

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: team3samb.sec@sbi.co.in, Tel: 040-2322 1860

F/SAMB/SEC/SSB: 406

16.12.2023

Authorised Officer's Details:

Name : Mr. Sai Baba
E-mail ID : team3samb.sec@sbi.co.in
Mobile No : 9408709424

The Managing Partner Girija Modern Rice Mill Door No 6-22, Enikepadu, Vijayawada-521108.	The Managing Partner Pallavi Enterprises, Door No 6 -22, Enikepadu, Vijayawada-521 108.	Sri Tatikonda Viswanatham, S/o.Lakshmi Kanthaiah, D No:29-2-12, Rama Mandiram Street, Eluru Road, Vijayawada-520002.	Smt Tatikonda Savithri, W/o.Viswanatham, D No:29-2-12, Rama Mandiram Street, Eluru Road, Vijayawada-520002.	Vutukuri Venkata Ajay Krishna, S/o Venkata Veereswara Rao, D.No. 29-2-12, Rama Mandiram Street, Eluru Road, Vijayawada-520002.
Smt. A Venkata Lakshmi Girija W/o Ravi Kumar Attuluri, D.No. 29-1-30 & 29-1-23, Maladivari Street, Governorpet, Vijayawada-520002.	Karamuri Venkata Pallavi, W/o K V Uday Madhav, D.No. 22-12-1/3 Karumurivari Street, Opp. Elementary School Gramakantam Bhimavaram, West Godavari, Andhra Pradesh-534201.	Smt.Pothuri Venkata Rama Vanaja, W/o P Srinivasa Kumar, D.No. 40-15-2, Nandamuri Street, Lifestyle, Labbipeta, Vijayawada, Andhra Pradesh-520010.	Vutukuri Vaishali, W/o Venkata Ajay Krishna, D.No. 29-2-12, Rama Mandiram Street, Eluru Road, Vijayawada-520002.	Pothuri Srinivasa Kumar, S/o P Venkata Ratnam, D.No. 40-15-2, Nandamuri Street, Lifestyle, Labbipeta, Vijayawada, Andhra Pradesh-520010.

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 Read with Proviso to Rule 8(6) 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/charged to the Secured Creditor, the physical 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" basis on 09.01.2024 for recovery of dues as under:

Girija Modern Rice Mill	Rs.19,63,14,888.13 (Rupees Nineteen Crores Sixty Three lakhs Fourteen Thousand Eight Hundred Eighty Eight and paisa Thirteen only) as on 30.11.2023 + interest due from 01.12.2023 + expenses due to the secured creditors from M/s. Girija Modern Rice Mill (Borrower) and (1) Sri. Tatikonda Viswanatham (2) Smt. Tatikonda Savitri (3) Smt.A.Venkata Lakshmi Girija (4) Smt. Karumuri Venkata Pallavi (5) Smt. Pothuri Venkata Rama Vanaja (6) Smt. Vutukuri Vaishali (7) Sri. Vutukuri Venkata Ajay Krishna and (8) Sri. Pothuri Srinivasa Kumar (All Guarantors)
Pallavi Enterprises	Rs.33,81,74,785.35 (Rupees Thirty Three Crores Eighty One lakhs Seventy Four Thousand Seven hundred Eighty five and paisa Thirty five



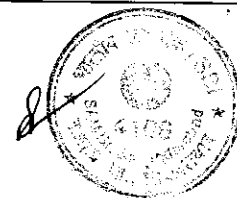
	only) as on 30.11.2023 + interest due from 01.12.2023 + expenses due to the secured creditors from M/s. Pallavi Enterprises (Borrower) and (1) Sri. Tatikonda Viswanatham (2) Smt. Tatikonda Savitri (3) Smt.A.Venkata Lakshmi Girija (4) Smt. Karumuri Venkata Pallavi (5) Smt. Pothuri Venkata Rama Vanaja (6) Smt. Vutukuri Vaishali (7) Sri. Vutukuri Venkata Ajay Krishna and (8) Sri. Pothuri Srinivasa Kumar (All Guarantors)
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As the secured interest created upon properties for which auction will be held on 09.01.2024 are common to Pallavi Enterprises and Girija Modern Rice Mill, single auction will be conducted for recovery of dues of both the units.

