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भारतीय स्टेट बैंक
STATE BANK OF INDIA

Lr. No.SARB/VSP/YKC/SSM/2024-25/ 527

DATE: 08.10.2024

Appendix-iv-A
[See Provision to rule 8 (6)]
Regd Post With Ack Due
Without Prejudice
Sale Notice for sale of immovable property

M/s. Jai Kisan Engineering, Proprietor: Sri Maddukuri Venkateswara Rao, D.no:1-47-31A, K. N. Road, Gollagudem Center, Tadepalligudem, West Godavari Dist., Andhra Pradesh, India, PIN: 534 101	Sri. Madkuri Venkateswara Rao, S/o Bapiraju, D.No:1-47-31, Gollagudem Center, K.N. Road, Kadakatla, Tadepalligudem West Godavari Dist., Andhra Pradesh- 534 101
Smt. Maddukuri Venkata Kumari W/o Venkateswara Rao, D.No:1-47-31, Gollagudem Center, K.N. Road, Tadepalligudem, West Godavari Dist., Andhra Pradesh- 534 101.	Sri.Madkuri Suseela W/o Bapiraju D.No:1-47-31, Gollagudem Center, K. N Road,Tadepalligudem, West Godavari Dist., Andhra Pradesh- 534 101
Sri. Maddukuri Bapiraju S/o Venkata Krishna Rao D.No:1-47-31, Gollagudem Center, K. N Road,Kadakatla,Tadepalligudem, West Godavari Dist., Andhra Pradesh- 534 101	

Dear Sir / Madam,

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 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 **15.11.2024**, for recovery of **Rs.6,82,11,365.28 /-** as on **01.05.2023** and are also liable to pay future interest w.e.f. **02.05.2023** together with all incidental expenses, cost, charges, etc due to the secured creditors M/s. Jai Kisan Engineering, Proprietor: Sri Maddukuri Venkateswara Rao, D.no:1-47-31A, K. N. Road, Gollagudem Center, Tadepalligudem, West Godavari Dist., Andhra Pradesh, India, PIN: 534 101.



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

S.No of Property	Reserve Price	Earnest Money
1	Rs.1,70,00,000/-	Rs.17,00,000/-
2	Rs.84,00,000/-	Rs.8,40,000/-
3	Rs.49,00,000/-	Rs.4,90,000/-
4	Rs.1,01,00,000/-	Rs.10,10,000/-

(Description of the immovable property with known encumbrances)

Property-1: (Covered under Item No.1, 2 & 3): **Item No.1:** Commercial plot an extent of Acres 1.30 Cents or 6292 Sq.Yds. in RS No. 544/1 situated at Tadepalli village, Tadepalligudem Mandal, West Godavari District standing in the name of Smt. Maddukuri Venkata Kumari, W/o M.Venkateswara Rao (Covered under Doc. No 2551/1984 dated 13.06.1984) and is bounded by:

East: Parimi Krishna Rao and others Land, South: Silpaskar Chemicals (P) Ltd Land, West: Tannidi Somayya Land, North : Parimi Venkata Rao and others Land.

Item No.2: Commercial plot an extent of Acres 1.20 Cents or 5808 Sq.Yds. in R S No. 544/1 situated at Tadepalli village, Tadepalligudem Mandal, West Godavari District standing in the name of Smt. Maddukuri Venkata Kumari, W/o M.Venkateswara Rao (Covered under Doc. No 2521/1984 dated 12.06.1984) and is bounded by:

East :Pasumarthi Venkayya Land, South: Silpaskar Chemicals (P) Ltd Land, West : Silpaskar Chemicals (P) Ltd Land, North : Silpaskar Chemicals (P) Ltd Land.

Item No.3: Commercial plot an extent of Acres 0.22 Cents or 1064.82 SqYds. in RS No. 544/1 situated at Tadepalli village, Tadepalligudem Mandal, West Godavari District standing in the name of Smt. Maddukuri Venkata Kumari, W/o M. Venkateswara Rao (Covered under Doc. No 2518/1984 dated 12.06.1984) and is bounded by:

East : Pasumarthi Venkayya Land, South: Private Passage of Pasumarthi Land, West: Silpaskar Chemicals (P) Ltd Land, North: Silpaskar Chemicals (P) Ltd Land.

(The above mentioned properties (Item 1, 2 & 3) are acquired vide Certificate of Sale issued by Debt Recovery Tribunal, Visakhapatnam in favour of Smt Maddukuri Venkata Kumari, W/o M.Venkateswara Rao dated 05.02.2004)

Total admeasuring Ac.2.72 Cents or 13164.80 Sq.Yds., being sold under a Single Lot.



