



Stressed Assets Recovery Branch  
Administrative Office Campus  
Balajinagar, Siripuram Junction  
VISAKHAPATNAM-530003

Telephones: 0891-2739126, | Fax: 0891-2739127| Email: sbi.10077@sbi.co.in

M/s Padmavathi Aqua Traders D No 2-10, Main Road Chodimella Village Eluru, West Godavari District., PIN 534 002	Sri Pilla Manikantam S/o Narasimha Murthy D No 1-26, Adavipalem Village Palakol Mandal -534 260
Sri Javvadi Venkata Bhaskar S/o Kameswara Rao D No 26-2-17, Doddipatla Vari Street Tanuku, W.G Dist PIN 534211	Sri Perumalla Satya Naga Kanaka Venkateswarlu S/o Satyanarayana Murthy D No 3-18/B-11, Flat No T-2, Fourth Floor Krishna Vihar Apartments Opp Engineering College, Kakinada – 533 003

Lr. No.SARB/VSP/KNR/2024-25/ 791

DATE:23.12.2024

Appendix-iv-A

[See Proviso to rule 8 (6)]

Regd Post With Ack Due

Without Prejudice

Sale Notice for sale of immovable property

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 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 **Symbolic 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 **31.01.2025**, for recovery of **Rs.4,09,94,414.21** as on **05.12.2024** and **are also liable to pay future interest w.e.f. 06.12.2024 together with all incidental expenses, cost, charges, etc** due to the secured creditor from M/s Padmavathi Aqua Traders, Mg Partner : M/s Padmavathi Aqua Traders, D No 2-10, Main Road Chodimella Village, Eluru, West Godavari District., PIN 534 002, S/o Thamma Rao, Door, Sri Pilla Manikantam, S/o Narasimha Murthy, D No 1-26, Adavipalem Village, Palakol Mandal -534 260, Sri Javvadi Venkata Bhaskar, S/o Kameswara Rao, D No 26-2-17, Doddipatla Vari Street, Tanuku, W.G Dist , PIN 534211, Sri Perumalla Satya Naga Kanaka Venkateswarlu S/o Satyanarayana Murthy, D No 3-18/B-11, Flat No T-2, Fourth Floor, Krishna Vihar Apartments Opp Engineering College, Kakinada – 533 003.



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

S.No of Property	Reserve Price	Earnest Money
1	70,00,000/-	7,00,000/-
2	52,00,000/-	5,20,000/-

(Description of the immovable property with known encumbrances)

**Property 1:**

**Immovable property Mortgaged by Sri Perumalla Satya Naga Kanaka Venkateswarlu S/o Satyanarayana Murthy**

All that part and parcel of property consisting to an extent of 200 Sq Yards of RCC roofed ground floor and first floor building at Door No 7-5-18, Assessment No 5223, 7<sup>th</sup> ward, Near Y.N.College situated at R.S No 53/1B at Narsapuram Municipal Area , Narsapuram Sub Registrar Office, West Godavari District, belong to Smt Perumalla Someswari W/o Satyanarayana Murthy and will executed in favour of Sri Perumalla Satya Naga Kanaka Venkateswarlu S/o Satyanarayana-Murthy through vide Regd Will Doc No 120/2002 dated 24.12.2002 of SRO Narsapuram.

**Boundaries :**

East : Vacant site of Appana Someswara Rao  
South : Road  
West : Vacant site of Achanta Ramachandra Rao  
North : Property of Kollipera Balarama Murthy (Late)

**Property 2:**

**Immovable property Mortgaged by Sri Javvadi Venkata Bhaskar S/o Kameswara Rao**

All that part and parcel of property consisting of RCC Building (very old and in demolishing stage) to an extent of 167.78 Sq Yards or 140.28 Sq Meters in R.S No 30 at Old Door No 2-230 and New Door No 12-57-6, LIG I-254, Housing Board Colony situated at Tanuku Municipality, Tanuku Sub Registrar Office, West Godavari District belonging to Sri Javvadi Venkata Bhaskar S/o Kameswara Rao vide Regd sale Deed Doc No 3426/2014 dated 07.08.2014 of SRO Tanuku.

**Boundaries :**

East : Private Land  
South : APHB Land  
West : LIG I House No 255  
North : 30 feet wide Road

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](http://www.sbi.co.in/web/sbi-in-the-news/auction-notice) and For Registratio,EMD,Auction Details etc., visit <https://baanknet.com/eauction-psb/bidder-registration> of the service provider : M/s PSB Alliance, BAANKNET.COM +918291220220.

The earlier Sale Notice issued on 09.12.2024 stands cancelled.

Date:23.12.2024  
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	M/s Padmavati Aqua Traders,D No 2-10, Main Road Chodimella Village,Eluru, West Godavari District.,PIN 534 002, <b>Partners &amp; Guarantors:</b> Sri Pilla Manikantam,S/o Narasimha Murthy,D No 1-26, Adavipalem Village,Palakol Mandal -534 260, Sri Javvadi Venkata Bhaskar,S/o Kameswara Rao,D No 26-2-17, Doddipatla Vari Street,Tanuku, W.G Dist ,PIN 534211,Sri Perumalla Satya Naga Kanaka Venkateswarlu S/o Satyanarayana Murthy,D No 3-18/B-11, Flat No T-2, Fourth Floor,Krishna Vihar Apartments Opp Engineering College, Kakinada – 533 003
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><b>Property 1:</b></p> <p><b>Immovable property Mortgaged by Sri Perumalla Satya Naga Kanaka Venkateswarlu S/o Satyanarayana Murthy</b></p> <p>All that part and parcel of property consisting to an extent of 200 Sq Yards of RCC roofed ground floor and first floor building at Door No 7-5-18,Assessment No 5223,7<sup>th</sup> ward,Near Y.N.College situated at R.S No 53/1B at Narsapuram Municipal Area , Narsapuram Sub Registrar Office, West Godavari District, belong to Smt Perumalla Someswari W/o Satyanarayana Murthy and will executed in favour of Sri Perumalla Satya Naga Kanaka Venkateswarlu S/o Satyanarayana Murthy through vide Regd Will Doc No 120/2002 dated 24.12.2002 of SRO Narsapuram.</p> <p>Boundaries :</p> <p>East : Vacant site of Appana Someswara Rao</p> <p>South : Road</p> <p>West : Vacant site of Achanta Ramachandra Rao</p> <p>North : Property of Kollipera Balarama Murthy (Late)</p>