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

Lot – 1 : (Confirmation of sale of this lot will be subject to confirmation of sale of Lot -2)

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 M/s Pallavi Enterprises, Enikepadu, Vijayawada vide 1) Regd Sale deed No 5589/1983 dt 29.08.1983, 2) Regd Sale deed No 5349/1983 dt 17.08.1983, 3) Regd Sale deed No 5958/1983 dt 17.09.1983, 4)Regd Sale deed No 6795/1983 dt 14.11.1983, 5),Regd Sale deed No 2975/1984 dt 22.05.1984, 6) Regd Sale deed No 5348/1983 dt 17.08.1983, 7) Regd Sale deed No 5808/1983 dt 09.09.1983, 8),Regd Sale deed No 5795/1984 dt 29.08.1984, Regd. Sale deed No 5796/1984 dt 29.08.1984 and bounded by:				
S No	Name of the Title Deed Holder	Sale Deed No	Extent	Boundaries
i	M/s Pallavi Enterprises	5349/1983 Dt 17.08.1983	Ac0.40 cents	East: Land of Koneru Narasimha Rao and others South: Land of Koneru Bhaskara Rao West: Land of Vallabhaneni Indira North: Land of Koneru Bhaskara Rao
ii	M/s Pallavi Enterprises	Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A issued by Registrar of Firms, Hyderabad on 25.11.2004 and Sale Deed No. 5348/1983	Ac0.40 cents	East: Harijana Vada South: Land of Kandula Jayagopal Rao West: Land of Koneru Narasimha Rao & others N: Land of Podugual Subbarao
iii	M/s Pallavi Enterprises	5589/1983 Dt 29.08.1983	Ac0.50 cents	East: Land of Yerneni Rama Krishna Babu and others South: Land of Koneru Kasi Viseswara Rao West: Land of M/s Pallavi Enterprises North: Land of Koneru Narasimharao, Koneru Venkata Krishna Rao, Koneru Joshi, and Koneru Bosubabu
iv	M/s Pallavi Enterprises	Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A	Ac0.39 cents	East: Harijana Vada South: Land of Yerneni Rama Krishna Babu and



		issued by Registrar of Firms, Hyderabad on 25.11.2004 and Sale Deed No 5808/1983 Dt 09.09.1983		Yerneni Lakshmi Narayana West: Land of Koneru Narasimha Rao North: Rivas canal Road
v	M/s Pallavi Enterprises	5958/1983 Dt 29.08.1983	Ac0.47 cents	East: Land of Yerneni Rama Krishna Babu and others South: M/s Pallavi Enterprises West: Land of Koneru Bhaskara Rao North: Rivas canal Road
vi	M/s Pallavi Enterprises	Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A issued by Registrar of Firms, Hyderabad on 25.11.2004 and Sale Deed No 6795/1983 Dt 14.11.1983	Ac0.17 cents	East: Land of Yerneni Lakshmi Narayana South: Land of Yerneni Lakshmi Narayana West: Land of Vallabhaneni Indira North: Residual Land of Koneru Bhaskar Rao
vii	M/s Pallavi Enterprises	Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A issued by Registrar of Firms, Hyderabad on 25.11.2004 and Sale Deed No 2975/1984 Dt 22.05.1984	Ac0.46 cents	East: Land of Yerneni Lakshmi Narayana South: Land of Yerneni Lakshmi Narayana West: Land of Koneru Kasi Visweswara Rao and others North: Rivas canal Road
viii	M/s Pallavi Enterprises	Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A issued by Registrar of Firms, Hyderabad on 25.11.2004 and Sale Deed No 5795/1983 Dt 29.08.1984.	Ac0.15 cents	East: Kandala Venkatamma South: Land of Potluri Janardhana Murthy West: Land of Avula Satyanarayana North: Harijan Wada to some extent and Land of Yarlagadda Veeranna
ix	M/s Pallavi Enterprises	Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A issued by Registrar of Firms, Hyderabad on 25.11.2004 and Sale Deed No 5796/1983 Dt 29.08.1984	Ac0.15 cents	East: Harijana Vada South: Land of Y. Veeranna to some extent and Land of Avula Satyanarayana to some extent West: Land of Avula Satyanarayana North: Land of RS No 158/2 belonging to Yerneni Ramakrishna Babu

