

APPENDIX –IV A
[See proviso to Rule 8(6) & r/w 9(1)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF MOVABLE & IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(6) & r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULE 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/charged to the Secured Creditor, the Physical Possession of which have 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” basis on 14.01.2026, for recovery of Rs. 10,53,76,497=45 (Rupees Ten Crores Fifty-Three lacs Seventy Six Thousand Four Hundred Ninety Seven and Paise Forty Five only) as on 06.11.2025 + interest thereon and incidental expenses, costs, charges etc., due to the State Bank of India, Secured Creditor, from the Borrower.**

1) M/s. Sri Kalyan Chakravarty Rice Mill, Conts: Sri K Venkateswara Rao & Others, Represented by its Managing Partner Sri. Kadiyapu Venkateswara Rao, S/o. Sri. Kadiyapu Govindu, Ethakota, Ravulapalem Mandal, East Godavari District-533238. Residence: Sri. Kadiyapu Venkateswara Rao S/o. Sri. Kadiyapu Govindu, Managing Partner: M/s. Sri Kalyan Chakravarty Rice Mill, Conts: Sri K Venkateswara Rao & Others, D.No.2-250, Main Road, Ravulapalem, East Godavari District-533238.

2) M/s Sri Kalyan Chakravarty Rice Mill, A Partnership Firm- Represented by its Managing Partner Smt Kadiyapu Lakshmi Mangayamma, Ethakota, Ravulapalem Mandal, East Godavari District-533238.

Residence: Smt. Kadiyapu Lakshmi Mangayamma W/o. Sri. Kadiyapu Venkateswara Rao, Managing Partner: M/s. Sri Kalyan Chakravarty Rice Mill, Conts: Sri K Venkateswara Rao & Others, D.No.2-250, Main Road, Ravulapalem, East Godavari District-533238.

Guarantors:

1) Shri. Kadiyapu Venkateswara Rao, S/o. Sri. Kadiyapu Govindu, D.No.2-250, Main Road, Ravulapalem, East Godavari District 533238.

2) Shri. Kadiyapu Murali Gopal, S/o. Sri Kadiyapu Venkateswara Rao, D.No.2-250, Main Road, Ravulapalem, East Godavari District-S33238.

3) Shri. Peta Digambara Rao S/o. Sri. Peta Veera Raghavulu, D.No.6-8-961/1, 4th Lane, Adilakshmi Nagar, Ravulapalem, East Godavari District-533238.

4) Smt. Peta Atchutha Satya Vani, w/o. Sri Peta Srinivas Rao, D.No.6-8-961/1, 4th Lane, Adilakshmi Nagar, Ravulapalem, East Godavari District-533238.

5) Smt. Kadiyapu Mrudula, W/o. Sri. Murali Gopal, D.No.2-250, Main Road, Ravulapalem, East Godavari District-533238.

6) Smt. Kadiyapu Lakshmi Mangayamma, W/o. Sri. K. Venkateswara Rao, D.No.2-250, Main Road, Ravulapalem, East Godavari District-533238.

Immovable Properties:

SI No	Address of Securities Charged Covered Under Auction
1.	<p><u>Schedule A:</u> All that part and parcel of the property consisting of site to an extent of Western Side 1050 Sq. Yards Site and Apartment thereon in the name of Srividhya Towers Apartment out of Middle Ac.0.40 cents out of Eastern site Ac.0.70 cents out of full extent of Ac.1.10 cents in R.s.No.185/6A in 2nd Block, Lakshmi Polavaram village, Lakshmi Polavaram Sivaru, Ravulapadu Gram Panchayat, Ravulapalem Sub Registry, Ravulapalem Mandal, East Godavari District.</p> <p><u>Boundaries (As per sale deed) :</u> East : Plot belongs to Vendors, South: 11 feet width Common Way, West : Land belongs to Maridi Sujatha & North: site belongs to Nekkanti Manohhara Rao to some extent and Land belongs to Mallidi Samba Reddy to Some extent</p> <p><u>Schedule B :</u> Undivided and Unspecified share of 1/24 in 1050 Sq. Yards i.e., 43.75 Sq. Yards or 36.57 sq. meters with plinth area 1026 Sq. Ft., Flat No.2, Ground Floor in Sri Srividhya Towers Apartment with all easementary rights, water sources etc...</p> <p><u>Boundaries (As per sale deed) :</u> East : Flat belongs to Sankuratri Manga Lakshmi, South : 6 feet width Common Corridor, West : Flat belongs to Sayyaparaju Savitri & North : Site belongs to Nekkanti Manohhara Rao to some extent and Land belongs to Mallidi Samba Reddy to some extent.</p> <p>Covered under Document No.419/2006 Dated 06-03-2006 in favour of Smt. Kadiyapu Mrudula, W/o K. Murali Gopal</p> <p>Reserve Price – Rs. 20,00,000/- EMD – Rs.2,00,000/- Bid increment – Rs. 50,000/- Auction Date & time: 14.01.2026 - 11.00 A.M. to 4.00 PM</p>

