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भारतीय स्टेट बैंक

STATE BANK OF INDIA

DATE: 20.11.2025

Ref: SARB/VSP/YKC/DHJ/2025-26/591

Appendix-iv-A

[See Provision to rule 8 (6) & Rule 9(1)]

Regd Post With Ack Due

Without Prejudice

Sale Notice for sale of immovable property

M/s. Sai Ram Krishna Cars Pvt Ltd Rep: by its Managing Director Sri Manchikatla Manoj Krishna, Dr No. 2-2-23-22/C, Maruthi Nivas, Durga Bai, Deshmukh Colony, Bagh Amberpet, Hyderabad, Telangana – 5300013	Also at :- M/s. Sai Ram Krishna Cars Pvt Ltd, Rep: by its Managing Director Sri Manchikatla Manoj Krishna, 43 29 54 1 GF 101 102, Balaji Metro Commercial, Narona Road Dondaparthi, Visakhapatnam – 530016
Also at :- M/s. Sai Ram Krishna Cars Pvt Ltd Rep: by its Managing Director Sri Manchikatla Manoj Krishna, Survey No. 66 1 Near D. No. 8 60 NH Raod Airport Road Nidamanuru, Vijayawada – 521104	Sri Manchikatla Manoj Krishna S/o Venkata Swamy, Plot No. 85, Road No. 72, Prashasan Nagar, Opp, Andhra Bank, Shaikpet, Jubilee Hills, Hyderabad, Telangana – 500033.
Sri Manchikatla Pramod Krishna S/o Venkata Swamy, Plot No. 85, Road No. 72, Prashasan Nagar, Opp, Andhra Bank, Shaikpet, Jubilee Hills, Hyderabad, Telangana – 500033	Sri Biyyar Harsha Shetty S/o Biyyar anand Shetty H No. 2-2-23- 22/C Maruthi Nivas, Durga Bai, Deshmukh Colony, Bagh Amberpet, Hyderabad, Telangana – 5300013
M/s. MRK Industries, rep by Managing Partner Shri Manchikatla Venkata Swamy D. No. 21-4-83/1, plot no 16/A, Situating at IDA, Ramadundam Sivaru, Godavarikhani, Peddapalli District, Telangana	

E-Auction Sale notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under Rule 9(1) 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 Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the **constructive possession** of which has 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” on **30.12.2025** for recovery of



Rs.9,45,41,921/- as on 16.05.2022 and total dues being Rs.14,66,92,537/- as on 30.09.2025 (post payments made if any) and are also liable to pay future interest w.e.f. 01.10.2025 together with all incidental expenses, cost, charges etc due to the secured creditor from **M/s. Sai Ram Krishna Cars Pvt Ltd**

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

S.No of Property	Reserve Price	Earnest Money Deposit
1	Rs.3,50,00,000/-	Rs.35,00,000/-
2	Rs.2,69,00,000/-	Rs.26,90,000/-

Part – I

Description of movable Properties

Hypothecated all the present and future stocks , goods, raw materials, book-debts, movable plant and machinery and other movable assets referred to in the said agreements as the said assets”.

1. e-DFS New Cars 2. e-DFS (Demo Cars) 3. e-DFS (Spares)

Part – II

Description of Immovable Properties Mortgaged

Description of Immovable Properties

Property-1

A) Commercial Building bearing D. No. 21-1-63/1B in R.S No. 165, admeasuring of 1167 Sq Yards with 12350 sft (overall built up area) for ground and first floor situated at Srinagar colony locality of Malkapuram Revenue Shivar Godavarikhani within the limits of Ramagundam Municipal Corporation of Peddapalli District Telangana State, within the limits of Registration Karimnagar Dist, Sub Dist Peddapally belonging to **Shri Manchikatla Pramod Krishna S/o Venkata Swamy** (Gift settlement Deed Doc No. 3287/2014 and Rectification Deed No.3235/2015) and bounded by:

East: Open place of Manchikatla Pushpalatha; **West:** House of Erabilli Suguna H. No. 21-1-57/3 & Open place of Manchikatla Pushpalatha; **North:** 100 ft wide Rajiv Road; **South:** Open place of Manchikatla Pushpalatha.

B) Commercial Building bearing D. No. 21-1-63/1B in R.S No. 165, 28.89 Sq Yards situated at Srinagar colony locality of Malkapuram Revenue Shivar Godavarikhani within the limits of Ramagundam Municipal Corporation of Peddapalli District belonging to **Shri Manchikatla Pramod Krishna S/o Venkata Swamy** (Document No. 2779/2015) and bounded by:

East: Open place of Manchikatla Pushpalatha ; **West:** Open place of Manchikatla Pushpalatha ; **North:** Open place of Donee; **South:** Open place of Manchikatla Pushpalatha.