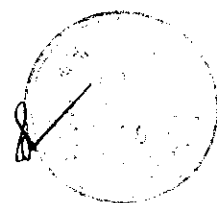
On the North by : Rivas canal Road

On the South by : Land of Adusmilli Seshagiri Rao and Land of Vallabhaneni Indira

On the East by : Harijan colony

On the West by : Land of Vallabhaneni Indira

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 M/s Pallavi Enterprises, Enikepadu, Vijayawada vide Regd. sale deed No 2700/2000 dt 10.11.2000, 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 Ac0.40cents, 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/Lakshmi Kanthiah vide Regd. sale deed No 2622/2007 dt 11.06.2007, bounded by:

On the North by : Land of M/s Pallavi Enterprises
On the South by : Joint passage for Potluri Janardhana Murthy and M/s Pallavi Enterprises
On the East by : Land of M/s Pallavi Enterprises (Ac0.15cents of land pertains to M/s. Pallavi Enterprises given by Sri Yarlagadda Veeranna)
On the West by : Land of M/s Pallavi Enterprises

1 to 3 Properties originally mortgaged towards credit facilities sanctioned to M/s. Pallavi Enterprises (PE) and the same were extended to M/s. Girija Modern Rice Mill.

4) 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, Gunadala, Vijayawada, Krishna District, belonging to Late Pulipati Lakshmi Kantamma vide Registered sale Deed No.3308/2003 dated 06.12.2003 bequeathed to Sri Tatikonda Viswanatham vide registered will bearing Doc. No.25/Bk-IV/2004 dated 11.03.2004, 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

5) Factory site together with Factory Building to an extent of Ac1.87 ½ cents or 0.757 Hectares, situated at RS No158/3, 159/1 and 159/2, Enikepadu Village-521108, Vijayawada (Rural), Krishna District, Sub Registrar, Gunadala, Vijayawada, Krishna District, belonging to Sri Tatikonda Viswanatham S/o Lakshmi Kanthiah vide Registered sale Deed No2956/2007, dated 05.07.2007 bounded by:

On the North by: Land of Yarlagadda Veeranna to some extent and Land of Pallavi Enterprises 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

6) Factory site together with Factory Building to an extent of Ac. 0.60 ½ cents (Ac.0.54 cents plus Ac.0.06½ 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/o Lakshmi Kanthiah vide Registered sale Deed No. 2517/2007 dated 31.05.2007 bounded by:

Item No: 1: Ac0.54cents or 0.2185 Hectares

Krishna District, Office of the Sub Registrar Gunadala within the jurisdiction of Vijayawada District Registrar, Vijayawada Rural Mandal, Enikepadu Gram Panchayat Area, Enikepadu Village R.S.No.160/1

On the North by: Land of Tatikonda Viswanatham 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 etc. to some extent
On the East by: Land of G Ramesh and others
On the West by: Land of Rachamalla Rama Kotaiah and others

In between the above four boundaries an extent of Ac.0.54 cents or 0.2185 Hectares of land belonging to Sri.



Tatikonda Viswanatham.

Item No: 2: Ac0.06 ½ cents - Enikepadu Village R.S.No161/2b, 161/2c

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 K Nageswararao and others

In between the above four boundaries an extent of Ac.0.32 ½ cents or 0.130 Hectares of land belonging to Sri. Tatikonda Viswanatham.

7) Factory site together with Factory Building to an extent of Ac.0.44 ½ cents, situated at RS No 160/2 and 160/4, Enikepadu Village-521108, Vijayawada (Rural), Krishna District, within the jurisdiction of District Registrar, Vijayawada (East), Krishna District, belonging to Sri Tatikonda Viswanatham S/o Lakshmi Kanthiah vide Registered sale Deed No955/2009, dated 04.05.2009 bounded by:

On the North by : Land of Tatikonda Viswanatham 153 Links

On the South by : Land of Tatikonda Viswanatham 152 ½ Links

On the East by : Land of Tatikonda Viswanatham 298 ½ Links

On the West by : Land of Tripuraneni Naga Mani & Kalyana Chakravarthy 285Links

In between the above four boundaries an extent of Ac.0.44 ½ cents or 0.180 Hectares of land belonging to Sri. Tatikonda Viswanatham, with all easement rights.