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

Date : 16.12.2025
Place : Hyderabad

AUTHORISED OFFICER
STATE BANK OF INDIA



STATE BANK OF INDIA
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

**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 Sri Kalyan Chakravarty Rice Mill , Conts: Sri K Venkateswara Rao & Others Represented by its Managing Partner Sri. Kadiyapu Venkateswara Rao, S/o. Sri. Kadiyapu Govindu, Ethakota, Ravulapalem Mandal, East Godavari District-533238.
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	<u>Schedule A:</u> All that part and parcel of the property consisting of site to an extent of Western Side 1050 Sq. Yards Site and Apartment thereon in the name of Srividhya Towers Apartment out of Middle Ac.0.40 cents out of Eastern site Ac.0.70 cents out of full extent of Ac.1.10 cents in R.s.No.185/6A in 2 nd Block, Lakshmi Polavaram village, Lakshmi Polavaram Sivaru, Ravulapadu Gram Panchayat, Ravulapalem Sub Registry, Ravulapalem Mandal, East Godavari District. <u>Boundaries (As per sale deed) :</u> East : Plot belongs to Vendors, South: 11 feet width Common Way, West : Land belongs to Maridi Sujatha & North: site belongs to Nekkanti Manohhara Rao to some extent and Land belongs to Mallidi Samba Reddy to Some extent. <u>Schedule B :</u> Undivided and Unspecified share of 1/24 in 1050 Sq. Yards i.e., 43.75 Sq. Yards or 36.57 sq. meters with plinth area 1026 Sq. Ft., Flat No.2, Ground Floor in Sri Srividhya Towers Apartment with all easementary rights, water sources etc... <u>Boundaries (As per sale deed) :</u> East : Flat belongs to Sankuratri Manga Lakshmi, South : 6 feet width Common Corridor, West : Flat belongs to Sayyaparaju Savitri & North

		<p>: Site belongs to Nekkanti Manohhara Rao to some extent and Land belongs to Mallidi Samba Reddy to some extent.</p> <p>Covered under Document No.419/2006 Dated 06-03-2006 in favour of Smt. Kadiyapu Mrudula, W/o K. Murali Gopal</p> <p>Reserve Price – Rs. 20,00,000/- EMD – Rs.2,00,000/- Bid increment – Rs. 50,000/- Auction Date & time: 14.01.2026- 11.00 A.M. to 4.00 PM</p>
4	Details of the encumbrances known to the secured creditor	Not Known to Bank. The intending bidders are advised to satisfy them self by local enquiry and from own sources before participating in the auction process.
5	The secured debt for recovery of which the property is to be sold	Rs.10,53,76,497=45 (Rupees Ten Crores Fifty Three lacs Seventy Six Thousand Four Hundred Seventy Six and Paise Forty Five only) – As per the Debt Recovery Certificate, RC No.107/2023 dated 24.04.2023, issued by the Hon'ble DRT-II, Hyderabad) as on 06.11.2025 + interest thereon and incidental expenses, costs, charges etc., due to the State Bank of India, Secured Creditor, from the Borrower
6	Deposit of Earnest Money	<p>Rs.2,00,000/-</p> <p>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).</p>
7	<p>Reserve Price of the immovable secured assets.</p> <p>Bank Account in which EMD to be remitted.</p>	<p>Rs.20,00,000/-</p> <p>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.</p>
8	Time and manner of payment	<p>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.</p> <p>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.</p>

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 14.01.2026 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	i). Bid increment amount. ii). Auto extension ----- times (limited/unlimited) iii) Bid currency and Unit of measurement	Rs.50,000/- Auto extension of 10 minutes each. INR
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	Date: 17.12.2025 to 13.01.2026 between 11.00 a.m. to 4.00 p.m with prior information. Name: K. Ravi Kumar Email ID: team1samb.sec@sbi.co.in Mobile No.9676057436 Mr. Venkatapathi Raju – 9393944595 Suryansh Associates, Visakhapatnam
13	Other conditions	(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. (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, 2 nd & 3 rd Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapel Road, Gunfoundry, Hyderabad-500001 well before the auction date.

	<p>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>
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	<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) 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>(o) 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>(p) 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>(q) 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> <p>(r) 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>(s) 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>
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		(t) This sale will attract the provision of sec-194-IA of the Income Tax Act.
14	Details of pending litigation, if any, in respect of property proposed to be sold.	Not known to Bank. The intending bidders are advised to satisfy himself by local enquiry and from own sources before participating in the auction process.

Date : 16.12.2025
Place : Hyderabad

Authorised Officer
State Bank of India, SAMB, Secunderabad.