

STATE BANK OF INDIA

Stressed Assets Management Branch, Secunderabad
H No.5-9-76, 2nd Floor, Prabhat Towers, Opp. Amaravathi LHO,
Chappel Road, Gunfoundry, Hyderabad-500001
E-mail ID: team4samb.sec@sbi.co.in, Mob:8309858480 & 9000890579 &
9004890903

Appendix – IV-A
[See rule 8(6)] r/w 9(1)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET UNDER THE
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND
ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 8(6)
r/w 9 (1) OF THE 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 property 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, on behalf of the consortium member banks will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis on **25.03.2026** for recovery of Rs.2140,12,32,046.99 (Rupees Twenty one hundred and forty Crore twelve lakhs thirty two thousand forty six and ninety nine paisa only) to SBI and future interest from 01.04.2025 at contractual rate and Rs.1177,17,23,277.45 (Rupees Eleven hundred seventy seven crores seventeen lakhs twenty three thousand two hundred seventy seven and forty five paisa only) to IDBI Bank, Chapel Road, Hyderabad and future interest from 01.07.2024 at contractual rate together with incidental expenses, costs, charges, etc due to the secured creditors from **M/s Apex Encon Projects Pvt. Ltd.**, represented by the following and its Guarantor(s):

1. The Liquidator, Apex Encon Projects Pvt Ltd, High Court of Judicature at Hyderabad, For the State of Telangana and the State of Andhra Pradesh, Corporate Bhawan, 1st Floor, Bandlaguda (Nagole), Thattiannam Village, Hayathnagar Mandal, Ranga Reddy District, HYDERABAD – 500 068.
2. M/s Apex Encon Projects Private Limited, D.No.1-54-11, Plot No.51, Sector1 HIG, M.V.P Colony, Visakhapatnam, Andhra Pradesh – 530 017.
3. Smt. N Padmavathi, Legal Representative of late Sri Nekkanti Rama Rao, Village: Nelliparthi, Mandal: Salur, District Vizianagaram – 535 591.
4. Smt. Nekkanti Padmavathi, Ex-Director M/s Apex Encon Projects Pvt. Ltd. Praveenya Institute of Marine Engineering and Maritime Studies, Modavalasa, Thgarapuvalasa, Andhra Pradesh – 531 162.
5. Sri.Nekkanti Venkata Anjaneya Varma S/o Pevenkanna Nekkanti, Director M/s Usha Madhuri Enterprises Pvt Ltd.2-45, Burjivalasa, Kottuparuvu, Andhra Pradesh- 535 593.
6. Sri. N. Anjaneya Varma, S/o Nekkanti Venkata Narayana, Flat No.1802, 'G' Block, Apna Sarovar, Nallagandla, Lingampally, Hyderabad-500019.
7. Sri, Phani Ratna Kumar Potluri, Plot No 78 & 79, Surayanagar Colony, Karkhana, Secunderabad – 500 015.
8. Sri Veeravenkata Satyanarayana Bobba, Quarter No 313-8, Sector 7, Ukku nagaram, Vizag – 530 032.



9. Sri. Viswanatha Raju Dantuluri, S/o Suryanarayana Raju Dantuluri, Flat No.404, H.No.11-9-16/B16, Vishnu Apartments, Near Jagannadha Swamy Temple, Dasapalla Hills, Visakhapatnam-530 003.
10. Sri N Krishna, S/o Satti Raju, H.No.1-207, Neliparthi Vill, Salur Mandal, Dist. Vijayanagaram, Andhra Pradesh – 535 591.
11. Sri N Subba Rao S/o Satti Raju, H.No.1-208, Neliparthi Vill, Salur Mandal, Dist. Vijayanagaram, Andhrapradesh – 535 591.

The reserve price for property SI.No.1 will be Rs.3,57,00,000/- and EMD will be Rs.35,70,000/- .

Note: IDBI Bank Ltd, who is the member of the Consortium, has given their consent to State Bank of India, Stressed Assets Management Branch, Secunderabad to proceed under SARFAESI Act as a Consortium Leader.

The property mentioned below are mortgaged jointly to SBI & IDBI and both the Banks are having pari-passu charge over the said property.

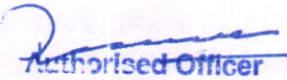
(Short description of the Immovable property with known encumbrances, mentioned as under)

Schedule of Property

SI No	Address of Security Charged Covered Under Auction
1	Semi-finished building in land admeasuring 652 Square Meters located at Plot No. 63 at Survey No. 169 (pt) CTS No. 1627 (pt) Maroshi Village Royal Palms Goregaon (E) Mumbai in the name of M/s Apex Encon Projects Pvt. Ltd. (Lease deed 1315/2010 dt 16.12.2010)

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website (a) www.sbi.co.in (b) <https://baanknet.com>