Part A&B altogether of 1195.89 sq yds (A 1167 sq yds + B 28.89 sq yds)

Property-2

All that piece and parcel of factory land and building admeasuring 2568.78 Sq. Yards, eq to 2148.02 Sq. Meters in Sy. No. 125 D.No.21-4-83/1with in plot No. 16/A, A.C. Sheet Shed, & RCC Buildings Plinth Area (overall built up area13670 Sq. fts), A.C Sheet Sheds & R C C Roof Building Plinth Area 1669.00 Sq Fts, Compound wall 85 RMT, bearing Do No. 21-4-83/1, situated at IDA Ramadundem of Shivaru Malkapur, Gadavarikhani, Ramagundam Mandal, Karimnagar District belonging to **M/s. M R K Industries** Rep by Managing partner Manchikatla Venkata Swamy (Document No. 6323/2006) and bounded by:

East: 15' Wide common passage; **West:** Plot No. 15 **North:** 18 Meters Wide Road (60 Wide Road); **South:** Open Land & Rice Mill of S Maruthi & S. Uma (M/s. Gouthami Industries).

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/x-login> of the service provider : M/s PSB Alliance and M/s. Baanket, e-Auction Portal: <https://baanknet.com> & Toll free Number : +91 - 8291220220, Mail ID : support.baanknet@psballiance.com.**

Date: 20.11.2025

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 "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower/guarantor	<p>1. M/s Sai Ram Krishna Cars Pvt Ltd Rep: by its Managing Director Sri Manchikatla Manoj Krishna, Dr No. 2-2-23-22/C, Maruthi Nivas, Durga Bai, Deshmukh Colony, Bagh Amberpet, Hyderabad, Telangana – 5300013</p> <p>2. Sri Manchikatla Manoj Krishna, S/o Venkata Swamy, Plot No. 85, Road No. 72, Prashasan Nagar, Opp, Andhra Bank, Shaikpet, Jubilee Hills, Hyderabad, Telangana – 500033</p> <p>3. Sri Biyyar Harsha Shetty, S/o Biyyar anand Shetty H No. 2-2-23-22/C Maruthi Nivas, Durga Bai, Deshmukh Colony, Bagh Amberpet, Hyderabad, Telangana – 5300013</p> <p>4. Sri Manchikatla Pramod Krishna, S/o Venkata Swamy, Plot No. 85, Road No. 72, Prashasan Nagar, Opp, Andhra Bank, Shaikpet, Jubilee Hills, Hyderabad, Telangana – 500033</p> <p>5. M/s. MRK Industries (Corporate Guarantor) rep by Managing Partner Shri Manchikatla Venkata Swamy D. No. 21-4-83/1, plot no 16/A, Situated at IDA, Ramadundam Sivaru, Godavarikhani, Peddapalli District, Telangana</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	<p><u>Property-1</u></p> <p>A) Commercial Building bearing D. No. 21-1-63/1B in R.S No. 165, admeasuring of 1167 Sq Yards with 12350 sft (overall built up area) for ground and first floor situated at Srinagar colony locality of Malkapuram Revenue Shivar Godavarikhani within the limits of Ramagundam Municipal Corporation of Peddapalli District Telangana State, within the limits of Registration Karimnagar Dist, Sub Dist Peddapally belonging to Shri Manchikatla Pramod Krishna S/o Venkata Swamy (Gift settlement Deed Doc No. 3287/2014 and Rectification Deed No.3235/2015)</p>



		<p>B) Commercial Building bearing D. No.21-1-63/1B in R.S No. 165, 28.89 Sq Yards situated at Srinagar colony locality of Malkapuram Revenue Shivar Godavarikhani within the limits of Ramagundam Municipal Corporation of Peddapalli District belonging to Shri Manchikatla Pramod Krishna S/o Venkata Swamy (Document No. 2779/2015)</p> <p><u>Property-2</u></p> <p>All that piece and parcel of factory land and building admeasuring 2568.78 Sq. Yards, eq to 2148.02 Sq. Meters in Sy. No. 125 D.No.21-4-83/1with in plot No. 16/A, A.C. Sheet Shed, & RCC Buildings Plinth Area(overall built up area13670 Sq. fts, A.C Sheet Sheds & R C C Roof Building Plinth Area 1669.00 Sq Fts, Compound wall 85 RMT, bearing Do No. 21-4-83/1, situated at IDA Ramadundem of Shivaru Malkapur, Gadavarikhani, Ramagundam Mandal, Karimnagar District belonging to M/s. M R K Industries Rep by Managing partner Manchikatla Venkata Swamy (Document No. 6323/2006)</p>								
4	Details of the encumbrances known to the secured creditor	--								
5	The secured debt for recovery of which the property is to be sold	Recovery of Rs.9,45,41,921/- as on 16.05.2022 and total dues being Rs.14,66,92,537/- as on 30.09.2025 (post payments made if any) and are also liable to pay future interest w.e.f. 01.10.2025 together with all incidental expenses, cost, charges etc								
6	Deposit of earnest money	<table><tr><td colspan="2">EMD amount</td></tr><tr><td>S No of the Property</td><td>In Rs</td></tr><tr><td>1</td><td>Rs.35,00,000/-</td></tr><tr><td>2</td><td>Rs.26,90,000/-</td></tr></table> <p>being the 10% of Reserve Price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s PSB Alliance and M/s. Baanknet, e-Auction Portal: https://baanknet.com on its e-auction site.</p>	EMD amount		S No of the Property	In Rs	1	Rs.35,00,000/-	2	Rs.26,90,000/-
EMD amount										
S No of the Property	In Rs									
1	Rs.35,00,000/-									
2	Rs.26,90,000/-									



