARI RAJU (CO-BORROWER) Sanction Date: 29/02/2024 Loan Account No. : USFBSBL100235 Loan Amount: Rs. 4,00,000.00/- NPA Date: 02/01/2026 Demand Notice Date: 21/01/2026 (Sent on 23/01/2026) Demand Notice Amount: Rs. 3,79,103.00/- as on 13/01/2026) and interest & other charges	ALL THAT PIECE AND PARCEL OF IMMOVABLE DOOR NO. 11-36, OLD ASSESSMENT NO. 1036, NEW ASSESSMENT NO. 491, R.S.NO.338-11, KOTHULAGOKAVARAM REVENUE VILLAGE AND KOTHULAGOKAVARAM GRAMPANCHAYATHI, LINGAPALEM MANDAL, ELURU DISTRICT AP, 534462. BOUNDARIES: EAST: - SITE OF MULAGAPATI ALEXANDER, WEST: SITE OF BUDDAVARAPU NAGESWARA RAO, NORTH: SITE OF DONER WAY ROAD, SOUTH: LAND OF BUDDAVARAPUNAGARAJU
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6.	<b>Borrower(s) Name:</b> 1) SIRISHA MATLA (BORROWER) 2) BABU ANAND MATLA (CO-BORROWER & MORTGAGOR) Sanction Date: 30/07/2024 Loan Account No. : USFBSBL100463 Loan Amount: Rs. 4,50,000.00/- NPA Date: 02/01/2026 Demand Notice Date: 21/01/2026 (Sent on 23/01/2026) Demand Notice Amount: Rs. 4,56,777.00/- as on 13/01/2026) and interest & other charges	ALL THAT PIECE AND PARCEL OF IMMOVABLE HOUSE ON DOOR NO. 7 11 51/16 SURVEY NO.6511, ASSESSMENT NO. 1026008650. SITUATED AT ISUKAPALLI VILLAGE & PANCHAYATHI, REPALLE MANDAL, SRO OFFICE: REPALLE, BAPATLA DISTRICT REGN. SUB. DIST. ANDHRA PRADESH 522255 & BOUNDED AS UNDER: BOUNDARIES: EAST: MATLA SARVESWARA RAO PROPERTY, WEST: MUNICIPAL ROAD, NORTH: AYOVA GIRLS HIGH SCHOOL WALL BOUNDARY, SOUTH: ASHQUELU HOLDER (MATLA SANDEEP) LAND BOUNDARY.
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7.	<b>Borrower(s) Name:</b> 1) SRINIVASA RAO RAYALA (BORROWER & MORTGAGOR) 2) RAYALA MARIYAMMA (CO-BORROWER) Sanction Date: 16/07/2024 Loan Account No. : USFBSBL100431 Loan Amount: Rs. 4,30,000.00/- NPA Date: 02/01/2026 Demand Notice Date: 21/01/2026 (Sent on 23/01/2026) Demand Notice Amount: Rs. 4,36,520.00/- as on 13/01/2026) and interest & other charges	ALL THAT PIECE AND PARCEL OF IMMOVABLE HOUSE ON DOOR NO. 5-3A, SURVEY NO. 80, ASSESSMENT NO. 1363 SITUATED AT EDLAPALLI VILLAGE & PANCHAYATHI, TSUNDUR MANDAL, SRO OFFICE: NARASARAOPET, BAPATLADISTRICT REGN. SUB. DIST AP 522211. AND BOUNDED AS UNDER: BOUNDARIES: EAST-PANCHAYATHI ROAD 30 FT. WEST: - VADLAMUDI MADHAVARAO HOUSE 30 FT. NORTH: RAYALA PRABUDASA HOUSE 41 FT. SOUTH:-DASARI BUJJI HOUSE 41 FT
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8.	<b>Borrower(s) Name:</b> 1) MOULI VANDANI (BORROWER & MORTGAGOR) 2) VANDANI CHANDRAMMA (CO-BORROWER) Sanction Date: 21/12/2024 Loan Account No. : USFBSBL100784 Loan Amount: Rs. 6,00,000.00/- NPA Date: 02/01/2026 Demand Notice Date: 21/01/2026 (Sent on 23/01/2026) Demand Notice Amount: Rs. 6,58,314.00/- as on 13/01/2026) and interest & other charges	ALL THAT PIECE AND PARCEL OF IMMOVABLE DOOR NO. 2 - 725 S. NO. 479 - 1, SIRLIPOOTANNA VEEDHI, PALAKONDA NAGAR PANCHAYAT, PARVATHIPURAM MANYAM DISTRICT, ANDHRA PRADESH 532440. AND BOUNDED AS UNDER: BOUNDARIES: - EAST: PATHWAYS OF MAJJIANAND S. WEST: ACC-HOUSE OF MAJJIANAND S. NORTH: C-C ROAD SOUTH: ACC-HOUSE OF VANDANI KRISHNA
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In case of failure to repay the aforesaid dues within a period of 60 (sixty) days, the undersigned shall be constrained to enforce the above Secured Assets under the provisions of the Act. Please note that as per section 13(13) of the Act, you are restrained from dealing with or transferring any of the secured assets referred to herewith, whether by way of sale, lease or otherwise. Any contravention of this provision is an offence and punishable under the Act.