8) Factory site to an extent of Ac. 0.02½ cents, situated at Enikepadu Village bearing RS No 159/1 within the limits of Enikepadu Gram Panchayat, Enikepadu Village-521108, Vijayawada (Rural) Mandal, Krishna District within the jurisdiction of the District Registrar, Gunadala, Vijayawada, Krishna District, belonging to Sri Tatikonda Viswanatham S/o Lakshmi Kanthiah vide Registered sale Deed No 672/2008, dated 09.02.2008 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

In between the above four boundaries an extent of Ac.0.08 ½ cents or 0.0344 Hectares of dry land out of which undivided and unspecified ¼ share of Ac.0.02½ cents or 0.0086Hectares of dry land belonging to Shri.Tatikonda Viswanatham, with all easement rights.

9) Factory site to an extent of Ac. 0.04 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/o Lakshmi Kanthiah vide Registered sale Deed No. 673/2008, dated 23.02.2008 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

4 to 9 Properties originally mortgaged to Girija Modern Rice Mill (GMRM) and the same were extended to Pallavi Enterprises (PE).

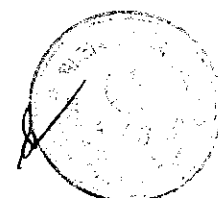
Reserve Price: Rs.60,06,00,000/-;

EMD: Rs.6,00,60,000/-;

Auction date: 09.01.2024

Auction Time: 11.00 a.m. to 2.00 pm;

Bid Increment: Rs.10,00,000/-



Lot-2 :

Plant and Machinery (Power Plant) in the name of Pallavi Enterprises		
Reserve Price: Rs.3,48,08,000/-;	EMD: Rs.34,80,800/-;	Auction date: 09.01.2024
Auction Time: 11.00 a.m. to 2.00 pm	Bid Increment: Rs.1,00,000/-	

Lot- 3 :

Factory site to an extent of Ac.3.28 cents or 1.326 Hectares, situated at RS No 159/3, Enikepadu Village-521108, Vijayawada (Rural), Krishna District, Sub Registrar, Gunadala, Vijayawada, Krishna District, belonging to Smt. Tatikonda Savitri W/o Viswanatham vide Regd sale deed No 643/2007 dt 15.02.2007, bounded by:		
On the North by	: Land of Harijans	
On the South by	: Land of Vallabhaneni Indira	
On the East by	: Land of Koppuravuru Sri Krishna	
On the West by	: Land of Potluri Janardhana Murthy and others	
This property originally mortgaged towards credit facilities sanctioned to M/s. Pallavi Enterprises (PE) extended to M/s. Girija Modern Rice Mill.		
Reserve Price: Rs.25,00,00,000/-;	EMD: Rs.2,50,00,000/-;	Auction date: 09.01.2024
Auction Time: 11.00 a.m. to 2.00 pm;	Bid Increment: Rs.10.00.000/-	

EMD Remittance	The intending bidders have to get themselves registered on INDIAN BANKS AUCTION PROPERTIES INFORMATION (IBAPI) PORTAL (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) for participation in the e-auction process. The Bidders have to register themselves well before the auction date as registration of bidders takes minimum of three working days. The intending bidder should submit the EMD deposit to IBAPI wallet in IBAPI portal through their Bank account.
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For inspection and any clarifications, the intending bidders may contact the Authorised Officer Shri Sai Baba on Phone No.9408709424.

Note: This is also a notice to the Borrower/ Guarantors of the said loan about holding of e-auction sale of the property on the aforesaid mentioned date if the dues are not repaid in full before the date of e-auction.

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) www.sbi.co.in (b) <https://ibapi.in>

STATE BANK OF INDIA

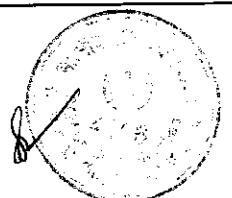
[Signature]
Authorised Officer
AUTHORISED OFFICER
STATE BANK OF INDIA

Date : 16.12.2023
Place : Hyderabad

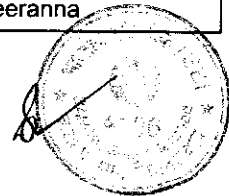
THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

