

Phone 0863-2220244 , E-mail:Guntur@bankofbaroda.com

Sale Notice for Sale of Immovable Properties

"APPENDIX-IV-A [See proviso to Rule 6 (2) & 8 (6)]

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is", "Whatever there is" and "Without Recourse"** basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	short description of the immovable property with known encumbrances, if any	Total Dues.	Date of e-Auction Time of E-auction - Start Time _____ to End Time _____	1.Reserve Price- 2.Earnest Money Deposit (EMD)- 3.Bid Amount Increase	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	M/s. Annapurna Trading Company	Property-1 All the part and parcel of Property situated in Guntur District,	Rs.32,55,851.73/- (Rupees Thirty Two Lakhs Fifty Thousand Eight Hundred Fifty One and Seventy Three Paise Only) as on 09.08.2025+unapplied	28.03.2026 from 2:00 PM to 6:00 PM	1.Rs.13,06,000/ 2.Rs.1,30,600/- 3.Rs.20,000/-	Physical	23.03.2026 to 28.03.2026 & 11:00 AM to 05:00 PM (with prior

वैकायिक बडौदा गुरुर आछा रात्री व गांधी भवन हिंदू कॉलेज के नाम से, गुरुर 522004, फोन नं 0863-2220244

Bank of Baroda Guntur Branch Rajiv Gandhi Bhavan, Near Hindu College Guntur -522004. ఫోన్: 0863 2220244, ఫ్యాక్స్: 0863 2224775, ई-మెయిల్: Guntur@bankofbaroda.com



26/2/2026



बैंक ऑफ बड़ोदा Bank of Baroda



Rep by its Prop. Mr. Yerraboina Venkateswara Rao, R/o: Door No.20-18-402/A, 2nd Line, D S Nagar, Etukuru Road, Guntur-522003, Andhra Pradesh.	Guntur Sub District, Guntur Municipal corporation limits at Ramachnadrapura Agraharam – 1053 Paimaishi no. 75 – Ramachandrapura Agraharam D.No.38/1 out of Ac 19.70 cents – out of Ac 1.63 cents – vacant site in an extent of 121 Sq. yards or 101.16 Sq. mts. standing in the name of Mr.Yerraboina Venkateswara Rao and is bounded by: East: Property of other- 20'00" ft.	interest from 10.08.2025+ other charges if any till realization.				appointment only)
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बैंक ऑफ बड़ोदा ट्रस्ट शाखा राजीव गांधी भवन हिंदू कॉलेज के पास में, गृह 522004, फोन नं 0863-2220244
Bank of Baroda Guntur Branch Rajiv Gandhi Bhavan, Near Hindu College Guntur-522004 फोन नं 0863 2220244, फेक्स/Fax-0863 2224775, ई-मेल/E-mail:Guntur@bankofbaroda.com





बैंक ऑफ बड़ोदा Bank of Baroda



		South: Property belongs to Alexer Reddy- 54'.05" ft. West: 25 feet road- 20.00" ft. North: Property belongs to Yerraboina Venkateswara Rao- 54'.05" ft.				
2	Mr. Yerraboina Venkateswara Rao R/o: Door No:20-18-402/A, 2nd Line, D S Nagar, Etukuru Road, Guntur-522003, Andhra Pradesh.	Property 2: All the part and parcel of Property situated in Guntur District, Guntur Sub District, Guntur Municipal corporation limits at Ramachnadrapura Agraharam – 1053 Paimaishi no.75 – Ramachandrapura Agraharam D.No.38/1	28.03.2026 from 2:00 PM to 6:00 PM	1. Rs.10,15,000/ 2.Rs.1,01,500/- 3.Rs.20,000/-		23.03.2026 to 28.03.2026 & 11:00 AM to 05:00 PM (with prior appointment only)

