

Appendix – IV – A
[See Proviso to rule 8 (6)]
Regd. Post With Ack Due
Without Prejudice
Sale Notice for sale of immovable property

M/s Raghava Aqua Trading Company Partners:1.Sri Redla Veera Raghava Rao 2.Smt Jalli Suneetha,3.Smt Redla Manga Devi, 4.Smt Achanta Dhanalaxmi,5.Sri Inakoti Srinivasu, 6.Sri Redla Srinivasa Rao, Door No 16-19-96, Opp: Degalavari Street, Rest House Road, Bhimavaram, West Godavari Dist(A.P), Andhra Pradesh,PIN-534201	Sri Redla Veera Raghava Rao, S/o Chinna Narayana Murthy, Flat No 503, Ganesh Nagar, Vasavi paradise NAD Kotha Road, Visakhapatnam Andhra Pradesh PIN-530009
Smt Jalli Suneetha,W/o Sagar, Door No:11-194,Carbet School, Nagaraju Peta,Palakol Post&Mandal Dist-West Godavari, Andhra Pradesh,PIN-534260	Smt Redla Manga Devi W/O Veera Raghava Rao Flat No 503, Ganesh Nagar, Vasavi paradise,NAD Kotha Road, Visakhapatnam Andhra Pradesh PIN-530009
Smt Achanta Dhana Lakshmi,W/o Naga Satya Srinivasa Prabhakar, Door No:16-3-23/1, Govt.Hospital Back side, Narasapuram,Dist- West Godavari, Andhra Pradesh PIN 534275	Sri Inakoti Srinivasu S/o Thamma Rao, Door No:1-8, Kapula Veedhi,Gorinta, Peddapuram, Dist-East Godavari Andhra Pradesh PIN-533433
Sri Redla Srinivasa Rao,S/O Sri Redla Veera Raghava Rao,Flat No 503,Ganesh Nagar,Vasavi paradise NAD Kotha Road,Visakhapatnam Andhra Pradesh PIN-530009	

E - Auction Sale Notice for Sale of Immovable Assets under the Securitizations and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 Physical **possession** of which has been taken by the Authorised 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”** on **22.12.2025** , for recovery of **Rs.3,39,39,621.00/- as per Demand Notice dated 28.01.2022 and present dues of Rs.5,87,31,045.32/- as on 28.11.2025 & are also liable to pay future interest w.e.f. 29.11.2025 together with all incidental expenses, cost, charges, etc** (Post repayments if any) due to the secured by the Borrower **M/s. Raghava Aqua Trading Company**, Door No 16-19—96, Opp: Degalavari Street, Rest House Road, Bhimavaram, West Godavari Dist(A.P), Andhra Pradesh,PIN-534201 (Represented by its Partners) 1) Sri Redla Veera Raghava Rao, S/o Chinna Narayana Murthy, Flat No 503, Ganesh Nagar, Vasavi paradise NAD Kotha Road, Visakhapatnam, Andhra Pradesh PIN-530009. 2) Smt Jalli Suneetha, W/o Sagar, Door No:11-194, Carbet School, Nagaraju Peta, Palakol Post&Mandal, Dist-West Godavari, Andhra Pradesh,PIN-534260. 3) Smt Redla Manga Devi W/O Veera Raghava Rao, Flat No 503, Ganesh Nagar, Vasavi paradise, NAD Kotha Road, Visakhapatnam, Andhra Pradesh PIN-530009. 4) Smt Achanta Dhana Lakshmi, W/o Naga Satya Srinivasa Prabhakar, Door No:16-3-23/1, Govt. Hospital Back side, Narasapuram, Dist- West Godavari,Andhra Pradesh PIN 534275. 5) Sri

Inakoti Srinivasu S/o Thamma Rao, Door No:1-8, Kapula Veedhi, Gorinta, Peddapuram, Dist- East Godavari, Andhra Pradesh PIN-533433. 6) Sri Redla Srinivasa Rao, S/O Sri Redla Veera Raghava Rao, Flat No 503, Ganesh Nagar, Vasavi paradise, NAD Kotha Road, Visakhapatnam, Andhra Pradesh PIN-530009.

