



Stressed Assets Management Branch, Secunderabad
D.No.5-9-76, 2nd & 3rd Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapel Road,
Gunfoundry, Hyderabad-500001
E-mail ID: team1samb.sec@sbi.co.in, Tel: 040-23251944 & 040-23251941

[See Proviso to rule 8(6) & R/w 9(1)]

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 Rule 8(6) & R/w 9(1) of 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 properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer, State Bank of India, Stressed Assets Management Branch (04106) 5-9-76, 2nd and 3rd Floor, Prabhat Towers, Opp. SBI Amaravathi LHO, Chapel Road, Gunfoundry, Hyderabad - 500001, the Secured Creditor, will be sold on **“AS IS WHERE IS”, “AS IS WHAT IS” AND “WHATEVER THERE IS” ON 16.03.2026**, for recovery of Rs. 23,64,04,771.00 (Rupees Twenty Three Crores Sixty Four Lakhs Four Thousand Seven Hundred Seventy One Only) as on 31.01.2026 plus interest thereof at contractual rate with effect from 01.02.2026 + with incidental expenses, costs, charges, etc, due to the secured creditor from M/s.Sai Global YarnTex (India) Pvt Ltd and its Guarantors 01. **Sri Desu Kasi Viswanadh, S/o Sri Venkateswarlu 02. Sri Malepati Mohana Venkata Srinivasa Rao, S/o Sri M. Mukkanti 03. Sri Motakatla Chakrapani Reddy, S/o Sri Nasara Reddy 04. Sri Desu Srinivasa Rao, S/o Sri Venkateswarlu (Late) 05. Sri Desu Subramanyam, S/o Sri Venkateswarlu(Late) 06. Sri Garlapati Badari Narayana, S/o: Sri Anjaneyulu 07. Sri Ganta Venugopal Reddy, S/o Mahandha Reddy 08. Sri Desu Teja, S/o Sri Desu Kasi Viswanadham 09. Sri Desu Veera Prakasa Rao, S/o Sri Venkateswarlu(Late) 10. Smt. Malepati Devi Sushma, D/o Sri Mohana Venkata Srinivasa Rao 11. Smt. Ganta Madhavi, W/o Sri Venugopal Reddy.**

Description of immovable properties, reserve price, EMD to be deposited, auction date & timings and Bid increment amounts are mentioned here below:

All that part and parcel of House site to an extent of 672.44 Sq. yards (174 sq. yards + 174 sq. yards + 324.44 sq. yards) vacant site, covered in R.S. No. 115/1A, situated at Pernamitta Village & Grama Panchayath, Prakasham District, 1. Vide Regd. Document No. 413/2008, dated 25.02.2008, 2. Vide Regd. Document No. 414/2008, dated 25.02.2008 & 3. Vide Regd. Document No. 346/2008, dated 18.02.2008, belonging to Sri Desu Kasi Viswanadham, S/o Venkateswarlu, registered at Santhanuthalapadu SRO, and bounded by:

An extent of 174 sq. yards as Reg. Document No. 413/2008, bounded by:

East : Property of Pokala Venkata Swamy
South : 20 feet width Road
West : Property of Desu Kasi Viswanadham
North : 25 feet width Road

An extent of 324.44 sq. yards as Reg. Document No. 414/2008, bounded by:

East : Property of Desu Kasi Viswanadham

South : 20 feet width Road

West : Property of Dorisala Ranga Reddy

North : 25 feet width Road

An extent of 174 sq. yards as Reg. Document No. 346/2008, bounded by:

East : Property of Ambarapu Maheswari

South : 20 feet width Road

West : Property of Ambarapu Maheswari & Mukkara Vara Lakshmi

North : 25 feet width Road

Doc. No.413/2008, 414/2008 & 346/2008 dated 25.02.2008, 25.02.2008 & 18.02.2008 respectively. Owner: Sri Desu Kasi Viswanatham.

Reserve Price: Rs.1,01,00,000/-;

EMD: Rs.10,10,000/-;

Auction date: 16.03.2026

Auction Time: 11.00 a.m. to 04.00 p.m.

Bid Increment: Rs.50,000/-

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website www.sbi.co.in or <https://baanknet.com>

Date : 19.02.2026

Place : Hyderabad.