**PROPERTY WILL BE SOLD ON
'AS IS WHERE IS. AS IS WHAT IS AND WHATEVER THERE IS' BASIS**

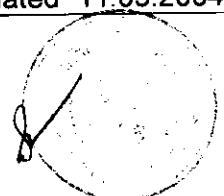
1	Name and address of the Borrowers	1. The Managing Partner Girija Modern Rice Mill Door No 6-22, Enikepadu, Vijayawada-521108. 2. The Managing Partner Pallavi Enterprises, Door No 6 -22, Enikepadu, Vijayawada-521 108.																				
2	Name and address of Branch, the secured creditor	State Bank 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.																				
3	Description of the immovable secured assets to be sold.	<p>Lot – 1:</p> <p>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 M/s Pallavi Enterprises, Enikepadu, Vijayawada vide 1) Regd Sale deed No 5589/1983 dt 29.08.1983, 2) Regd Sale deed No 5349/1983 dt 17.08.1983, 3) Regd Sale deed No 5958/1983 dt 17.09.1983, 4)Regd Sale deed No 6795/1983 dt 14.11.1983, 5),Regd Sale deed No 2975/1984 dt 22.05.1984, 6) Regd Sale deed No 5348/1983 dt 17.08.1983, 7) Regd Sale deed No 5808/1983 dt 09.09.1983, 8),Regd Sale deed No 5795/1984 dt 29.08.1984, Regd. Sale deed No 5796/1984 dt 29.08.1984 and bounded by:</p> <table><tr><th>S No</th><th>Name of the Title Deed Holder</th><th>Sale Deed No</th><th>Extent</th><th>Boundaries</th></tr><tr><td>i</td><td>M/s Pallavi Enterprises</td><td>5349/1983 Dt 17.08.1983</td><td>Ac 0.40 cents</td><td>East: Land of Koneru Narasimha Rao and others South: Land of Koneru Bhaskara Rao West: Land of Vallabhaneni Indira North: Land of Koneru Bhaskara Rao</td></tr><tr><td>ii</td><td>M/s Pallavi Enterprises</td><td>Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A issued by Registrar of Firms, Hyderabad on 25.11.2004 and Sale Deed No. 5348/1983</td><td>Ac0.40 cents</td><td>East : Harijana Vada South:Land of Kandula Jayagopalarao West : Land of Koneru Narasimha Rao & others N: Land of Podugual Subbarao</td></tr><tr><td>iii</td><td>M/s Pallavi Enterprises</td><td>5589/1983 Dt 29.08.1983</td><td>Ac0.50 cents</td><td>East :Land of Yerneni Rama Krishna Babu and others South : Land of</td></tr></table>	S No	Name of the Title Deed Holder	Sale Deed No	Extent	Boundaries	i	M/s Pallavi Enterprises	5349/1983 Dt 17.08.1983	Ac 0.40 cents	East: Land of Koneru Narasimha Rao and others South: Land of Koneru Bhaskara Rao West: Land of Vallabhaneni Indira North: Land of Koneru Bhaskara Rao	ii	M/s Pallavi Enterprises	Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A issued by Registrar of Firms, Hyderabad on 25.11.2004 and Sale Deed No. 5348/1983	Ac0.40 cents	East : Harijana Vada South:Land of Kandula Jayagopalarao West : Land of Koneru Narasimha Rao & others N: Land of Podugual Subbarao	iii	M/s Pallavi Enterprises	5589/1983 Dt 29.08.1983	Ac0.50 cents	East :Land of Yerneni Rama Krishna Babu and others South : Land of
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vi	M/s Pallavi Enterprises	Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A issued by Registrar of Firms, Hyderabad on 25.11.2004 and Sale Deed No 6795/1983 Dt 14.11.1983	Ac0.17 cents	East: Land of Yerneni Lakshmi Narayana South: Land of Yerneni Lakshmi Narayana West: Land of Vallabhaneni Indira North: Residual Land of Koneru Bhaskar Rao
vii	M/s Pallavi Enterprises	Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A issued by Registrar of Firms, Hyderabad on 25.11.2004 and Sale Deed No 2975/1984 Dt 22.05.1984	Ac0.46 cents	East: Land of Yerneni Lakshmi Narayana South: Land of Yerneni Lakshmi Narayana West: Land of Koneru Kasi Visweswara Rao and others North: Rivas canal Road
viii	M/s Pallavi Enterprises	Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A issued by Registrar of Firms, Hyderabad on 25.11.2004 and Sale Deed No 5795/1983 Dt	Ac0.15 cents	East:Kandala Venkatamma South:Land of Potluri Janardhana Murthy West: Land of Avula Satayanarayana North: Harijanawada to some extent and Land of Yarlagadda Veeranna



