



**SALE PROCLAMATION – CUM – E-Auction**  
GOVERNMENT OF INDIA, MINISTRY OF FINANCE,  
DEPARTMENT OF FINANCIAL SERVICES  
**DEBTS RECOVERY TRIBUNAL-2 - AT HYDERABAD**  
1<sup>ST</sup> Foor, Triveni Complex, Abids, HYDERABAD – 500 001.  
Ph: 040-24756467.

RP No. 1124 of 2024

Date: 29.12.2025

**PROCLAMATION OF SALE UNDER RULES 38,52(2) OF SECOND SCHEDULE  
TO THE INCOME TAX ACT,1961 READ WITH THE RECOVERY OF DEBTS DUE  
TO BANKS AND FINANCIAL INSTITUTIONS ACT, 1993.**

**(CH 1)** State Bank of India  
Stressed Asset Management Branch,  
Secunderabad Branch, 5th Floor, Rear Block  
Hmwssb Compound, D.No. 6-2-915, Khairatabad  
Hyderabad-500004  
Rep.By Its Assistant General Manager.

**Certificate Holder**

**(CD 1)** M/s Pallavi Enterprises  
Rep.By Its Managing Partner,  
D.No.6-22, Enikepadu, Vijayawada-521108

**(CD 2)** Girija Modern Rice Mill  
Rep.By Its Managing Partner,  
D No 6-22, Enikepadu, Vijayawada-521108

**(CD 3)** Smt.Tatikonda Savithri  
W/o Viswanatham,  
D No:29-2-12, Rama Mandiram Street,  
Eluru Road,Vijayawada -520002

**(CD 4)** Smt.A Venkata Lakshmi Girija  
W/o Ravi Kumar Attuluri, Occ:Business,  
D.No. 29-1-30 And 29-1-23, Maladivari Street,  
Governorpet, Vijayawada -520002

**(CD 5)** Smt.Pothuri Venkata Rama Vanaja  
W/o P.Srinivasa Kumar, Occ:Business  
R/o D.No.40-15-2, Nandamuri Street, Life Style,  
Labbipeta, Vijayawada-520010

**(CD 6)** Pothuri Srinivasa Kumar  
S/o P.Venkata Ratnam, Occ:Business,  
D.No. 40-15-2, Nandamuri Street, Life Style,  
Labbipeta, Vijayawada -520010

**(CD 7)** Karamuri Venkata Pallavi  
W/o K.V.Uday Madhav, Occ:Business,  
D.No. 22-12-1/3, Karumurivari Street,



Opp. Elementary School, Gramakanttam  
Bhimavaram-534201

**(CD 8)** Vutukuri Vaishali  
W/o Venkata Ajay Krishna, Occ:Business,  
D.No. 29-2-12, Rama Mandiram Street, Eluru Road,  
Vijayawada -520002

**(CD 9)** Vutukuri Venkata Ajay Krishna  
S/o Venkata Veerewara Rao, Occ:Business,  
D.No. 29-2-12, Rama Mandiram Street, Eluru Road,  
Vijayawada-520002

**(CD 10)** Tatikonda Viswanatham  
S/o Lakshmi Kanthaiah, Occ:Business  
D No:29-2-12, Rama Mandiram Street,  
Eluru Road,Vijayawada -520002.

**Certificate Debtors**

WHEREAS a Recovery Certificate bearing RP No. 1124/2024 dated 10.12.2024 was issued by the Hon'ble Presiding Officer, Debts Recovery Tribunal-II, Hyderabad, under Sec.19(22) of the Recovery of Debts Due to Banks and Financial Institutions Act, 1993.

WHEREAS the undersigned initiated recovery proceedings in RP No. 1124/2024 for recovery of ₹34,33,41,486.23 ( Rupees Thirty Four Crores Thirty Three Lakhs Forty One Thousands Four Hundred Eighty Six And Paise Twenty Three Only ) with interest, costs, etc specified in the Recovery Certificate aforesaid and the Second and Third Schedules to the Income tax Act, 1961, from the Certificate Debtors

And whereas the undersigned has ordered the sale of the mortgaged/attached property mentioned in the schedule annexed hereto in satisfaction of Recovery Certificate.

And whereas on the 12.02.2026 (the date fixed for sale), there will be due there under a sum of ₹34,33,41,486.23 ( Rupees Thirty Four Crores Thirty Three Lakhs Forty One Thousands Four Hundred Eighty Six And Paise Twenty Three Only ) [Decree Amount] plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT (less amount already recovered, if any) from M/s Pallavi Enterprises & Others.