7	Reserve Price of the Immovable secured assets	The reserve price and the earnest money will be as below for the property:									
		<table border="1"> <thead> <tr> <th>S.No of Property</th><th>Reserve Price</th><th>Earnest Money</th></tr> </thead> <tbody> <tr> <td>1</td><td>Rs.3,50,00,000/-</td><td>Rs.35,00,000/-</td></tr> <tr> <td>2</td><td>Rs.2,69,00,000/-</td><td>Rs.26,90,000/-</td></tr> </tbody> </table>	S.No of Property	Reserve Price	Earnest Money	1	Rs.3,50,00,000/-	Rs.35,00,000/-	2	Rs.2,69,00,000/-	Rs.26,90,000/-
S.No of Property	Reserve Price	Earnest Money									
1	Rs.3,50,00,000/-	Rs.35,00,000/-									
2	Rs.2,69,00,000/-	Rs.26,90,000/-									
	Bank account in which EMD to be remitted	For Registration, EMD, Auction Details etc., visit https://baanknet.com/eauction-psb/x-login of the service provider: M/s and M/s. Baanket Alliance, e-Auction Portal: https://baanknet.com & Toll free Number: +91 - 8291220220, Mail ID: support.baanknet@psballiance.com									
	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: 30.12.2025 Between 11.00 hrs to 16:00 hrs with unlimited extensions of 5 minutes each.									
10	The e-Auction will be conducted through the Bank's approved service provider	The auction will be conducted online only, through service provider : M/s PSB Alliance & Baanknet ; For Registration, EMD, Auction Details etc., visit https://baanknet.com/eauction-psb/x-login of the service provider : M/s PSB Alliance and M/s.Baanket, e-auction Portal: https://baanknet.com & Toll free Number : +91 -8291220220, Mail ID: support.baanknet@psballiance.com									
11	Bid increment amount:	Rs.20,000/-									
	Auto extension:	With auto time extension of ten minutes for each incremental bid									
	Bid currency & unit of	Indian Rupees									



	measurement	
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.	24.11.2025 to 29.11.2025 From 10.00 A.M to 04.00 P.M. with Prior Appointment on Inspection of property all working days.
	Contact person with mobile number	Mobile: 9160949910 Y Kiran Chand & 9848249289 B Dhanunjaya Rao.

Other conditions

The Bidders should get themselves registered <https://baanknet.com/eauction-psb/x-login-registration> by providing requisite KYC documents and registration fee as per the practice followed by **M/s PSB Alliance and M/s Baanknet** well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).

The Intending bidder should transfer his EMD amount by means of transfer /challan generated on <https://baanknet.com> his/her/their bidder account maintained with by means of Online transfer from his bank account.

The Intending bidder should take care that the EMD amount is transferred before the auction and confirm that his/her/their wallet maintained with **M/s PSB Alliance and M/s. Baanknet** is reflecting the EMD amount, without which the system will not allow the bidder to participate in the e-auction.

To the best of knowledge and information of the Authorized 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 Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

Neither the Authorised Officer/ Bank nor **M/s PSB Alliance and M/s. Baanknet** 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.

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.

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.

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.

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.

Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

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.

The property shall not be sold below the reserve price.

The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with **M/s PSB Alliance and M/s. Baanknet**. The Bidder has to place a request with **M/s PSB Alliance and M/s. Baanknet** 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).

The Authorized 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.

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.

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



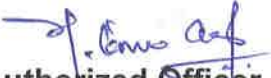
of the property in his/her name.

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.

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.

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.

This sale will attract the provisions of sec 194-IA of the Income Tax Act.


Authorized Officer
Place: Visakhapatnam
Date: 20.11.2025