The reserve price and the earnest money will be as below :-

S. No. of property	Reserve Price	Earnest Money
1	Rs.2,32,00,000/-	Rs. 23,20,000/-

**Description of the Immovable Properties
SCHEDULE OF THE PROPERTY**

Property No. 1:

Immoveable Property standing in the name of Smt Jalli Suneetha vide Document No.66/2010, Dated: 05.01.2010 :-

All that part and parcel of Land and building in Door No: 11-70, Assessment No:877, Residential site extent of 1936 sq yards or Complete extent of Ac 0.40 cents in New R S No: 40/2A towards north in complete extent of Ac 3.84 cents in R S No: 40/2 and RCC & Tin Sheet Roofed building, situated at West Godavari District, Palakollu Sub Registrar office, Palakollu Mandal, Palakollu Rural Village & Panchayath area, Palakollu Non Municipal Village, Property belonging to Smt Jalli Suneetha, W/o Sagar, vide doc No: 66/2010, Dated: 05.01.2010, vide Settlement Deed No:736/2019, Dated: 08.02.2019, vide Rectification Deed No: 1359/2019, Dated: 05.03.2019, within the following boundaries;

	As per Deed	Actuals
East	Canal Bund Road. i.e. Palkol – Vadlavanipalem Road	CC Road
West	Godown site of Sri Bolla Narasimha Murthy	Function hall of B.Narasimha Murthy
South	site of Sri Jalli Sagar	Site and Building belongs to Jalli Sagar
North	site of Sri Bolla Narasimha Murthy	Way to B Narasimha Murthy (Function Hall)

Known Encumbrances:- -Nil-

For detailed terms and conditions of the e-auction sale, please refer to the link provided in State Bank of India, the secured Creditor's website www.sbi.co.in/web/sbi-in-the-news/auction-notice and for Registration, EMD, Auction Details etc., visit <https://baanknet.com/eauction-psb/bidder-registration> of the service provider: M/s. PSB



Alliance, e-Auction Portal: <https://www.baanknet.com> & Toll free Number : +91 – 8291220220,
Mail ID: support.baanknet@psballiance.com

Yours faithfully,



Authorized Officer



Place:- Visakhapatnam,
Date:- 28.11.2025

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower/guarantor	<p>M/s. Raghava Aqua Trading Company, Door No 16-19—96, Opp: Degalavari Street, Rest House Road, Bhimavaram, West Godavari Dist(A.P), Andhra Pradesh, PIN-534201</p> <p>Represented by its Partners</p> <p>1) Sri Redla Veera Raghava Rao, S/o Chinna Narayana Murthy, Flat No 503, Ganesh Nagar, Vasavi paradise NAD Kotha Road, Visakhapatnam, Andhra Pradesh PIN-530009.</p> <p>2) Smt Jalli Suneetha,W/o Sagar, Door No:11-194, Carbet School, Nagaraju Peta, Palakol Post&Mandal, Dist-West Godavari, Andhra Pradesh,PIN-534260.</p> <p>3) Smt Redla Manga Devi, W/O Veera Raghava Rao Flat No 503, Ganesh Nagar,Vasavi paradise, NAD Kotha Road,Visakhapatnam, Andhra Pradesh PIN-530009.</p> <p>4) Smt Achanta Dhana Lakshmi, W/o Naga Satya Srinivasa Prabhakar, Door No:16-3-23/1, Govt. Hospital Back side, Narasapuram, Dist- West Godavari, Andhra Pradesh PIN 534275.</p> <p>5) Sri Inakoti Srinivasu S/o Thamma Rao, Door No:1-8, Kapula Veedhi,Gorinta, Peddapuram, Dist-East Godavari, Andhra Pradesh, PIN-533433.</p> <p>6) Sri Redla Srinivasa Rao, S/O Sri Redla Veera Raghava Rao, Flat No 503,Ganesh Nagar, Vasavi paradise, NAD Kotha Road, Visakhapatnam, Andhra Pradesh PIN-530009.</p>
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Resolution Branch, Administrative office Campus, Balaji Nagar, Siripuram, Visakhapatnam 530003.
3	Description of the immovable secured assets to be sold	All that part and parcel of Land and building in Door No: 11-70, Assessment No:877, Residential site extent of 1936 sq yards or Complete extent of Ac 0.40 cents in New R S No: 40/2A



