



STATE BANK OF INDIA
HOUSING LOAN CENTRE-2,
Yalamanchali Complex, Venkateswra Nagar, Vijayawada, NTR District-520008

E-AUCTION/ SALE NOTICE

Appendix – IV-A
[See Proviso to rule 8(6) R/W 9(1)]

PUBLIC NOTICE FOR E-AUCTION/SALE OF IMMOVABLE PROPERTY on 24.03.2026

Sale of immovable PROPERTY mortgaged to Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002)

Whereas, the Authorized Officer of State Bank of India has taken possession of the following PROPERTY pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan accounts with right to sell the same on “AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” for realisation of Bank’s dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank’s dues by sale of the said PROPERTY. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://baanknet.com>)

DESCRIPTION OF IMMOVABLE PROPERTY

Sl No.	Name of the Branch & Borrower(s) & Guarantor	Name of the owner of the PROPERTY	Details of property	Outstanding Amount & Demand Notice Date	Reserve Price (Rs.) EMD Bid Increase Amount	Auction Date and time
1	Bhavanipuram Branch, & 1) Sri Panchaparvala Donthuleswara Rao S/o Venkata Harinadha Babu Rao 2) Smt Panchaparvala Divyalakshmi W/o Donthuleswara Rao	Sri Panchaparvala Donthuleswara Rao S/o Venkata Harinadha Babu Rao	All that part and parcel of 175.0 Sq.yards of site along with Ground Floor, 1 st Floor, 2 nd Floor RCC building constructed thereon in RS No.44/1, Plot No.32, Municipal Ward No.4, Old Asst. No.31246D/1, new Asst. No.85549, Door No.76-14-227A, Teachers colony, Bhavanipuram, Vijayawada, NTR District belonging to Sri Panchaparvala Donthuleswara Rao S/o Venkata Harinadha Babu Rao vide Regd. Gift Deed No.1713/2013 dated 11.03.2013, DRO Vijayawada, Krishna District and bounded by: Building Boundaries East : Compound Wall of Aalthi Sivanageswara Rao South : Plot no.31 West : Municipal Road North : Property of Shaik Mahaboob Galab	Rs.75,74,046/- and interest from 09.06.2025 & Date: 10.06.2025	Rs. 1,51,00,000/- EMD Rs. 15,10,000/- Increase Rs.25,000/-	24.03.2026 at 11.00 AM to 04.00 PM



TERMS & CONDITIONS :

The e-Auction is being held on “**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**”.

- 1) 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/ effecting the PROPERTIES, 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.
- 2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of PROPERTY put on auction will be permitted to interested bidders at site from **26.02.2026 at 10.00 AM to 4.00 PM**.
- 3) The interested bidders shall submit their EMD through Web Portal: <https://baanknet.com> (the user ID & Password can be obtained free of cost by registering name with <https://baanknet.com> through Login ID & Password. **The EMD shall be payable through Web Portal: <https://baanknet.com> .**
- 4) After Registration by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz. i) Copy of PAN Card; ii) Proof of Identification of Aadhar Card. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training one-bidding process etc., may contact Registration, EMD, Auction Details etc visit <https://baanknet.com> of the service provider **M/s PSB Alliance PVT Ltd.**, Toll free Number **+91 8291220220** and for any PROPERTY related query may contact Authorised Officer, SBI, HLC-2, Yalamanchali Complex, Venkateswra Nagar, Vijayawada, Phone No.9441127661, e-mail ID: agmracpc2.aovij@sbi.co.in & Recovery Agency Contact No:7013439314 in office hours during the working days.
- 5) Only buyers holding valid User ID/ Password and confirmed payment of EMD through Web Portal: <https://baanknet.com> submitted to the Authorised Officer, **SBI, HLC-2, Yalamanchali Complex, Venkateswra Nagar, Vijayawada, NTR District and <https://baanknet.com>.**
- 6) The interested bidders, who have submitted their EMD not below the Reserve Price, shall be eligible for participating in the e-bidding process. The e-auction of above PROPERTY would be conducted exactly on the scheduled Date & Time as mentioned against the PROPERTY by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increase Amount” against the PROPERTY. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (**subject to Unlimited Auto extensions of 5 minutes each**). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor
- 7) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, on the same day of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and PROPERTY shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of PROPERTY/ amount.



- 8) The prospective qualified bidders may avail online training on e-auction from <https://baanknet.com> prior to the date of e-auction. neither the Authorised Officer/ Bank nor <https://baanknet.com> shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-auction event.
- 9) The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
- 10) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
- 11) The bidders are advised to go through the detailed Terms & Conditions of e-auction available on the Web Portal of M/s PSB Alliance PVT Ltd., <https://baanknet.com> before submitting their bids and taking part in the e-auction.
- 12) The publication is subject to the force major clause.
- 13) **Special Instruction:** Bidding in the last moment should be avoided in the bidders own interest as neither STATE BANK OF INDIA nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrowers are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-auction, failing which the PROPERTY will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Place: Vijayawada

Date : 24/02/2026