		29.08.1984		
ix	M/s Pallavi Enterprises	Partnership Deed dated 09.03.1998, 07.07.2004, 14.05.2011 & Form -A issued by Registrar of Firms, Hyd on 25.11.2004 and Sale Deed No 5796/1983 Dt 29.08.1984	Ac0.15 cents	East : Harijana Vada South: Land of Y veeranna to some extent and Land of Avula Satayanarayana to some extent West : Land of Avula Satayanarayana North : Land of RS No 158/2 belonging to Yerneni Ramakrishna Babu
<p>On the North by : Rivas canal Road On the South by : Land of Adusmilli Seshagiri Rao and Land of Vallabhaneni Indira On the East by : Harijan colony On the West by : Land of Vallabhaneni Indira</p> <p>2. Factory site to an extent of 169sq yds, situated at RS No 159/1, Enikepadu Village-521108, Vijayawada (Rural), Krishna District, Sub Registrar, Gunadala, Vijayawada, Krishna District, belonging to M/s Pallavi Enterprises, Enikepadu, Vijayawada vide Regd. sale deed No 2700/2000 dt 10.11.2000, bounded by:</p> <p>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</p> <p>3. Factory site to an extent of Ac0.40cents, 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/o Lakshmi Kanthiah vide Regd. sale deed No 2622/2007 dt 11.06.2007, bounded by:</p> <p>On the North by : Land of M/s Pallavi Enterprises On the South by : Joint passage for Potluri Janardhana Murthy and M/s. Pallavi Enterprises On the East by : Land of M/s Pallavi Enterprises (Ac0.15cents) of land pertains to M/s. Pallavi Enterprises given by Sri Yarlagadda Veeranna) On the West by : Land of M/s Pallavi Enterprises</p> <p>1 to 3 Properties originally mortgaged towards credit facilities sanctioned to M/s. Pallavi Enterprises (PE) and the same were extended to M/s. Girija Modern Rice Mill.</p> <p>4) 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, Gunadala, Vijayawada, Krishna District, belonging to Late Smt Pulipati Lakshmi Kantamma vide Registered sale Deed No.3308/2003 dated 06.12.2003 bequeathed to Sri Tatikonda Viswanadham vide registered will bearing Doc. No.25/Bk-IV/2004 dated 11.03.2004,</p>				



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

5) Factory site together with Factory Building to an extent of Ac1.87 ½ cents or 0.757 Hectares, situated at RS No158/3, 159/1 and 159/2, Enikepadu Village-521108, Vijayawada (Rural), Krishna District, Sub Registrar, Gunadala, Vijayawada, Krishna District, belonging to Sri Tatikonda Viswanatham S/o Lakshmi Kanthiah vide Registered sale Deed No2956/2007, dated 05.07.2007 bounded by:

On the North by: Land of Yarlagadda Veeranna to some extent and Land of Pallavi Enterprises 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

6) Factory site together with Factory Building to an extent of Ac. 0.60 ½ cents (Ac.0.54 cents plus Ac.0.06½ 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/o Lakshmi Kanthiah vide Registered sale Deed No. 2517/2007 dated 31.05.2007 bounded by:

Item No: 1: Ac0.54cents or 0.2185 Hectares

Krishna District, Office of the Sub Registrar Gunandala within the jurisdiction of Vijayawada District Registrar, Vijayawada Rural Mandal, Enikepadu Gram Panchayat Area, Enikepadu Village R.S.No.160/1

On the North by: Land of Tatikonda Viswanatham 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 etc. to some extent
On the East by: Land of G Ramesh and others
On the West by: Land of Rachamalla Rama Kotaiah and others

In between the above four boundaries an extent of Ac.0.54 cents or 0.2185 Hectares of land belonging to Sri. Tatikonda Viswanatham.