**Authorized Officer
State Bank of India, SAM Branch, Secunderabad**

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 Borrowers	M/s Sai Global YarnTex (India) Pvt. Ltd, Regd. Off/Plant: Beside NH-5, Vellampalli, Maddipadu, Prakasam District, A.P. – 523211.
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch, Secunderabad D.No.5-9-76, 2 nd & 3 rd Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapel Road, Gunfoundry, Hyderabad-500001. Name of Authorized officer: K. Ravi Kumar Mobile No. – 9676057436
3	Description of the immovable secured assets to be sold	Property No.1: All that part and parcel of House site to an extent of 672.44 Sq. yards (174 sq. yards + 174 sq. yards + 324.44 sq. yards) vacant site, covered in R.S. No. 115/1A, situated at Pernamitta Village & Grama Panchayath, Prakasham District, 1. Vide Regd. Document No. 413/2008, dated 25.02.2008, 2. Vide Regd. Document No. 414/2008, dated 25.02.2008 & 3. Vide Regd. Document No. 346/2008, dated 18.02.2008, belonging to Sri Desu Kasi Viswanadham, S/o Venkateswarlu, registered at Santhanuthalapadu SRO, and bounded by: An extent of 174 sq. yards as Reg. Document No. 413/2008, bounded by: East: Property of Pokala Venkata Swamy South : 20 feet width Road West : Property of Desu Kasi Viswanadham North : 25 feet width Road An extent of 324.44 sq. yards as Reg. Document No. 414/2008, bounded by: East: Property of Desu Kasi Viswanadham South : 20 feet width Road West : Property of Dorisala Ranga Reddy North : 25 feet width Road An extent of 174 sq. yards as Reg. Document No. 346/2008, bounded by: East: Property of Ambarapu Maheswari South : 20 feet width Road West : Property of Ambarapu Maheswari & Mukkara Vara Lakshmi North : 25 feet width Road
4	Details of the encumbrances known to the secured creditor	To the best of Knowledge and information available with the Bank, there are no encumbrances advised to the Bank. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of the property, and 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 existing and future encumbrances whether known or unknown to the bank. The secured creditor shall not be responsible in any way for any third party claims/rights/dues.
5	The secured debt for recovery of which the property is to be sold	Rs. 23,64,04,771.00 (Rupees Twenty Three Crores Sixty Four Lakhs Four Thousand Seven Hundred Seventy One Only) as on 31.01.2026 plus interest thereof at contractual rate with effect from 01.02.2026 + with incidental expenses, costs, charges, etc, due to the secured creditor from M/s.Sai Global YarnTex (India) Pvt Ltd and its Guarantors.
6	Deposit of Earnest Money	Rs.10,10,000/- Being the 10% of Reserve price to be remitted by RTGS/NEFT by the Bidder from his bank account to Bidder's Global EMD wallet maintained with M/s PSB Alliance Pvt. Ltd (Baanknet).
7	Reserve Price of the immovable secured assets. Bank Account in which EMD to be remitted.	Rs.1,01,00,000/- Interested bidder may deposit Pre-Bid EMD with M/s PSB Alliance Pvt. Ltd (Baanknet) before the close of e-auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in M/s PSB Alliance Pvt. Ltd (Baanknet) Bank account and updation of such information in the e-auction website. This may take some time as per Banking process and hence bidders, in their own interest, are advised to submit the Pre-Bid EMD amount well in advance to avoid any last minute problem.
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 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public e-auction or time after which sale by any other mode shall be completed	e-auction date & time: On 16.03.2026 between 11.00 a.m. to 04.00 p.m. With extension of 10 minutes for each bid.
10	The e-auction will be conducted through the Bank's approved service provider. e-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mention above	web portal: https://baanknet.com E-Auction will be provided by Bank's e Auction service provider. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com . The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-andothers and https://baanknet.com

11	<p>i). Bid increment amount.</p> <p>ii). Auto extension ----- times (limited/unlimited)</p> <p>iii) Bid currency and Unit of measurement</p>	<p>Rs.50,000/-</p> <p>ii) Auto extension of 10 minutes each.</p> <p>iii) INR</p>
12	<p>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.</p> <p>Contact person with mobile number</p>	<p>Date: 20.02.2026 to 15.03.2026 between 11.00 a.m. to 2.00 p.m with prior information.</p> <p>Name: K. Ravi Kumar Email ID: team1samb.sec@sbi.co.in Mobile No.9676057436</p> <p>Mr. R A Raja Reddy: 99499 01281 M/s. Good Will Associates, Hyderabad</p>
13	Other conditions	<p>(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s PSB Alliance Pvt. Ltd. through its auction portal/website https://baanknet.com may be conveyed through email.</p> <p>(b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/ Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e mail ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, Stressed Assets Management Branch, D.No.5-9-76, 2nd & 3rd Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapel Road, Gunfoundry, Hyderabad-500001 well before the auction date. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s. PSB Alliance(BAANKNET) is reflecting the EMD amount without which the system will not allow the bidder to participate in the E-auction.</p> <p>(d) The EMD of the successful bidder will be automatically transferred to the bank account once the sale is confirmed by the respective Authorized officer of the bank and the remaining amount i.e., 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.</p> <p>(e) 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.</p>

	<p>(f) 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.</p> <p>(g) 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. 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.</p> <p>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) 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.</p> <p>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.</p> <p>(l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s PSB Alliance Pvt. Ltd (Baanknet). The Bidder has to place a request in M/s PSB Alliance Pvt. Ltd (Baanknet) portal provided by M/s PSB Alliance Pvt. Ltd 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> <p>(m) 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.</p> <p>(n) 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 may it be subsequently sold.</p> <p>(o) 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.</p> <p>(p) The dues/arrears of all statutory /non- statutory, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p>
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		<p>(q) 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 of 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 authorised officer of the concerned bank branch only.</p> <p>(r) 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 auction will be entertained.</p> <p>(s) This sale will attract the provision of sec-194-IA of the Income Tax Act.</p>
14	<p>Details of pending litigation, if any, in respect of property proposed to be sold.</p>	<p>We came to know that the said property was attached in IA 805/2024 by civil court ongole. However, the property was already mortgaged to the bank and the same registered with the SRO vide document number 9363/2006 dated 01.12.2006. Since Bank is having first charge over the mortgaged property, the attachment will not prevail over our first charge.</p> <p>The intending bidders are advised to satisfy himself by local enquiry and from own sources before participating in the auction process.</p>

Date : 19.02.2026
Place : Hyderabad

Authorised Officer
State Bank of India, SAMB, Secunderabad.