कुते भारतीय स्टेट बैंक
For STATE BANK OF INDIA


Authorised Officer
ते.ओ.प्र.शाखा / SAM Br. 4106
सिकंदराबाद / Secunderabad

Date: 04.03.2026
Place: Hyderabad

Authorised Officer
State Bank of India, SAM Branch, Secunderabad

**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	M/S APEX ENCON PROJECTS PVT. LTD Regd. Office: D. No. 1-54-11, Plot No.HIG-51, Sector-1, MVP Colony, Visakhapatnam-530017
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA ,Stressed Assets Management Branch, Secunderabad H No.5-9-76,2nd Floor, Prabhat Towers, Opp. Amaravathi LHO, Chapel Road,Gunfoundry,HYDERABAD-500001
		1. Semi-finished building in land admeasuring 652 Square Meters located at Plot No. 63 at Survey No. 169 (pt) CTS No. 1627 (pt) Maroshi Village Royal Palms Goregaon (E) Mumbai. (Lease deed 1315/2010 dt 16.12.2010) Note: Attention is invited to all prospective bidders, that the said properties are a lease holds right properties. Hence the successful bidder will get lease hold rights over the properties for the balance period of years.
4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorized Officer, there are no encumbrances advised to the Bank. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of the property, and 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.
5	The secured debt for recovery of which the property is to be sold	Rs.2140,12,32,046.99 (Rupees Twenty one hundred and forty Crore twelve lakhs thirty two thousand forty six and ninety nine paisa only) to SBI and future interest from 01.04.2025 at contractual rate and Rs.1177,17,23,277.45 (Rupees Eleven hundred seventy seven crores seventeen lakhs twenty three thousand two hundred seventy seven and forty five paisa only) to IDBI Bank, Chapel Road, Hyderabad and future interest from 01.07.2024 at contractual rate together with incidental expenses, costs, charges, etc due to the secured creditors from M/s Apex Encon Projects Pvt. Ltd., and its Guarantor(s)
6	Deposit of Earnest Money	10% of Reserve price to be submitted to BAANKNET wallet in BAANKNET portal by intending bidders through their Bank account. https://BAANKNET.COM



7	Reserve Price of the immovable secured assets. Bank Account in which EMD to be remitted. Last date and time within which EMD to be remitted:	Property as per details given in the auction notice. The intending bidder should submit the EMD deposit to BAANKNET wallet in BAANKNET portal through their Bank account. https://BAANKNET.COM As per details given in the auction notice.
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 amount is to be deposited into SBI SAM BRANCH OFFICE A/C (O/A NO LIEN AMTS) with ACCOUNT NO.30286184022 at SBI SAM Branch, Secunderabad Branch (Branch Code No.04106) IFSC: SBIN0004106 The Balance 75% of the sale price is payable on or before the 15th 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 time: 11.00 AM to 04.00 P.M. on 25.03.2026 on the BAANKNET portal (https://BAANKNET.COM) with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.
10	The e-auction will be conducted through the Bank's approved service provider. e-auction tender documents containing e-action bid form, declaration etc., are available in the website of the service provider as mention above	The intending bidders have to get themselves registered on the BAANKNET PORTAL (https://BAANKNET.COM) 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 BAANKNET wallet in BAANKNET portal through their Bank account.
11	i) Bid increment amount. ii) Auto extension -----times Limited/unlimited iii) Bid currency and Unit of measurement	i) As mentioned in the auction notice. 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 16.03.2026 to 23.03.2026 between 11.00 a.m. to 4.00 p.m.(with prior appointment) Sri R K Bharath, Authorized officer on Phone No. 9000890579, M Babu Case Officer 8309858480 or Shri. Vinay Krishna Agarwal, M/S VIVRO FINANCIAL SERVICES PRIVATE LIMITED, 607/608, Marathon Icon, Veer Santaji Lane, Opp. Peninsula Corporate Park, Off Ganpatrao Kadam Marg, Lower Parel West, Mumbai-400013. Ph/022-66668040, 9004890903.



13 OTHER CONDITIONS

- a) Bidders shall hold a valid digital Signature Certificate issued by competent authority (Not mandatory) and valid KYC & email ID and Mobile number. E-Mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET PORTAL will be conveyed through e mail.
- b) The intending bidders shall inspect and verify the property and documents before submitting the bids for their satisfaction. The intending bidders have to get themselves registered on the BAANKNET portal (<https://BAANKNET.COM>) 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/ upload copies of (i) Proof of Identification (KYC) viz. Aadhar card/Driving License/Passport etc., (ii) Current Address-proof of communication, (iii) PAN card of the bidder (iv) cancelled cheque (v) Registration certificate in case of Company/firm on the BAANKNET portal for registration as bidders.
- c) Names of Eligible Bidders will be identified by the BAANKNET Portal to participate in online e-Auction on the portal BAANKNET <https://BAANKNET.COM>. BAANKNET 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/ BAANKNET 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 BAANKNET 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 will be refunded to their respective account numbers by BAANKNET 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 Authorized 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 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 may it be subsequently sold. o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name. p) The payment of all statutory/non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. q) 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. r) 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 only. 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.
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