**Item No: 2: Ac0.06 ½ cents - Enikepadu Village
R.S.No161/2b, 161/2c**

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 K Nageswararao and others

In between the above four boundaries an extent of Ac.0.32 ½ cents or 0.130 Hectares of land belonging to Sri. Tatikonda Viswanatham.

7) Factory site together with Factory Building to an extent of Ac.0.44 ½ cents, situated at RS No 160/2 and 160/4, Enikepadu Village-521108, Vijayawada (Rural), Krishna District, within the jurisdiction of District Registrar, Vijayawada (East), Krishna District, belonging to Sri Tatikonda Viswanatham S/o Lakshmi Kanthiah vide Registered sale Deed No955/2009, dated 04.05.2009 bounded by:

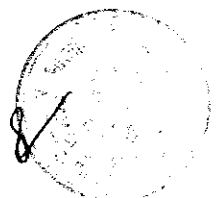
On the North by: Land of Tatikonda Viswanatham 153 Links
On the South by: Land of Tatikonda Viswanatham 152 ½ Links
On the East by: Land of Tatikonda Viswanatham 298 ½ Links
On the West by: Land of Tripuraneni Naga Mani & Kalyana Chakravarthy 285Links

In between the above four boundaries an extent of Ac.0.44 ½ cents or 0.180 Hectares of land belonging to Sri. Tatikonda Viswanatham, with all easement rights.

8) Factory site to an extent of Ac. 0.02½ cents, situated at Enikepadu Village bearing RS No 159/1 within the limits of Enikepadu Gram Panchayat, Enikepadu Village-521108, Vijayawada (Rural) Mandal, Krishna District within the jurisdiction of the District Registrar, Gunadala, Vijayawada, Krishna District, belonging to Sri Tatikonda Viswanatham S/o Lakshmi Kanthiah vide Registered sale Deed No 672/2008, dated 09.02.2008 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

In between the above four boundaries an extent of Ac.0.08 ½



cents or 0.0344 Hectares of dry land out of which undivided and unspecified $\frac{1}{4}$ share of Ac.0.02 $\frac{1}{2}$ cents or 0.0086Hectares of dry land belonging to Shri.Tatikonda Viswanatham, with all easement rights.

9) Factory site to an extent of Ac. 0.04 $\frac{1}{4}$ 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/o Lakshmi Kanthiah vide Registered sale Deed No. 673/2008, dated 23.02.2008 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

4 to 9 Properties originally mortgaged towards credit facilities sanctioned to Girija Modern Rice Mill (GMRM) and the same were extended to Pallavi Enterprises (PE).

Lot-2 :

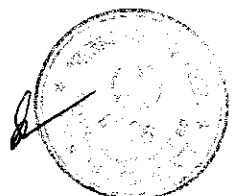
Plant and Machinery (Power Plant) in the name of Pallavi Enterprises.

Lot-3 :

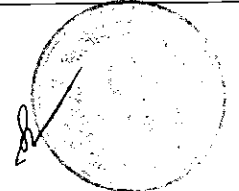
Factory site to an extent of Ac3.28 cents, situated at RS No 159/3, Enikepadu Village-521108, Vijayawada (Rural), Krishna District, Sub Registrar, Gunadala, Vijayawada, Krishna District, belonging to Sri Tatikonda Savitri W/o Viswanatham vide Regd sale deed No 643/2007 dt 15.02.2007, bounded by:

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

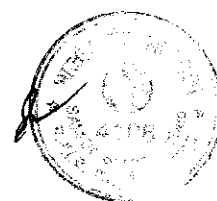
This property originally mortgaged towards credit facilities sanctioned to M/s. Pallavi Enterprises (PE) extended to M/s. Girija Modern Rice Mill.



