

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 Raghava Aqua Trading Company Rep by its Managing Partner Sri Redla Veera Raghava Rao Door No:16-9-96, Opp: Degalavari Street, Rest House Road, Bhimavaram West Godavari District Andhra Pradesh -534201 Mobile :- 9059156788</p> <p>2.M/s Raghava Aqua Trading Company Rep by its Managing Partner Smt Jalli Suneetha Door No:16-9-96, Opp: Degalavari Street, Rest House Road, Bhimavaram West Godavari District Andhra Pradesh -534201 Mobile :- 9000937302, 9381326226</p> <p>3.Sri Redla Veera Raghava Rao, S/o Chinna Narayana Murthy, Flat No: 503, Ganesh Nagar, Vasavi Paradise, NAD Kotha Road, Visakhapatnam – 530 009, Andhra Pradesh.</p> <p>4.Smt Jalli Suneetha, W/o Sagar, Door No: 11 – 194, Carbet School, Nagaraju Peta, Palakol Post & Mandal – 534 260, West Godavari District, Andhra Pradesh</p> <p>5. Smt Redla Manga Devi W/O Veera Raghava Rao Flat No 503,Ganesh Nagar,Vasavi paradise,NADKotha Road,Visakhapatnam Andhra Pradesh PIN-530009</p> <p>6. Smt Achanta Dhana Lakshmi,W/o Naga Satya Srinivasa Prabhakar,Door No:16-3-23/1,Govt.Hospital Back side, Narasapuram,Dist- West Godavari, Andhra Pradesh PIN 534275</p> <p>7. Sri Inakoti Srinivasu S/o Thamma Rao, Door No:1-8,Kapula Veedhi,Gorinta, Peddapuram,Dist-East Godavari Adhra Pradesh PIN-533433,Dist-East Godavari(A.P) PIN-533433</p> <p>Sri Redla Srinivasa Rao,S/OSri Redla Veera Raghava Rao,Flat No 503,Ganesh Nagar,Vasavi paradise NAD Kotha Road,Visakhapatnam Andhra Pradesh PIN-530009</p>
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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>Immovable property mortgaged by Sri Smt Jalli Suneetha, W/o Sagar, Door No: 11 - 194, Carbet School, Nagaraju Peta, Palakol Post & Mandal - 534 260, West Godavari District, Andhra Pradesh</p> <p>Description of property. All that part and parcel of Land and building in Door No: 11-70, Assessment No:877, Residential site extent of 1936 sq yards or Complete extent of Ac 0.40 cents in New R S No: 40/2A towards north in complete extent of Ac 3.84 cents in R S No: 40/2 and RCC & Tin Sheet Roofed building, situated at West Godavari District, Palakollu Sub Registrar office, Palakollu Mandal, Palakollu Rural Village & Panchayath area, Palakollu Non Municipal Village, Property belonging to Smt Jalli Suneetha, W/o Sagar, vide doc No: 66/2010, Dated: 05.01.2010, vide Settlement Deed No:736/2019, Dated: 08.02.2019, vide Rectification Deed No: 1359/2019, Dated: 05.03.2019, within the following boundaries :</p> <table border="1" data-bbox="651 1126 1401 1547"> <thead> <tr> <th></th> <th>As per Deed</th> <th>Actuals</th> </tr> </thead> <tbody> <tr> <td>East</td> <td>Canal Bund Road. i.e. Palkol - Vadlavanipalem Road</td> <td>Road -108'00"</td> </tr> <tr> <td>West</td> <td>Godown site of Sri Bolla Narasimha Murthy</td> <td>Kalyana Mandapam - 108'00"</td> </tr> <tr> <td>South</td> <td>site of Sri Jalli Sagar</td> <td>Remaining site belongs to Jalli Sagar -15'02"</td> </tr> <tr> <td>North</td> <td>site of Sri Bolla Narasimha Murthy</td> <td>40 ft Wide layout Road -161'33"</td> </tr> </tbody> </table>		As per Deed	Actuals	East	Canal Bund Road. i.e. Palkol - Vadlavanipalem Road	Road -108'00"	West	Godown site of Sri Bolla Narasimha Murthy	Kalyana Mandapam - 108'00"	South	site of Sri Jalli Sagar	Remaining site belongs to Jalli Sagar -15'02"	North	site of Sri Bolla Narasimha Murthy	40 ft Wide layout Road -161'33"
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East	Canal Bund Road. i.e. Palkol - Vadlavanipalem Road	Road -108'00"															
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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.4,6798414.21 as on 19.11.2024 and are also liable to pay future interest w.e.f. 20.11.2024 together with all incidental expenses, cost, charges,etc															



