

Appendix-iv-A

[See Proviso to rule 8 (6)]

Regd Post With Ack DueWithout PrejudiceSale Notice for sale of immovable Property

Sri Ganti Rambabu S/o Sri Ganti Krishna D.No.26-16-3/1, First Floor, Kambalapeta, Near Nandam Ganiraju Junction, Rajahmundry, East Godavari District-533101 Mobile No.9052377717 & 7036821878	Also at: Sri Ganti Rambabu S/o Sri Ganti Krishna D.No.13-2-5/1A, Kotilingalapeta, OPP: Ramalayam Rajahmundry, East Godavari District-533101
Also at: Sri Ganti Rambabu S/o Ganti Krishna JK Consultancy Services, D.No.46-12-19/A, Danavaipeta, Beside Sreya Hospital, Rajahmundry, East Godavari, District-533103	Smt Ganti Jaya Madhavi, W/o Sri Ganti Rambabu, D.No.26-16-3/1, First Floor, Kambalapeta, Near Nandam Ganiraju Junction, Rajahmundry, East Godavari District-533101 Mobile No.9052377717 & 8885259877
Also at: Smt Ganti Jaya Madhavi, W/o Sri Ganti Rambabu, D.No.13-2-5/1A, Kotilingalapeta, OPP: Ramalayam Rajahmundry, East Godavari District-533101	Also at: Smt Ganti Jaya Madhavi, W/o Sri Ganti Rambabu, JK Consultancy Services, D.No.46-12-19/A, Danavaipeta, Beside Sreya Hospital, Rajahmundry, East Godavari, District-533103

E-Auction Sale notice 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 Borrowers and Guarantors 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 **26.11.2025**, for recovery of Rs.33,97,498/- as on 04.12.2023 as per 13(2) Demand Notice dated 06.12.2023 and present dues of Rs.44,02,215/- as on 30.10.2025 and are also liable to pay future interest w.e.f.31.10.2025 together with all incidental expenses, cost, charges, etc due to the secured creditor from (1) Sri Ganti Rambabu, S/o Ganti Krishna, D.No.13-2-5/1A, Kotilingalapeta, OPP: Ramalayam Rajahmundry, East Godavari District-533101.(2) Smt Ganti Jaya Madhavi, W/o Sri Ganti Rambabu, D.No.13-2-5/1A, Kotilingalapeta, OPP: Ramalayam Rajahmundry, East Godavari District-533101.

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

S.No of Property	Reserve Price	Earnest Money
1	Rs.18,12,000/-	Rs.1,81,200/-



Description of the Immovable Property

Immovable property mortgaged by Sri Ganti Rambabu S/o Ganti Krishna & Smt Ganti Jaya Madhavi W/o Sri Ganti Rambabu vide Regd sale deed DocumentNo.12428/2016 Dt.24.11.2016 at SRO,Rajahmundry.

A-Schedule: East Godavri District, Rajanagaram Sub Registrar office, Rajanagaram Mandal, Diwancheruvu Grama Panchayat, Palacharla village and Taluk Swaroop Nagar Hill Colony, R.S.No.507/2, an extent of Ac1.70 Cents out of Ac.7.46 Cents together with other extent of land a layout is formed at Diwancheruvu Gramapanchayt, an approved Layout vide P.R.No.31, dt.31.01.1985 where Plot No.28, 342.22 Sq yards site wherein an apartment is constructed in the said site in the name of "Sri Tripura Residency" and bounded by:

East : 40 ft Width Road
South : Plot No.29 as per site plan
West : Plot No.30 site some part and Plot No.26 Some part
North : Plot No.27.

Within the above boundaries an undivided and unspecified share of 24.44 Sq.yds (or) 20.436 Sq.mts i.e.1/14th share of out of an extent of 342.22 Sq.yds (or) 286.13 Sq.mts site.

B-Schedule: Two bed room Flat No.202 in First floor at Northwest Corner measuring 1066 Sft(Including Stair case, Balconies, Common areas and Car parking area) Sri Tripura Residency constructed in 342.22 Sq.yds in the above mentioned A-schedule and bounded by:

East : Entrance & Common Corridor
South : Flat No.201
West : Open to Sky
North : Open to Sky

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-notices 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.

Date: 30.10.2025
Place: Visakhapatnam


Authorised Officer 

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

PROPERTY WILL BE SOLD ON 26.11.2025 "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower/guarantor	<p>(1)Sri Ganti Rambabu S/o Sri Ganti Krishna D.No.26-16-3/1, First Floor, Kambalapeta, Near Nandam Ganiraju Junction, Rajahmundry, East Godavari Distrcit-533101 Mobile No.9052377717 & 7036821878. Also at: Sri Ganti Rambabu S/o Sri Ganti Krishna D.No.13-2-5/1A,Kotilingalapeta, OPP: Ramalayam Rajahmundry, East Godavari District-533101. Also At: Sri Ganti Rambabu S/o Ganti Krishna JK Consultancy Services, D.No.46-12-19/A, Danavaipeta, Beside Sreya Hospital, Rajahmundry, East Godavari, Distrcit-533103.</p> <p>(2) Smt Ganti Jaya Madhavi, W/o Sri Ganti Rambabu, D.No.26-16-3/1, First Floor, Kambalapeta, Near Nandam Ganiraju Junction, Rajahmundry, East Godavari Distrcit-533101 Mobile No.9052377717& 8885259877. Also at : Smt Ganti Jaya Madhavi, W/o Sri Ganti Rambabu, D.No.13-2-5/1A,Kotilingalapeta, OPP: Ramalayam Rajahmundry, East Godavari District-533101. Also at : Smt Ganti Jaya Madhavi, W/o Sri Ganti Rambabu, JK Consultancy Services, D.No.46-12-19/A, Danavaipeta, Beside Sreya Hospital, Rajahmundry, East Godavari, Distrcit-533103.</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	Immovable property mortgaged by Sri Ganti Rambabu S/o Ganti Krishna & Smt Ganti Jaya Madhavi W/o Sri Ganti Rambabu vide Regd sale deed DocumentNo.12428/2016 dated 24.11.2016.



		<p>Description of property: All that part and parcel of Residential Flat No.202 situated at “ Sri Tripura Residency Apartment”, Swaroop Nagar Colony, Diwancheruvu Grama Panchayat in the name of Sri Ganti Rambabu & Smt Ganti Jaya Madhavi vide Regd sale deed Doc No.12428/2016 dated 24.11.2016. is bounded as below: East : Entrance & Common Corridor South : Flat No.201 West : Open to Sky North : Open to Sky</p>
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	Rs.44,02,215/- as on 30.10.2025 and are also liable to pay future interest w.e.f. 31.10.2025 together with all incidental expenses, cost, charges,etc
6	Deposit of earnest money	EMD amount Rs.1,81,200/- 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	Rs.18,12,000/-(Rs. Eighteen Lakhs Twelve Thousand 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 Authorised 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: 26.11.2025 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.10,000/-
	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. Contact person with mobile number	31.10.2025 to 25.11.2025 From 10.00 A.M to 04.00 P.M. with Prior Appointment on Inspection of property all working days. Mobile: 8099444378, Y Srikant & 7995198451, P Bangaru Naidu
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 also at baanknet.com 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 Authorised Officer, there is no encumbrance on the property. 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 Authorised 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 Authorised Officer/ Bank nor PSB Alliance will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/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 Authorised 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 Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
m	The Authorised 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 Authorised Officer is not bound to accept the highest offer and the Authorised 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 Authorised 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 : 30.10.2025
Place : Visakhapatnam


 Authorised Officer
 State Bank of India
 