



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

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

Sri Kavala Venkata Narasimham S/o K.Suryanarayana
5-16-34, A K P Road, Ward 4, Kovvur, West Godavari,
Andhra Pradesh, 534350

Smt.Gadde Srivani W/o G.Jayaram Krishna 46-17-28/3,
Niharika Apartment, TTD Kalyana Mandapam, Danavaipet,
Rajahmundry, East Godavari,533101

Smt.Tadikamalla Vimala Rani W/o T.Sureswara Gupta 9-
6-6, Factory Road, Opposite SBH, Kovvur, West
Godavari, 534350

Sri Balla Swamy Ayyappa S/o B.Babu Rao 3/8,
Vasudevara Street, Gokavaram, East Godavari, 533286

Smt.Balla Surya Kumari W/o B.Babu Rao 3/8,
Vasudevara Street, Gokavaram, East Godavari, 533286

Smt.Mogali Durga Devi W/o M.Veera Mohan Rao 10-
231/1, Gandhi Nagaram, Gollaprolu, East Godavari,
533445

Smt.Kommanā Posiveni W/o K.Suri Babu 1-68/A,
Tadimalla, Nidadavolu, West Godavari, 534305

Sri Addagarla Venkata Subba Rao S/o A.Garetayya 1-
93/1, Karanam gari Street, Arugolanu, Tadepalligudem
Mandal, West Godavari, 534146

Lr. No.SARB/VSP/KNR/2024-25/ 796

DATE:27.12.2024

Appendix-iv-A

[See Proviso to rule 8 (6)] read with Rule 9(1)]

Reqd 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) read with Rule 9(1) 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.37,93,143.50 as on 25.12.2024 and are also liable to pay future interest w.e.f. 26.12.2024 together with all incidental expenses, cost, charges,etc** due to the secured creditor from Sri Kavala Venkata Narasimham S/o K.Suryanarayana 5-16-34, A K P Road, Ward 4, Kovvur, West Godavari, Andhra Pradesh, Gurantors; Smt.Gadde Srivani W/o G.Jayaram Krishna 46-17-28/3, Niharika Apartment, TTD Kalyana Mandapam, Danavaipet, Rajahmundry, East Godavari, Smt.Tadikamalla Vimala Rani W/o T.Sureswara Gupta 9-6-6, Factory Road, Opposite SBH, Kovvur, West Godavari, Sri Balla Swamy Ayyappa S/o B.Babu Rao 3/8, Vasudevara Street, Gokavaram, East Godavari, Smt.Balla Surya Kumari W/o B.Babu Rao 3/8, Vasudevara Street, Gokavaram, East

o/c



Godavari, Smt.Mogali Durga Devi W/o M.Veera Mohan Rao 10-231/1, Gandhi Nagaram, Gollaprolu, East Godavari, Smt.Kommana Posiveni W/o K.Suri Babu 1-68/A, Tadimalla, Nidadavolu, West Godavari, Sri Addagarla Venkata Subba Rao S/o A.Garetayya 1-93/1, Karanam gari Street, Arugolanu, Tadepalligudem Mandal, West Godavari.

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

S.No of Property	Reserve Price	Earnest Money
1	1,81,50,000/-	18,15,000

(Description of the immovable property with known encumbrances)

Property 1:

**Immovable Property Mortgaged by Sri Kavala Venkata Narasimham S/o Kavala Suryanarayana
AS PER REGISTERED SALE DEED NO.645/2019 DT. 06.02.2019**

All the part and parcel of the property consisting of vacant site to an extent of 610 Sq.Yds or 510.021 Sq.mts in R.S No 648/2 present R.S No 648/2E1,12th ward,presently 13th ward,demolished building with all easementary rights,bearing D.No12-1-61,Assessment No 1076004857 in Kovvur Village,Kovvur Mandal,Kovvur Municipal Area,Kovvur Sub-Registrar,East Godavari District.

Boundaries:

East: Municipal Road extent of 55'6"

West: Site and house belongs to Parimi Venkata Satyanarayana extent of 52'6"

North: Site of RDO Office extent of 102'0"

South: Compound wall of Kalahasthi Sarojinamma extent of 101'4"

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 Registratio,EMD,Auction Details etc., visit <https://baanknet.com/eauction-psb/bidder-registration> of the service provider : M/s PSB Alliance, BAANKNET.COM +918291220220.