The copy of demand notice is available with the undersigned and the Borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Place: Andhra Pradesh Sd/-(Authorised Officer)  
Date : 02-02-2026 Unity Small Finance Bank Limited

### ANJANEYANAGAR BRANCH (29451)

Plot No.451, Near GHMC Kukatpally Circle, Hyderabad, Telangana.

#### DEMAND NOTICE UNDER SECTION 13 (2)

To: The Borrowers: 1(a). Mrs. Yakkala Venkata Naga Charitha W/o Y.Rajesh Babu, D.No.13-138-1, Opp Sai Baba Temple, Piduguralla, Palnadu, Piduguralla, Guntur, Andhra Pradesh-522413. 1(b). Mrs. Yakkala Venkata Naga Charitha W/o Y.Rajesh Babu, 12-102 Near Ramalayam, Pandirivipalem, Piduguralla, Palnadu, Piduguralla, Guntur, Andhra Pradesh-522413. 1(c). Mrs. Yakkala Venkata Naga Charitha W/o Y.Rajesh Babu, Flat No.202, 1st Floor, Beta Block, THE COMMUNITTEE by VEKEY, Mokila Village, Shankarpally Mandal, Rangareddy District, Telangana, Pin-501203. 2(a). Yakkala.Rajesh Babu S/o Sambasiva Rao, D.No.13-138-1, Opp Sai Baba Temple, Piduguralla, Palnadu, Piduguralla, Guntur, Andhra Pradesh-522413. 2(b). Yakkala.Rajesh Babu S/o Sambasiva Rao, 12-102 Near Ramalayam, Pandirivipalem, Piduguralla, Palnadu, Piduguralla, Guntur, Andhra Pradesh-522413. 2(c). Yakkala.Rajesh Babu S/o Sambasiva Rao, Flat No.106, Gram Floor, Alpha Block, THE COMMUNITTEE by VEKEY, Mokila Village, Shankarpally Mandal, Rangareddy District, Telangana, Pin-501203. Sir/Madam,

Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee No.1(a), 1(b), 1(c) & 2(a), 2(b), 2(c) herein have availed the following credit facilities from our ANJANEYANAGAR (29451) Branch and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account's has/have been classified as Non-Performing Asset/s as on 22.01.2026. As on 29.01.2026, a sum of **Rs.64,62,075.45 (Rupees Sixty Four Lakh Sixty Two Thousand Seventy Five and Paise Forty Five Only)** is outstanding in your account/s. The particulars of amount due to the Bank from No.1(a), 1(b), 1(c) & 2(a), 2(b), 2(c) of you in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding amount as on date of NPA i.e. as on 22.01.2026	Unapplied interest upto 29.01.2026	Penal Interest (Simple)	Cost/Charges Incurred by Bank	Total Dues
General Home Loan. 29451665000028	Rs.63,00,000.00/-	Rs.1,62,075.45/-	0.00	0.00	Rs.64,62,075.45/-
<b>Total Dues</b>	<b>Rs.64,62,075.45</b>				

To secure the repayment of the monies due or the monies that may become due to the Bank, Ms.Yakkala Venkata Naga Charitha had executed documents on 03.07.2025 and created security interest by way of:

**MORTGAGE OF IMMOVABLE PROPERTY DESCRIBED HEREIN BELOW:**

**Schedule-A Property:** All that the piece and parcel of the Land totally admeasuring 9172 Sq. Yards or equivalent to 7667.79 Sq. Mtrs in Survey No. 112/A1, 112/A2, 112/A3A situated at Mokila Village and Gram Panchayat, Shankarpally Mandal, Ranga Reddy District, Telangana State bounded by: North: Land of Neighbours, South: Vivanta Central Court, East: Land of Mala Kumar, West: 40'-0" Wide Road.