4	Details of the encumbrances known to the secured creditor	Pallavi Enterprises		
		Type	Period	Amount (Rs. Crore)
		Department of Commercial Taxes	CST arrears for the year 2011-12 and APVAT Act arrears for the period from 2013-14 to 2016-17	2.19
		Andhra Pradesh state civil supplies corporation limited	Under RR Act, 2017-18	2.46
		Girija Modern Rice Mill		
		Type	Period	Amount (Rs. Crore)
		Department of Commercial Taxes	CST arrears for the years 2010-11 & 2011-12	1.13
5	The secured debt for recovery of which the property is to be sold	M/s. Girija Modern Rice Mill		
		Rs.19,63,14,888.13 (Rupees Nineteen Crores Sixty Three lakhs Fourteen Thousand Eight Hundred Eighty Eight and paisa Thirteen only) as on 30.11.2023 + interest due from 01.12.2023 + expenses due to the secured creditors		
		M/s. Pallavi Enterprises		
		Rs.33,81,74,785.35 (Rupees Thirty Three Crores Eighty One lakhs Seventy Four Thousand Seven hundred Eighty five and paisa Thirty five only) as on 30.11.2023 + interest due from 01.12.2023 + expenses due to the secured creditors		
6	Deposit of Earnest Money	Lot – 1 : Rs.6,00,60,000/- Lot - 2 : Rs. 34,80,800/- Lot – 3 : Rs.2,50,00,000/- Being the 10% of Reserve price to be submitted to IBAPI wallet in IBAPI portal (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) by intending bidders through their Bank account.		
7	Reserve Price of the immovable secured assets.	Lot – 1 : Rs.60,06,00,000/- Lot - 2 : Rs. 3,48,08,000/- Lot – 3 : Rs. 25,00,00,000/-		
	Bank Account in which EMD to be remitted.	The intending bidder should submit the EMD deposit to IBAPI wallet in IBAPI portal through their Bank account. (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp)		
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 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: Lot - 1: On 09.01.2024 between 11.00 a.m. to 2.00 pm. Lot - 2: On 09.01.2024 between 11.00 a.m. to 2.00 pm. Lot - 3: On 09.01.2024 between 11.00 a.m. to 2.00 pm.
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	The auction will be conducted through the INDIAN BANKS AUCTION PROPERTIES INFORMATION (IBAPI) PORTAL (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) Contact Sri. Sai Baba, Cell No.9408709424, for information about e-auction further details.
11	i) Bid increment amount. ii) Auto extension ----- times (limited/unlimited) iii) Bid currency and Unit of measurement	Lot - 1: Rs. 10,00,000/- Lot - 2: Rs. 1,00,000/- Lot - 3 : Rs.10,00,000/- ii) 10 Minutes (unlimited) iii) Rupee and one
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	On 27.12.2023, between 11.00 a.m. to 5.00 p.m. (with prior appointment) Mr. Sai Baba Cell No. 9408709424
13	Other conditions	a) Bidders shall hold a valid digital Signature Certificate issued by competent authority (As of now it is not mandatory) and valid KYC & email ID. E-Mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by INDIAN BANKS AUCTION PROPERTIES INFORMATION (IBAPI) PORTAL (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) may be conveyed through e mail. b) The intending bidder/s have to get themselves registered on the IBAPI portal (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) for participation in the e-auction process. The Bidders have to register themselves well before the auction date as registration of bidders takes minimum of three working days. The intending bidder should submit the EMD deposit through IBAPI portal and additionally submit 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 Authorized 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. Scanned copies of the original of these documents can also be submitted to e-mail Id (team3samb.sec@sbi.co.in) of Authorized Officer.

c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch / IBAPI Portal to participate in online e-Auction on the portal <https://ibapi.in>. IBAPI portal will provide User ID and Password after registration on their portal is successful.

d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.

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.

f) The Bank/IBAPI portal for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.

g) The bidders are required to accept the terms & conditions and modalities of e-Auction adopted by the IBAPI portal, 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.

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

i) 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.

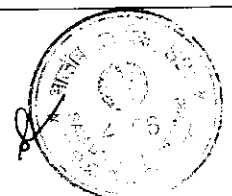
j) The property shall not be sold below the reserve price.

k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.

l) The EMD of the unsuccessful bidder/s will be refunded to their respective account numbers by IBAPI portal after placing refund request by them on the said portal. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

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 it may be subsequently sold.



	<p>o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty / transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name.</p> <p>p) The payment of all statutory/non- statutory dues, taxes, GST rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p> <p>r) In case 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 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 e-Auction will be entertained.</p>
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Date : 16.12.2023
Place : Hyderabad

For STATE BANK OF INDIA

[Signature]
 Authorised Officer

AUTHORISED OFFICER
STATE BANK OF INDIA