NOTICE is hereby given that in the absence of any order of postponement, the said property shall be sold on 12.02.2026 by e-auction and the bidding shall take place through "Online Electronic Bidding" through the website <https://www.bankeauctions.com> by the Service Provider "M/s C1 India Pvt. Ltd", & Contact No : 9948182222, Mail id : [support@bankeauction.com](mailto:support@bankeauction.com) & [telangana@c1india.com](mailto:telangana@c1india.com).

For more details contact Sindam Saibaba, Chief Manager, State Bank of India Stressed Assets Management Branch, #5-9-76, 2<sup>nd</sup> & 3<sup>rd</sup> Floor, Prabhat Towers, Chapel Road, Gunfoundry, Hyderabad-500001, Mobile No. 94087 09424, Mail id: [team1samb.sec@sbi.co.in](mailto:team1samb.sec@sbi.co.in) for query, Inspection of Schedule Property,

perusal of copies of the title deeds and latest Encumbrance Certificate to exercise due diligence and satisfy themselves about title of the property under Auction Sale.

### **TERMS AND CONDITIONS**

1. The sale will be of the immovable property as mentioned in the schedule.
2. The reserve price below which the properties shall not be sold is **Rs.1,28,70,97,520.50/-**
3. The properties will be put for auction on **12.02.2026** as per details annexure.
4. No Officer or other person, having any duty to perform in connection with this sale shall however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961, and the income tax certificate proceedings Rules 1962, the rules made there under.
5. Bidders are advised to go through the website <https://www.bankeauctions.com> for detailed terms and conditions of auction sale, procedure and application form etc... before submitting their Bids for taking part in the e-auction sale proceedings.
6. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.
7. The highest bidder shall be declared to be the purchaser of the property provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate so as to make it inadvisable to do so.
8. The EMD to the extent of 10 % reserve price shall be deposited by the bidder by **10.02.2026** either by RTGS/NEFT/Funds Transfer to credit of Account No.30286184022 Name of the Account : **SBI SAM Branch Office Account** and IFSC Code : **SBIN0004106** or by Demand Draft/Pay Order in favour of "Registrar", DRT-2, Hyderabad.
9. The successful bidder shall have to pay 25% of the purchase consideration after adjustment of 10% EMD on being knocked down by next day i.e by 3.00 PM in the said account as per details mentioned in Para 8 above. If the next day is Holiday or Sunday, then on next working day. Balance 75% of the purchase consideration is to be remitted within 15 days from the date of auction.
10. In addition to the above, the purchaser shall also deposit poundage fee with Registrar, DRT-2 Hyderabad @ 2% up to Rs. 1000/- and @ 1 % of the excess of the said amount of Rs. 1000/- through **DD in favour of "Registrar DRT-2 Hyderabad"**.
11. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.
12. Purchaser bidding for the property shall ensure to abide by the prevailing applicable laws. The property is being sold on :"As is where is" and "As is what

is" condition. The bidders should make their own enquiries regarding ownership, encumbrances, charges or statutory dues such as taxes etc.. with respect to the property. It shall be deemed that the bidders have done their own due diligence before submitting the bids.

13. The property is being sold on "**As is where is & As is what is basis**".
14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason

#### Specification of property

#### SCHEDULE "A" PROPERTY

**1) Factory site together with Factory Building to an extent of Ac.3.09 cents,** situated at RS No 158/1,2&157/5, Enikepadu Village-521108, Vijayawada (Rural), Krishna District, Sub Registrar, Vijayawada, Krishna District, belonging to Defendant No.1 M/s Pallavi Enterpirses, Enikepadu, Vijayawada and bounded by:

On the North by: Rivas canal Road

On the South by: Land of Adusmilli SeshagiriRao and Land of Vallabhaneni Indira

On the East by: Harijan colony

On the West by: Land of Vallabhaneni Indira

**The above extent of Ac.3-09 cents is comprising the parts of land shown in Item (i) to (ix)**

**i) Boundaries of Ac.0-40 cents covered by No.5349/83**

E:Land of Koneru Narasimha Rao and others

S:Land of Koneru Bhaskara Rao

W: Land of Vallabhaneni Indira

N: Land of Koneru Bhaskara Rao

**ii) Boundaries of Ac.0-40 cents covered by No.5348/83**

E: Harijana Vada

S:Land of Kandula Jayagopalarao

W: Land of Koneru Narasimha Rao and others

N: Land of Podugual Subbarao

**iii) Boundaries of Ac.0-50 cents covered by No.5589/83**

E:Land of Yerneni Rama Krishna Babu and others

S: Land of Koneru Kasi Viseswara Rao

W: Land of M/s Pallavi Enterprises

N: Land of Koneru Narasimharao, Koneru Venkata Krishna Rao, Koneru Joshi, and Koneru Bosubabu