**Schedule-B Property:** All that the Residential 2BHK apartment bearing Flat No.202, East facing on 1st Floor in BETA, admeasuring super built-up area of 1184.3 Sq. feet having carpet area of 757.875 Sq. feet ( Excluding Balcony) along with undivided share of land 44.45 Sq.Yards with the Floors, ceiling and walls between the units jointly belongs to such Apartment owner equally, including common area rights with 246.051 Sq. Feet covered 1 Car parking of the building known as "THE COMMUNITTEE BY VEKEY" constructed on the schedule property in Survey No.112/A1, 112/A2 and 112/A3 situated at Mokila Village and Gram Panchayat, Shankarpally Mandal, Ranga Reddy District, Telangana State bounded by: North: Open to Sky; South: Open to Sky; East: Corridor; West: Open to Sky. Therefore, you are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Rs.64,62,075.45 (Rupees Sixty Four Lakh Sixty Two Thousand Seventy Five and Paise Forty Five Only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice , failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act. As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Date: 29.01.2026 Authorised Officer,  
Place: Hyderabad, Union Bank of India

### SBFC Finance Limited

Registered Office: Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri- Kurla Road, Andheri (East), Mumbai-400059.

#### DEMAND NOTICE

Whereas the borrowers/co-borrowers mentioned hereunder had availed the financial assistance from SBFC Finance Limited. We state that despite having availed the financial assistance, the borrowers/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non-Performing Asset on the respective dates mentioned hereunder, in the books of SBFC as per guidelines of Reserve Bank of India, consequent to the Authorized Officer of SBFC Finance Limited, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below, calling upon the following borrowers /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices. The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same.

Sl. No.	Name Of The Borrower / Address	Date Of Demand Notice & NPA	Loan And Outstanding Amount	Property Address Of Secured Assets
1.	1. MR. BANDI RAMBABU (APPLICANT) 2. MRS. BANDI AHALYA (CO-APPLICANT 1) 3. MRS. BANDI RAVALI (CO-APPLICANT 2) having address at H.No.4-184, Panthini Main Road, Panthini, Warangal-506 310. And Also, At: 1B, MR. BANDI RAMBABU/APPLICANT) G.P.H.No.4-183, situated at Panthini Warangal, District Warangal, Pincode-506 310. And Also, At: 1C, MR. BANDI RAMBABU (APPLICANT) G.P.H.No.4-168, situated at Panthini Warangal, District Warangal, Pincode-506 310.	Notice Date: 14th January 2026 NPA date: (NPA) on 06th May 2025	Loan Account No. 4021060000099080 (PR00991893) & 4021060000110850 (PR0104806) Loan Amount of Rs. 2039000/- (Rupees Twenty Lacs Thirty Nine Thousand Only) Out of which Rs. 1590000/- for Facility Agreement No. 4021060000099080 (PR00991893) & Rs. 449000/- for Facility Agreement No. 4021060000110850 (PR0104806). Total Outstanding amount: of Rs. 2100268/- (Rupees Twenty-One Lacs Two Hundred Sixty-Eight Only) as on 08th January, 2026, plus unapplied interest from the date of 09th January, 2026.	1) All that the piece & parcel of the Existing Open Place Property Bearing Survey No.4/B/1, Admeasuring 60.00 square Yards equivalent to 50.16 Square Meters, situated at Panthini Warangal and within the Registration District Warangal and it is in the Jurisdiction of Joint Sub-Registrar, Warangal-Fort, Pincode-506 310. And bounded By: East: Warangal to Khammam Highway Road, West: House of Donee, North: House of Merugu Yadagi, South: Open Place of Bandi Veeraswamy. 2) All that the piece & parcel of the Existing House and Open Place Property Bearing G.P.H.No.4-183, Admeasuring 100.00 square Yards equivalent to 83.61 Square Meters, situated at Panthini Warangal and within the Registration District Warangal and it is in the Jurisdiction of Joint Sub-Registrar, Warangal-Fort, Pincode-506 310. And bounded By: East: House of Donee, West: 15 Feet Wide Road, North: Open Place of Vaidicherla Venkataiah, South: House of ChulikaVenkataran Narsaiah @ Open Place of Vaidicherla Malleshham 3) All that the piece & parcel of the Existing House and Open Place Property Bearing G.P.H.No.4-168, Admeasuring 147.0