		<p><b>Property 2 :</b></p> <p><b>Immovable property Mortgaged by Sri Javvadi Venkata Bhaskar S/o Kameswara Rao</b></p> <p>All that part and parcel of property consisting of RCC Building (very old and in demolishing stage) to an extent of 167.78 Sq Yards or 140.28 Sq Meters in R.S No 30 at Old Door No 2-230 and New Door No 12-57-6, LIG I-254, Housing Board Colony situated at Tanuku Municipality, Tanuku Sub Registrar Office, West Godavari District belonging to Sri Javvadi Venkata Bhaskar S/o Kameswara Rao vide Regd sale Deed Doc No 3426/2014 dated 07.08.2014 of SRO Tanuku.</p> <p><b><u>Boundaries :</u></b></p> <p>East : Private Land  South : APHB Land  West : LIG I House No 255  North : 30 feet wide Road</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	<b>Rs.4,09,94,414.21 as on 05.12.2024 and are also liable to pay future interest w.e.f. 06.12.2024 together with all incidental expenses, cost, charges,etc</b>						
6	Deposit of earnest money	<table border="1"> <thead> <tr> <th>S.No of Property</th> <th>Earnest Money Deposit</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>70,00,000/-</td> </tr> <tr> <td>2</td> <td>52,00,000/-</td> </tr> </tbody> </table> <p>EMD amount (as above) 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 portal <a href="https://ebkray.in/eauction">https://ebkray.in/eauction</a> OR <a href="https://baanknet.com/psb/bidder-registration">https://baanknet.com/psb/bidder-registration</a> by means of NEFT.</p>	S.No of Property	Earnest Money Deposit	1	70,00,000/-	2	52,00,000/-
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1	70,00,000/-							
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7	Reserve Price of the Immovable secured assets		<p>The reserve price and the earnest money will be as below for the property:</p> <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>70,00,000/-</td> <td>7,00,000/-</td> </tr> <tr> <td>2</td> <td>52,00,000/-</td> <td>5,20,000/-</td> </tr> </tbody> </table>	S.No of Property	Reserve Price	Earnest Money	1	70,00,000/-	7,00,000/-	2	52,00,000/-	5,20,000/-
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1	70,00,000/-	7,00,000/-										
2	52,00,000/-	5,20,000/-										
	Bank account in which EMD to be remitted		Bidders own wallet Registered with PSB Alliance on its e- auction site <a href="https://ebkray.in/eauction">https://ebkray.in/eauction</a> OR <a href="https://baanknet.com/">https://baanknet.com/</a> psb/bidder-registration by means of NEFT									
	Last Date and Time within which EMD to be remitted		<b>On or before the e auction</b>									
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 <sup>th</sup> 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		<b>Date: 31.01.2025</b> 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		<p>The auction will be conducted online only, through service provider: M/s PSB Alliance</p> <p>For Registration, EMD, Auction details etc, visit <a href="https://ebikray.in/eauctin-psb/bidder-registration">https://ebikray.in/eauctin-psb/bidder-registration</a></p> <p>e-Auction Portal: <a href="https://www.ebray.in">https://www.ebray.in</a> OR <a href="https://baanknet.com/">https://baanknet.com/</a></p> <p>&amp; Toll free Number: +91-8291220220</p>									



			Mail Id : <a href="mailto:support.ebkray@psballaince.com">support.ebkray@psballaince.com</a> .												
11	Bid increment amount:		<table border="1"> <thead> <tr> <th>S.No of Property</th> <th>Reserve Price</th> <th>Bid amount</th> <th>increment</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>70,00,000/-</td> <td></td> <td>10000/-</td> </tr> <tr> <td>2</td> <td>52,00,000/-</td> <td></td> <td>10000/-</td> </tr> </tbody> </table>	S.No of Property	Reserve Price	Bid amount	increment	1	70,00,000/-		10000/-	2	52,00,000/-		10000/-
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1	70,00,000/-		10000/-												
2	52,00,000/-		10000/-												
	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.		<p>30.12.2024 to 30.1.2025</p> <p>From 11.00 A.M to 04.00 P.M. with Prior Appointment on Inspection of property all working days.</p> <p>Mobile : 8099444378, Y Srikant &amp; 8249483472, K.Nageswar Rao</p>												

Other conditions	
a	The Bidders should get themselves registered on <a href="https://ebkray.in/eauction-psb/bidder-registration">https://ebkray.in/eauction-psb/bidder-registration</a> 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 <a href="https://ebkray.in/eauction-psb/bidder-registration">https://ebkray.in/eauction-psb/bidder-registration</a> or <a href="https://baanknet.com/">https://baanknet.com/</a> 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.

Place: Visakhapatnam  
State Bank of India.  
Date: 27.12.2024

  
Authorized Officer