बैंक ऑफ बड़ोदा बैंक शाखा राजीव गांधी भवन हिंदू कॉलेज के पास में गृह 522004, फोन नं 0863-2220244
Bank of Baroda Guntur Branch Rajiv Gandhi Bhavan, Near Hindu College Guntur-522004, फोन नं 0863 2220244, ई-मेल/E-mail:Guntur@bankofbaroda.com





बैंक ऑफ बड़ोदा Bank of Baroda



		out of Ac 19.70 cents - out of Ac 1.63 cents - vacant site in an extent of 94 Sq. yards or 78.59 Sq. mts standing in the name of Mr. Yerraboina Venkateswara Rao is bounded by: East: Property of others-15'.05" ft. South: Property belongs to Yerraboina Venkateswara Rao- 54'.05" ft. West: 25 ft width road-15'.05" ft. North: Property belongs to Yennuganti Srinivasa Rao-54'.05" ft.				
3	Guarantor: Mr. Idapalapati Venkateswarlu, S/o Mr. Pothuraju,	Property-3 All the part and parcel of Property situated in Guntur District,		28.03.2026 from 2:00 PM to 6:00 PM	1.Rs.12,31,000/ 2.Rs.1,23,100/- 3.Rs.20,000/-	23.03.2026 to 28.03.2026 & 11:00 AM to 05:00 PM (with prior

बैंक ऑफ बड़ोदा गृह शाखा राजीव गांधी भवन हिंदू कॉलेज के पास में, गृह 522004, फोन नं 0863-2220244, फैक्स/फै-0863-2224775, ई-मेल/E-mail:Guntur@bankofbaroda.com





बैंक ऑफ बड़ोदा Bank of Baroda



					appointment only)
D.No.4-6-168/1, 1st line, Ganapathi Nagar, Sai Baba Road, Ring Road, Guntur -522007, Andhra Pradesh.	Guntur Sub District, Guntur Municipal corporation limits at Ramachnadrapura Agraharam – 1053 Paimaishi no. 75 – Ramachandrapura Agraharam D.No.38/1, after Guntur GMC resurvey				
	165626/2020-21/G3 dtd. 05/11/2020 in survey no. 38/1A - out of Ac 19.70 cents – out of Ac 1.63 cents - vacant site in an extent of 114 Sq. yards or 95.31 Sq. mts in the name of				

बैंक ऑफ बड़ोदा गृह शाखा रावीव गोपी भवन हिंदू कॉलेज के पास में गृह 522004, फोन नं 0863-2220244
Bank of Baroda Guntur Branch Rajiv Gandhi Bhavan, Near Hindu College Guntur -522004 फोन नं 0863 2220244, ई-मेल/ E-mail: Guntur@bankofbaroda.com





बैंक ऑफ बड़ोदा Bank of Baroda



Mr. Idapalapati Venkateswarlu is bounded by:					
East: Property of B.G.T. Company site - 16'.09" ft.					
South: Property belongs to Idapalapati Venkateswarlu-61'.00" ft.					
West: 25 ft road- 16'.09" ft.					
North: Property belongs to Bolli Venkalah site-61'.06" ft.					

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://Baanknet.com>. Also, prospective bidders may contact the Authorised officer on Tel No. 0863-2220244 ; Mobile 8977513906.

Date: 26.02.2026,
Place:- Guntur.

कुल बैंक ऑफ बड़ोदा
FOR BANK OF BARODA

VIKASH RANJAN
Authorised Officer
Bank of Baroda

बैंक ऑफ बड़ोदा गूगल शाखा राजीव गांधी भवन गिद्ध कॉलेज के पास में, गूगल 522004, फोन नं 0863-2220244
Bank of Baroda Guntur Branch Rajiv Gandhi Bhavan, Near Hindu College Guntur -522004 फोन नं 0863 2220244, फेक्स/फैक्स-0863 2224775, ई-मेल:-Guntur@bankofbaroda.com