Date:27.12.2024

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	<p>Sri Kavala Venkata Narasimham S/o K.Suryanarayana 5-16-34, A K P Road, Ward 4, Kovvur, West Godavari, Andhra Pradesh, 534350.</p> <p>Guarantors:1) Smt.Gadde Srivani W/o G.Jayaram Krishna 46-17-28/3, Niharika Apartment, TTD Kalyana Mandapam, Danavaipet, Rajahmundry, East Godavari,533101 2) Smt.Tadikamalla Vimala Rani W/o T.Sureswara Gupta 9-6-6, Factory Road, Opposite SBH, Kovvur, West Godavari, 534350 3) Sri Balla Swamy Ayyappa S/o B.Babu Rao 3/8, Vasudevara Street, Gokavaram, East Godavari, 533286 4) Smt.Balla Surya Kumari W/o B.Babu Rao 3/8, Vasudevara Street, Gokavaram, East Godavari, 533286. 5) Smt.Mogali Durga Devi W/o M.Veera Mohan Rao 10-231/1, Gandhi Nagaram, Gollaprolu, East Godavari, 533445 6) Smt.Mogali Durga Devi W/o M.Veera Mohan Rao 10-231/1, Gandhi Nagaram, Gollaprolu, East Godavari, 533445 7) Smt.Komma Posiveni W/o K.Suri Babu 1-68/A, Tadimalla, Nidadavolu, West Godavari, 534305,8)Sri Addagarla Venkata Subba Rao S/o A.Garetayya 1-93/1, Karanam gari Street, Arugolanu, Tadepalligudem Mandal, West Godavari, 534146</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	All the part and parcel of the property consisting of vacant site to an extent of 610 Sq.Yds or 510.021 Sq.mts in R.S No 648/2 present R.S No 648/2E1,12 th ward,presently 13 th ward,demolished building with all easementary rights,bearing D.No12-1-61,Assessment No 1076004857 in Kovvur Village,Kovvur Mandal,Kovvur Municipal Area,Kovvur Sub-Registrar,East Godavari District.
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	Rs.37,93,143.50 as on 25.12.2024 and are also liable to pay future interest w.e.f. 26.12.2024 together with all incidental expenses, cost, charges,etc.



6	Deposit of earnest money	<table border="1" data-bbox="678 324 1364 481"> <thead> <tr> <th data-bbox="686 324 917 425">S.No of Property</th> <th data-bbox="917 324 1356 425">Earnest Money Deposit</th> </tr> </thead> <tbody> <tr> <td data-bbox="686 425 917 481">1</td> <td data-bbox="917 425 1356 481">1,81,50,000</td> </tr> </tbody> </table> <p data-bbox="670 515 1444 683">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 https://ebkray.in/eauction OR https://baanknet.com/psb/bidder-registration by means of NEFT</p>	S.No of Property	Earnest Money Deposit	1	1,81,50,000		
S.No of Property	Earnest Money Deposit							
1	1,81,50,000							
7	Reserve Price of the Immovable secured assets	<p data-bbox="662 851 1444 907">The reserve price and the earnest money will be as below for the property:</p> <table border="1" data-bbox="678 918 1428 1075"> <thead> <tr> <th data-bbox="686 918 821 1019">S.No of Property</th> <th data-bbox="821 918 1173 1019">Reserve Price</th> <th data-bbox="1173 918 1420 1019">Earnest Money</th> </tr> </thead> <tbody> <tr> <td data-bbox="686 1019 821 1075">1</td> <td data-bbox="821 1019 1173 1075">1,81,50,000</td> <td data-bbox="1173 1019 1420 1075">18,15,000</td> </tr> </tbody> </table>	S.No of Property	Reserve Price	Earnest Money	1	1,81,50,000	18,15,000
S.No of Property	Reserve Price	Earnest Money						
1	1,81,50,000	18,15,000						
	Bank account in which EMD to be remitted	<p data-bbox="662 1108 1444 1187">Bidders own wallet Registered with PSB Alliance on its e- auction site https://ebkray.in/eauction OR https://baanknet.com/psb/bidder-registration by means of NEFT</p>						
	Last Date and Time within which EMD to be remitted	<p data-bbox="662 1276 1021 1310">On or before the e auction</p>						
8	Time and manner of payment	<p data-bbox="654 1377 1444 1870">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 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 data-bbox="654 1892 1428 1960">Date: 31.01.2025 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://baanknet.com/eauctin-psb/bidder-registration</p> <p>e-Auction Portal: https://www.ebay.in OR https://baanknet.com/</p> <p>& Toll free Number: +91-8291220220</p> <p>Mail Id : support.baanknet@psballiance.com.</p>						
11	Bid increment amount:	<table border="1"> <thead> <tr> <th>S.No of Property</th> <th>Reserve Price</th> <th>Bid amount increment</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,81,50,000</td> <td>20000/-</td> </tr> </tbody> </table>	S.No of Property	Reserve Price	Bid amount increment	1	1,81,50,000	20000/-
S.No of Property	Reserve Price	Bid amount increment						
1	1,81,50,000	20000/-						
	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>02.01.2025 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 & 8249483472, K.Nageswar Rao</p>						

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