6	Deposit of earnest money	EMD amount Rs.23,00,000/- 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.ebikray.in .
7	Reserve Price of the Immovable secured assets	Rs.2,30,00,000/- (Rs.Two Crore Thirty Lakhs Only)
	Bank account in which EMD to be remitted	Bidders own wallet Registered with M/s PSB Alliance, e-Auction Portal: https://www.ebikray.in .
	Last Date and Time within which EMD to be remitted	On or before the e auction
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 th 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	Date:17.12.2024 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	The auction will be conducted online only, M/s PSB Alliance at the web portal https://ebkray.in/eauction-psb/bidder-registration . For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with eauction portal and for E-auction tender document containing online e-auction bid form, Declaration etc., please refer to the link provided in https://ebikray.in .



11	Bid increment amount:	Rs. 50,000/-
	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	27.11.2024 to 16.12.2024 From 10.00 A.M to 04.00 P.M. with Prior Appointment on Inspection of property all working days. Mobile : 8099444378, Y Srikant & 8249483472, K.Nageswar Rao
Other conditions		
a	The Bidders should get themselves registered on https://ebikray.in 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).	
b	The Intending bidder should transfer his EMD amount by means of challan generated on his/her/their bidder account maintained with M/s PSB Alliance at the web portal https://ebkray.in/eauction-psb/bidder-registration 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 M/s PSB Alliance is 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 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.	



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 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.
g	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.
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 Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
m	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.
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 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).
p	The Authorised Officer is not bound to accept the highest offer and the



	Authorized 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 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.
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.


Authorized Officer

Place: Visakhapatnam
State Bank of india



Date: 20.11.2024

Lr. No.SARB/VSP/KNR/2024-25/ 655

DATE:20.11.2024

Appendix-iv-A

[See Proviso to rule 8 (6)]

Regd Post With Ack Due

Without Prejudice

Sale Notice for sale of immovable property

M/s Raghava Aqua Trading Company Partners:1.Sri Redla Veera Raghava Rao 2.Smt Jalli Suneetha,3.Smt Redla Manga Devi, 4.Smt Achanta Dhanalaxmi,5.Sri Inakoti Srinivasu, 6.Sri Redla Srinivasa Rao,Door No 16-19—96,Opp: Degalavari Street,RestHouse oad,Bhimavaram,West Godavari Dist(A.P)	Sri Redla Veera Raghava Rao, S/o Chinna Narayana Murthy, Flat No 503,Ganesh Nagar,Vasavi paradise NAD Kotha Road,Visakhapatnam Andhra Pradesh PIN-530009
Smt Jalli Suneetha,W/o Sagar, Door No:11-194,Carbet School, Nagaraju Peta,Palakol Post&Mandal Dist-West Godavari,Andhra Pradesh,PIN-534260	Smt Redla Manga Devi W/O Veera Raghava Rao Flat No 503,Ganesh Nagar,Vasavi paradise,NADKotha Road,Visakhapatnam Andhra Pradesh PIN-530009
Smt Achanta Dhana Lakshmi,W/o Naga Satya Srinivasa Prabhakar,Door No:16-3-23/1,Govt.Hospital Back side, Narasapuram,Dist- West Godavari, Andhra Pradesh PIN 534275	Sri Inakoti Srinivasu S/o Thamma Rao, Door No:1-8,Kapula Veedhi,Gorinta, Peddapuram,Dist-East Godavari Adhra Pradesh PIN-533433,Dist-East Godavari(A.P) PIN-533433
Sri Redla Srinivasa Rao,S/OSri Redla Veera Raghava Rao,Flat No 503,Ganesh Nagar,Vasavi paradise NAD Kotha Road,Visakhapatnam Andhra Pradesh PIN-530009	