		<p>towards north in complete extent of Ac 3.84 cents in R S No: 40/2 and RCC & Tin Sheet Roofed building, situated at West Godavari District, Palakollu Sub Registrar office, Palakollu Mandal, Palakollu Rural Village & Panchayath area, Palakollu Non Municipal Village, Property belonging to Smt Jalli Suneetha, W/o Sagar, vide doc No: 66/2010, Dated: 05.01.2010, vide Settlement Deed No:736/2019, Dated: 08.02.2019, vide Rectification Deed No: 1359/2019, Dated: 05.03.2019, within the following boundaries;</p> <table border="1"> <thead> <tr> <th></th><th>As per Deed</th><th>Actuals</th></tr> </thead> <tbody> <tr> <td>East</td><td>Canal Bund Road. i.e. Palkol – Vadlavanipalem Road</td><td>CC Road</td></tr> <tr> <td>West</td><td>Godown site of Sri Bolla Narasimha Murthy</td><td>Function hall of B.Narasimha Murthy</td></tr> <tr> <td>South</td><td>site of Sri Jalli Sagar</td><td>Site and Building belongs to Jalli Sagar</td></tr> <tr> <td>North</td><td>site of Sri Bolla Narasimha Murthy</td><td>Way to B Narasimha Murthy (Function Hall)</td></tr> </tbody> </table>		As per Deed	Actuals	East	Canal Bund Road. i.e. Palkol – Vadlavanipalem Road	CC Road	West	Godown site of Sri Bolla Narasimha Murthy	Function hall of B.Narasimha Murthy	South	site of Sri Jalli Sagar	Site and Building belongs to Jalli Sagar	North	site of Sri Bolla Narasimha Murthy	Way to B Narasimha Murthy (Function Hall)
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4	Details of the encumbrances known to the secured creditor	Nil															
5	The secured debt for recovery of which the property is to be sold	Outstanding Amount of Rs.3,39,39,621.00/- as per Demand Notice dated 28.01.2022 and present dues of Rs.5,87,31,045.32/- as on 28.11.2025 & are also liable to pay future interest w.e.f. 29.11.2025 together with all incidental expenses, cost, charges, etc (Post repayments if any)															
6	Deposit of earnest money	Property 1 - EMD amount Rs. 23,20,000/- being the 10% of Reserve Price to be transferred / deposited by bidders in his / her / their own Wallet provided by PSB Alliance on its e-auction site by means of NEFT.															
7	Reserve Price of the Immovable secured assets	Property 1 :- Rs. 2,32,00,000/- (Rs. Two Crore Thirty Two Lacs only)															



	Bank account in which EMD to be remitted	Bidders own wallet Registered with PSB Alliance on its e-auction site https://baanknet.com/eauction-psb/bidder-registration by means of NEFT.
	Last Date and Time within which EMD to be remitted	On or before the e auction
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorized Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale by the Secured Creditor or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser, in any case not exceeding three months. The balance sale price after adjusting the EMD (10% of Reserve Price) already paid has to be deposited to SBI SARB Visakhapatnam Branch, Account No 31313605026 held with SBI Siripuram Branch, Visakhapatnam IFSC SBIN0006846
9	Time and place of public e-Auction	Date: 22.12.2025 Between 11:00 hrs to 16:00 hrs with unlimited extensions of 10 minutes each.
10	The e-Auction will be conducted through the Bank's approved service provider	The auction will be conducted online only, through PSB alliance at the web portal https://baanknet.com/eauction-psb/bidder-registration For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-auction tender document containing online e-auction bid form, Declaration etc., please refer to the link provided in https://baanknet.com
11	Bid increment amount:	Rs. 1,00,000/-
	Auto extension:	With auto time extension of ten minutes for each incremental bid
	Bid currency & unit of measurement	Indian Rupees
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.	29.11.2025 to 21.12.2025 From 10.00 A.M to 04.00 P.M. with Prior Appointment on Inspection of property all working days. Mobile : 80994 44378, Y Srikant & 96669 09050, V Siva Prasad 8985867892



	Contact person with mobile number	
	Other conditions	
a	The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by PSB Alliance well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).	
b	The Intending bidder should transfer his EMD amount by means of challan generated on his / her / their bidder account maintained with PSB Alliance at https://baanknet.com/eauction-psb/bidder-registration by means of NEFT transfer from his bank account.	
c	The Intending bidder should take care that the EMD amount is transferred before the auction and confirm that his/her/their wallet maintained with PSB Alliance reflecting the EMD amount, without which the system will not allow the bidder to participate in the e-auction.	
d	To the best of knowledge and information of the Authorized Officer, the encumbrance mentioned. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-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 and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.	
e	It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.	
f	Neither the Authorized Officer / Bank nor PSB Alliance will be held responsible for any Internet Network problem / Power failure / any other technical lapse / failure etc., In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.	
g	The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized Officer of the bank and the remaining amount of 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.	
h	During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.	



i	The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
j	The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.
k	The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
l	Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
m	The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
n	The property shall not be sold below the reserve price.
o	The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance. The Bidder has to place a request with PSB Alliance for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
p	The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
q	In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
r	The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST, etc. for transfer of the property in his/her name.
s	The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder only.
t	In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned Authorized Officer of the concerned bank branch only.



u	The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.
v	This sale will attract the provisions of sec 194-IA of the Income Tax Act.

Date:- 28.11.2025
Place:- Visakhapatnam




 Authorized Officer
 State Bank of India