बैंक ऑफ बड़ोदा Bank of Baroda



TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SAREAFSL ACT 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is",** and **"Whatever there is" and "Without Recourse"** basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagors	short description of the immovable property with known encumbrances, if any	Total Dues.	Date of e-Auction	1.Reserve Price- 2.Earnest Money Deposit (EMD)- 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	M/s. Annapurna Trading Company Rep by its Prop. Mr. Yerraboina Venkateswara Rao, R/o: Door No:20-18-402/A,	Property-1 All the part and parcel of Property situated in Guntur District, Guntur Sub District, Guntur Municipal corporation limits at	Rs.32,55,851.73/- (Rupees Thirty Two Lakhs Fifty Five Thousand Hundred Fifty One and Seventy Three Paise Only) as on 09.08.2025+unapplied interest from 10.08.2025+other charges if any till realization.	28.03.2026 from 2:00 PM to 6:00 PM	1.Rs.13,06,000/- 2.Rs.1,30,600/- 3.Rs.20,000/-	Physical	23.03.2026 to 28.03.2026 & 11:00 AM to 05:00 PM (with prior appointment only)

बैंक ऑफ बड़ोदा गूंटूर शाखा राजीव गांधी भवन निम्न कार्यालय के पास में, गूंटूर 522004, फोन नं 0863-2220244

Bank of Baroda Guntur Branch Rajiv Gandhi Bhavan, Near Hindu College Guntur -522004 फोन नं 0863 2220244, ई-मेल/E-mail:Guntur@bankofbaroda.com





बैंक ऑफ बड़ोदा Bank of Baroda



2nd Line, D S Nagar, Etukuru Road, Guntur-522003, Andhra Pradesh.	Ramachnadrapura Agraharam – 1053 Paimaishi no. 75 – Ramachandrapura Agraharam D.No.38/1 out of Ac 19.70 cents – out of Ac 1.63 cents – vacant site in an extent of 121 Sq. yards or 101.16 Sq. mts. standing in the name of Mr.Yerraboina Venkateswara Rao and is bounded by: East: Property of other- 20'.00" ft. South: Property belongs to Alexer Reddy- 54'.05" ft.					
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बैंक ऑफ बड़ोदा Bank of Baroda



		West: 25 feet road- 20'.00" ft. North: Property belongs to Yerraboina Venkateswara Rao- 54'.05" ft.				
2	Mr. Yerraboina Venkateswara Rao R/o: Door No.20-18-402/A, 2nd Line, D S Nagar, Etukuru Road, Guntur-522003, Andhra Pradesh.	Property 2: All the part and parcel of Property situated in Guntur District, Guntur Sub District, Guntur Municipal corporation limits at Ramachnadrapura Agraharam – 1053 Paimaishi no.75 – Ramachandrapura Agraharam D.No.38/1 out of Ac 19.70 cents – out of Ac 1.63 cents – vacant site in an		28.03.2026 from 2:00 PM to 6:00 PM	1. Rs.10,15,000/ 2.Rs.1,01,500/- 3.Rs.20,000/-	23.03.2026 to 28.03.2026 & 11:00 AM to 05:00 PM (with prior appointment only)





बैंक ऑफ बड़ोदा

Bank of Baroda



	extent of 94 Sq. yards or 78.59 Sq. mts standing in the name of Mr. Yerraboina Venkateswara Rao is bounded by: East: Property of others-15'.05" ft. South: Property belongs to Yerraboina Venkateswara Rao-54'.05" ft. West: 25 ft width road-15'.05" ft. North: Property belongs to Yenuganti Srinivasa Rao-54'.05" ft.					
3	Guarantor: Mr. Idapalapati Venkateswarlu, S/o Mr. Pothuraju, D.No.4-6-168/1, 1st line,	Property-3 All the part and parcel of Property situated in Guntur District, Guntur Sub District, Guntur Municipal corporation limits at	28.03.2026 from 2:00 PM to 6:00 PM	1.Rs.12,31,000/ 2.Rs.1,23,100/- 3.Rs.20,000/-		23.03.2026 to 28.03.2026 & 11:00 AM to 05:00 PM (with prior appointment only)