Property-2: Residential Building in an extent of 320 Sq. Yds or 267.55 Sq.Mtrs in RS No. 140/7B situated at DNo: 1-49-1, 1st Block, Kadakatla Area, Tadepalligudem Municipality, West Godavari District standing in the name of Sri.Maddukuri Bapi Raju, S/o M.Venkata Krishna Rao (Covered under Doc. No 3135/1995 dated 22.06.1995) and is bounded by:

East: 6 Yards wide way with K.S.R.C.Raju, South : Municipal Road to Aerodrome,
West : Housing Board Site, North : Kosuri Sri Rama Chandra Raju Site.

Property-3: Residential Site in an extent of 361.66 Sq Yds or 302.33 Sq.Mtrs. in L.P No.374/86 Situated at D No: 4-164-16, 4th Block,10th Ward, Plot No 17, Tadepalligudem Municipality, West Godavari District standing in the name of Smt. Maddukuri Venkata Kumari, W/o M.Venkateswara Rao (Covered under Doc. No 363/2001 dated 03.02.2001) and is bounded by:

East: Road -47 ft, **South :** Reserved Site -70.5 ft,
West: Plot No .13 site -45 ft, **North:** Plot No.16 site -71 ft.


Property-4: Residential Building with Ground (746 Sq.ft), First (746 Sq.ft) and Second (262 Sq.ft) Floors on land of an extent of 126 Sq. Yds or 105.35 Sq.mtrs in RS No. 201/5 situated at D No: 1-47-31, Assessment No: 1080005660, Old 1st Ward, New 30th Ward, 1st Block, Aerodrome Road, Kadakatla Area, Gollagudem Center, K. N Road, Tadepalligudem Municipality, West Godavari District standing in the name of Sri. Maddukuri Venkateswara Rao, S/o M.Bapi Raju (Covered under Regd. Partition Deed No. 5044/2020 dated 06.08.2020) and is bounded by:

East : K N Road -45 ft, **South:** Municipal Road to Kadakatla- 30 ft,
West: Padma House -39ft, **North:** Jutta Arjuna Rao Site- 24 ft.

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://ebkray.in/eauction-psb/bidder-registration> of the service provider : M/s PSB Alliance, e-Auction Portal: <https://www.ebkray.in> & Toll free Number : +91 - 8291220220, Mail ID : support.ebkray@psballiance.com.**

Date: 08.10.2024

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	<p>1. M/s. Jai Kisan Engineering, Proprietor: Sri Maddukuri Venkateswara Rao, D.no:1-47-31A, K. N. Road, Gollagudem Center, Tadepalligudem, West Godavari Dist., Andhra Pradesh, India, PIN: 534 101.</p> <p>2. Sri. Madkuri Venkateswara Rao, S/o Bapiraju, D.No:1-47-31, Gollagudem Center, K.N. Road, Kadakatla, Tadepalligudem West Godavari Dist., Andhra Pradesh- 534 101.</p> <p>3. Smt. Maddukuri Venkata Kumari W/o Venkateswara Rao, D.No:1-47-31, Gollagudem Center, K.N. Road, Tadepalligudem, West Godavari Dist., Andhra Pradesh- 534 101.</p> <p>4. Sri.Madkuri Suseela W/o Bapiraju D.No:1-47-31, Gollagudem Center, K. N Road,Tadepalligudem, West Godavari Dist., Andhra Pradesh- 534 101.</p> <p>5. Sri. Maddukuri Bapiraju S/o Venkata Krishna Rao D.No:1-47-31, Gollagudem Center, K. N Road,Kadakatla, Tadepalligudem, West Godavari Dist., Andhra Pradesh- 534 101.</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>Property-1: (Covered under Item No.1, 2 & 3): Item No.1: Commercial plot an extent of Acres 1.30 Cents or 6292 Sq.Yds. in RS No. 544/1 situated at Tadepalli village, Tadepalligudem Mandal, West Godavari District standing in the name of Smt. Maddukuri Venkata Kumari, W/o M.Venkateswara Rao (Covered under Doc. No 2551/1984 dated 13.06.1984) and is bounded by:</p> <p>East: Parimi Krishna Rao and others Land, South: Silpaskar Chemicals (P) Ltd Land, West: Tannidi Somayya Land, North : Parimi Venkata Rao and others Land.</p> <p>Item No.2: Commercial plot an extent of Acres 1.20 Cents or 5808 Sq.Yds. in R S No. 544/1 situated at Tadepalli village,</p>



Tadepalligudem Mandal, West Godavari District standing in the name of Smt. Maddukuri Venkata Kumari, W/o M.Venkateswara Rao (Covered under Doc. No 2521/1984 dated 12.06.1984) and is bounded by:

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		<p>Venkata Kumari, W/o M.Venkateswara Rao (Covered under Doc. No 363/2001 dated 03.02.2001) and is bounded by:</p> <p>East: Road -47 ft, South : Reserved Site -70.5 ft, West: Plot No .13 site -45 ft, North: Plot No.16 site -71 ft.</p> <p>Property-4: Residential Building with Ground (746 Sq.ft), First (746 Sq.ft) and Second (262 Sq.ft) Floors on land of an extent of 126 Sq. Yds or 105.35 Sq.mtrs in RS No. 201/5 situated at D No: 1-47-31, Assessment No: 1080005660, Old 1st Ward, New 30th Ward, 1st Block, Aerodrome Road, Kadakatla Area, Gollagudem Center, K. N Road, Tadepalligudem Municipality, West Godavari District standing in the name of Sri. Maddukuri Venkateswara Rao, S/o M.Bapi Raju (Covered under Regd. Partition Deed No. 5044/2020 dated 06.08.2020) and is bounded by:</p> <p>East : K N Road -45 ft, South: Municipal Road to Kadakatla-30 ft, West: Padma House -39ft, North: Jutta Arjuna Rao Site- 24 ft.</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	Rs.6,82,11,365.28/- as on 01.05.2023 and are also liable to pay future interest w.e.f. 02.05.2023 together with all incidental expenses, cost, charges, etc										
6	Deposit of earnest money	<table border="1"> <thead> <tr> <th>S.No of Property</th> <th>EMD amount</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Rs.17,00,000/-</td> </tr> <tr> <td>2</td> <td>Rs.8,40,000/-</td> </tr> <tr> <td>3</td> <td>Rs.4,90,000/-</td> </tr> <tr> <td>4</td> <td>Rs.10,10,000/-</td> </tr> </tbody> </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, e-Auction Portal: https://www.ebkray.in on its e-auction site.</p>	S.No of Property	EMD amount	1	Rs.17,00,000/-	2	Rs.8,40,000/-	3	Rs.4,90,000/-	4	Rs.10,10,000/-
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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" data-bbox="635 415 1508 728"> <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.1,70,00,000/-</td> <td>Rs.17,00,000/-</td> </tr> <tr> <td>2</td> <td>Rs.84,00,000/-</td> <td>Rs.8,40,000/-</td> </tr> <tr> <td>3</td> <td>Rs.49,00,000/-</td> <td>Rs.4,90,000/-</td> </tr> <tr> <td>4</td> <td>Rs.1,01,00,000/-</td> <td>Rs.10,10,000/-</td> </tr> </tbody> </table>	S.No of Property	Reserve Price	Earnest Money	1	Rs.1,70,00,000/-	Rs.17,00,000/-	2	Rs.84,00,000/-	Rs.8,40,000/-	3	Rs.49,00,000/-	Rs.4,90,000/-	4	Rs.1,01,00,000/-	Rs.10,10,000/-
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	Bank account in which EMD to be remitted	<p>For Registration, EMD, Auction Details etc., visit https://ebkray.in/eauction-psb/bidder-registration of the service provider : M/s PSB Alliance, e-Auction Portal: https://www.ebkray.in</p>															
	Last Date and Time within which EMD to be remitted	<p>On or before the e auction. Start date: 08.10.2024 to 15.11.2024.</p>															
8	Time and manner of payment	<p>The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the 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 15th 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</p>															
9	Time and place of public e-Auction	<p>Date: 15.11.2024 Between 11.00 hrs to 16:00 hrs with unlimited extensions of 10 minutes each.</p>															
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 https://ebkray.in/eauction-psb/bidder-registration</p> <p>e-Auction Portal: https://www.ebkray.in & Toll free Number : +91 - 8291220220, Mail ID:</p>															



			support.ebkray@psballaince.com.																	
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	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>08.10.2024 to 14.11.2024</p> <p>From 10.00 A.M to 04.00 P.M. with Prior Appointment on Inspection of property all working days.</p> <p>Mobile : Sri. Y Kiran Chand-9160949910 & , S. Subrahmanyam-9866027578</p>																	

Other conditions:

The Bidders should get themselves registered on <https://ebkray.in/eauction-psb/bidder-registration> by providing requisite KYC documents and registration fee as per the practice followed by **M/s PSB Alliance** 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://www.ebkray.in> 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** 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 Authorized Officer/ Bank nor **M/s 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.

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**. The Bidder has to place a request with **M/s 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).

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
State Bank of India

Date: 08.10.2024.