**iv) Boundaries of Ac.0-39 cents covered by No.5808/83**

E:Harijana Vada

S:Land of Yerneni Rama Krishna Babu and Yerneni Lakshmi Narayana

W: Land of Koneru Narasimha Rao



N: Rivas canal Road

**v) Boundaries of Ac.0-47 cents covered by No.5958/83**

E:Land of Yerneni Rama Krishna Babu and others

S:M/s Pallavi Enterprises

W: Land of Koneru Bhaskara Rao

N: Rivas canal Road

**vi) Boundaries of Ac.0-17 cents covered by No.6795/83**

E:Land of Yerneni Lakshmi Narayana

S: Land of Yerneni Lakshmi Narayana

W: Land of Vallabhaneni Indira

N: Residual Land of Koneru Bhaskara Rao

**vii) Boundaries of Ac.0-46 cents covered by No.2975/84**

E:Land of Yerneni Lakshmi Narayana

S:Land of Yerneni Lakshmi Narayana

W: Land of Koneru Kasi Viseswara Rao and others

N: Rivas canal Road

**viii) Boundaries of Ac.0-15 cents covered by No.5795/83**

E:Kandala Venkatamma

S:Land of Potluri Janardhana Murthy

W: Land of Avula Satyanarayana

N: Harijanawada to some extent and Land of Yarlagadda Veeranna

**ix) Boundaries of Ac.0-15 cents covered by No.5796/83**

E:Harijana Vada

S:Land of Yveeranna to some extent and Land of Avula Satyanarayana to some extent

W: Land of Avula Satyanarayana

N: Land of RS No 158/2 belonging to Yerneni Ramakrishna Babu

**2) Factory site to an extent of 169 sq yds,situated at RS No 159/1,Enikepadu Village-521108, Vijayawada (Rural), Krishna District, Sub Registrar, Gunadala,Vijayawada, Krishna District, belonging to Defendant No.1 M/s Pallavi Enterprises, Enikepadu, Vijayawada and bounded by:**

On the North by : Land of M/s Pallavi Enterprises

On the South by :Agricultural land of Boyapati Padmaja Rani

On the East by : Land of M/s Pallavi Enterprises

On the West by : Land of M/s Pallavi Enterprises

**3) Factory site to an extent of Ac3.28 cents ,situated at RS No 159/3,Enikepadu Village-521108, Vijayawada (Rural), Krishna District, Sub Registrar, Gunadala, Vijayawada, Krishna District, belonging to Sri Tatikonda Savithri W/o Viswanatham and bounded by:**

On the North by : Land of Harijans  
On the South by : Land of Vallabhaneni Indira  
On the East by : Land of Koppuravuir Sri Krishna  
On the West by : Land of Potluri Janardhana Murthy and others.

**4) Factory site to an extent of Ac0.40 cents**,situated at RS No 159/2,Enikepadu Village-521108, Vijayawada (Rural), Krishna District, Sub Registrar, Gunadala,Vijayawada, Krishna District, belonging to Sri Tatikonda Viswanatham S/oLakshmi Kanthiah and bounded by:

East : Land of Pallavi Enterprises  
South: Way to Potluri Janardhana Murthy  
West : Land of Pallavi Enterprises  
North : Land of Pallavi Enterprises

#### **SCHEDULE “B” PROPERTY**

**8) Factory site together with Factory Building to an extent of Ac1.33 cents**, situated at RS No 159/1,Enikepadu Village-521108, Vijayawada (Rural), Krishna District,Sub Registrar,Gundadala, Vijayawada, Krishna District, belonging to Late Smt Pulipati Lakshmi Kantamma (under title deed No.3308/2003) bequeathed to Sri Tatikonda Viswanadham vide registered will bearing Doc. No.25/Bk-IV/2004 dated 11.03.2004 and bounded by:

On the North by : Land of Tatikonda Viswanatham  
On the South by : Land of Rachamalla Rama Kotaiah and others  
On the East by : Land of Seshagiri Rao  
On the West by : Land of Vallabhaneni Indira

**9) Factory site together with Factory Building to an extent of Ac1.87 ½ cents**,situated at RS No158/3, 159/1 and 159/2,Enikepadu Village-521108, Vijayawada (Rural), Krishna District,Sub Registrar,Gundadala, Vijayawada, Krishna District, belonging to Sri Tatikonda Viswanatham S/oLakshmi Kanthiah and bounded by:

On the North by : Land of Yarlagadda Veeranna to to some extent  
and Land of Pallavi Enterprises's to some extent  
On the South by : Land of Potluri Janardhana Murthy to some extent  
and Land of Koneru Narasimha Rao to some extent  
On the East by : Land of Yarlagadda Veeranna  
On the West by : Land of Smt Pulipati Lakshmi Kantamma