बैंक ऑफ बड़ोदा Bank of Baroda



Ganapathi Nagar, Sai Baba Road, Ring Road, Guntur -522007, Andhra Pradesh.	Ramachnadrapura Agraharam – 1053 Paimaishi no. 75 – Ramachandrapura Agraharam D.No.38/1, after Guntur GMC resurvey 165626/2020-21/G3 dtd. 05/11/2020 in survey no. 38/1A - out of Ac 19.70 cents – out of Ac 1.63 cents - vacant site in an extent of 114 Sq. yards or 95.31 Sq. mts in the name of Mr. Idapalapati Venkateswarlu is bounded by: East: Property of B.G.T. Company site - 16'09" ft.					
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बैंक ऑफ बड़ोदा
मुख्यालय: राजीव गांधी भवन, हिंदू कॉलेज के पास में, गुंटूर 522004, फोन नं 0863-2220244
Bank of Baroda Guntur Branch Rajiv Gandhi Bhavan, Near Hindu College Guntur -522004 फोन नं 0863 2220244, फैक्स/फैक्स-0863 2224775, ई-मेल/E-mail: Guntur@bankofbaroda.com





बैंक ऑफ बरोडा

Bank of Baroda



	South: Property belongs to Idapalapati Venkateswarlu-61'00" ft. West: 25 ft road-16'.09" ft. North: Property belongs to Bolli Venkaiah site-61'.06" ft.					
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TERMS AND CONDITIONS -

1. The Online E-Auction will be held through auction portal website i.e. <https://baanknet.com> on the date and time mentioned above with unlimited extension of 3 minutes. The intending bidders / purchasers are required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.
2. KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.
3. EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with <https://baanknet.com> Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in

बैंक ऑफ बरोडा
मुख्य शाखा: राजीव गांधी भवन, नंदी, गुंटुर-522004, फोन: 0863 2220244, फैक्स: 0863 2224775, ई-मेल: Guntur@bankofbaroda.com

Bank of Baroda Guntur Branch Rajiv Gandhi Bhavan, Near Hindu College Guntur-522004, फोन: 0863 2220244, फैक्स: 0863 2224775, ई-मेल: Guntur@bankofbaroda.com





बैंक ऑफ बड़ोदा Bank of Baroda



<https://baanknet.com> and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: 8291220220 & email support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>.
- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generating challan and transfer EMD amount to bidder's EMD Wallet.
- After EMD amount is reflected in Bidder's e-wallet, Bidder needs to participate in the auction by clicking on the "Participate" option of the particular property.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 3 Minutes time will be given in case of receipt of bid in last three minutes. Three minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of three minutes to the last highest bid, the e-auction shall be closed.





बैंक ऑफ बड़ोदा

Bank of Baroda



6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.
8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorized Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorized Officer.
10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.
11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.
12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

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- ### 17. Important Terms and conditions:

1. Successful Auction Purchaser will not be entitled to claim any interest, in case, return of money at a later date.
 2. Successful Auction Purchaser must submit the Declaration Cum Undertaking confirming the above terms & conditions immediately after e-Auction.
 3. Subsequent to sale, if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.
- 18.** After obtaining the undertaking only, the authorised officer shall confirm the auction sale.





बैंक ऑफ बड़ोदा Bank of Baroda



19. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorized Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

20. The Authorized Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

21. The sale is subject to confirmation by the Secured Creditor Bank.

22. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No. 0863-2220244 Mobile: 8977513906.

Date: 26-02-2026,
Place :- GUNTUR.

मुख्य बैंक ऑफ बड़ोदा
FOR BANK OF BARODA

VIKASH RANJAN
मुख्य प्रबंधक श्री, Chief Manager, Guntur Br.,
(VIKASH RANJAN)

Authorised Officer
Bank of Baroda.



अष्टमीय अक्षर

भारतीय युव
एक नैतिक-जैविक वि

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