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 **physical 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 17.12.2024, for recovery of Rs.4,6798414.21 as on 19.11.2024 and are also liable to pay future interest w.e.f. 20.11.2024 together with all incidental expenses, cost, charges, etc due to the secured creditor from M/s Raghava Aqua Trading Company, Mg Partner : Sri Redla Veera Raghava Rao, S/o Chinna Narayana Murthy, Flat No 503, Ganesh Nagar, Vasavi paradise NAD Kotha Road, Visakhapatnam Andhra Pradesh PIN-530009, Smt Jalli Suneetha, W/o Sagar, Door No:11-194, Carbet School, Nagaraju Peta, Palakol Post&Mandal, Dist-West Godavari, Andhra Pradesh, PIN-534260, Smt Redla Manga Devi, W/O Veera Raghava Rao, Flat No 503, Ganesh Nagar, Vasavi paradise, NADKotha Road, Visakhapatnam, Andhra Pradesh PIN-530009, Smt Achanta Dhana Lakshmi, W/o Naga Satya Srinivasa Prabhakar, Door No:16-3-23/1, Govt. Hospital Back side, Narasapuram, Dist- West Godavari, Andhra Pradesh PIN 534275, Sri Inakoti Srinivasu S/o Thamma Rao, Door



bank.sbi
sbi.10077@sbi.co.in
+91 891 2739877
+91 891 2739126
+91 891 2739127

అప్రోప్ర అస్తుల వసూలు శాఖ
పరిపాలనా కార్యాలయం అవరణ
బాలాజీనగర్, సిరిపురం
విశాఖపట్నం - 530 003.

तनावग्रस्त आस्तिया बसूली शाखा
प्रशासनिक कार्यलय परिसर
बालाजी नगर, सिरिपुरम
विशाखपट्टनम - 530 003.

Stressed Assets Recovery Branch
Administrative Office Compound
Balaji Nagar, Siripuram
Visakhapatnam - 530 003.

No:1-8,Kapula Veedhi,Gorinta,Peddapuram,Dist-East Godavari,Adhra Pradesh PIN-533433,Dist-East Godavari(A.P) PIN-533433, Sri Redla Srinivasa Rao,S/OSri Redla Veera Raghava Rao,Flat No 503,Ganesh Nagar,Vasavi paradise NAD Kotha Road,Visakhapatnam,Andhra Pradesh PIN-530009.

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

S.No of Property	Reserve Price	Earnest Money
1	Rs.2,30,00,000/-	Rs.23,00,000/-

(Description of the immovable property with known encumbrances)

Immoveable Property standing in the name of Smt Jalli Suneetha vide Document No.66/2010, Dated: 05.01.2010:-

All that part and parcel of Land and building in Door No: 11-70, Assessment No:877, Residential site extent of 1936 sq yards or Complete extent of Ac 0.40 cents in New R S No: 40/2A towards north in complete extent of Ac 3.84 cents in R S No: 40/2 and RCC & Tin Sheet Roofed building, situated at West Godavari District, Palakollu Sub Registrar office, Palakollu Mandal, Palakollu Rural Village & Panchayath area, Palakollu Non Municipal Village, Property belonging to Smt Jalli Suneetha, W/o Sagar, vide doc No: 66/2010, Dated: 05.01.2010, vide Settlement Deed No:736/2019, Dated: 08.02.2019, vide Rectification Deed No: 1359/2019, Dated: 05.03.2019, within the following boundaries;

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South	site of Sri Jalli Sagar	Remaining site belongs to Jalli Sagar -15'02"
North	site of Sri Bolla Narasimha Murthy	40 ft Wide layout Road -161'33"

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

Date:20.11.2024
Place: Visakhapatnam

Authorised Officer