**10) Factory site together with Factory Building to an extent of Ac0.60 ½ cents comprising of (Ac.0-54 cents and Ac.0-06 ½ cents)** situated at RS No160/1,161/2B,161/2C,Enikepadu Village-521108, Vijayawada (Rural), Krishna District,Sub Registrar,Gunadala, Vijayawada, Krishna District, belonging to Sri Tatikonda Viswanatham S/oLakshmi Kanthiah and bounded by:

#### **Item No: 1: Boundaries Ac0.54cents**

On the North by : Land of Tatikonda Viswanatham to to some extent  
and Land of Potluri Janardhana Murthy to some extent  
On the South by : 33' Road to some extent  
and Land of Rachamalla Arjuna Rao to some extent  
On the East by : Land of G Ramesh and others

On the West by : Land of Land of Rachamalla Rama Kotaiah and others

**Item No: 2: Boundaries Ac0.06 1/2 cents**

On the North by : Vehicles passage

On the South by : Passage

On the East by : Land of Pondugula Subbarao and others

On the West by : Land of Land of K Nageswararao and others

**11) Factory site together with Factory Building to an extent of Ac.0.44 1/2 cents, situated at RS No 160/2,160/4, Enikepadu Village-521108, Vijayawada (Rural), Krishna District, District Registrar, Vijayawada (East), Krishna District, belonging to Sri Tatikonda Viswanatham S/oLakshmi Kanthiah and bounded by:**

On the North by : Land of Tatikonda Viswanatham

On the South by : Land of Rachamallu PanduRanga Rao and others

On the East by : Land of Tatikonda Viswanatham

On the West by : Land of Smt Tripurneni Nagamani and Kalyana Chakaravarthy

**12) Factory site to an extent of Ac0.02 1/8 cents, situated at RS No 159/1, Enikepadu Village-521108, Vijayawada (Rural), Krishna District, Sub Registrar, Gunadala, Vijayawada, Krishna District, belonging to Sri Tatikonda Viswanatham S/oLakshmi Kanthiah and bounded by:**

On the North by : Land of Tatikonda Viswanatham

On the South by : Land of Potluri Janardhana Murthy

On the East by : Land of Tatikonda Viswanatham to some extent and Land of Potluri Janardhana Murthy to some extent

On the West by : Land of Tatikonda Viswanatham

**13) Factory site to an extent of Ac0.04 1/4 cents, situated at RS No 159/1, Enikepadu Village-521108, Vijayawada (Rural), Krishna District, Sub Registrar, Gunadala, Vijayawada, Krishna District, belonging to Sri Tatikonda Viswanatham S/oLakshmi Kanthiah and bounded by:**

On the North by : Land of Tatikonda Viswanatham

On the South by : Land of Potluri Janardhana Murthy

On the East by : Land of Tatikonda Viswanatham to some extent and Land of Potluri Janardhana Murthy to some extent

On the West by : Land of Tatikonda Viswanatham

**The above referred properties were originally mortgaged to defendant No.2 ie., Girija Modern Rice Mills. The same properties were extended to cover the loan facilities sanctioned to defendant No.1 ie., Pallavi Enterprises**

**Schedule: D**

S.No.	Details of Machinery/Equipment	Make/Supplier/Model	Age (in yrs)	Qty	Capacity of machinery
1	Steam Boiler (husk fired) with FD Fan-1 No., PPA Fan-1 No., ID Fan-1 No., Fuel	Thermax	15	1	25 TPH

	Handling System, Ash Handling, Bag Filter-2 No., Cyclone Filter-1 No., Boiler Feed, Water pumps-2 Nos., Electrical panels, cables & fittings, steam lines & supporting structures etc.,				
2	Steam Turbo generator set	Triveni/Toyo Denki Power systems	15	1	2.5 MW/3125 KVA
3	Distributed Control System (DCS)	Rock Well Automation	15	1	--
4	Battery System	Micro Power system	15	1	---
5	Water Treatment Plant incl. RO & DM plants	---	15	1	30 TPH
6	EOT Crane	Grip Engineers Pvt Ltd.	15	1	5 Ton
7	Cooling Tower (2 Cell)	Paharpur	15	1	---
8	Air Compressor with Dryer & receiver	Elgi/E30	15	1	---
9	Air compressor with dryer and receiver	Atlas Capco/GA45	15	129 LPS	

### DETAILS OF AUCTION

Date of Auction	Last Date Of Bid Submission	Time Of Auction	Reserve Price	10% Emd Amount	Bid Increment Amount
12.02.2026	10.02.2026	11: 30 AM TO 12: 30 PM	1,28,70,97,520.50/-	12,87,09,752.05/-	1,00,000/-

Given under my hand & seal of this Tribunal at on this 29<sup>th</sup> day of December 2025



*D V SUBRAHMANYAM*  
RECOVERY OFFICER  
DEBT RECOVERY TRIBUNAL-2  
HYDERABAD-500001.