

REGD.POST WITH ACK DUE

SAMB- II/SBI/HYD/2025-26/SBG/SAAT/ 652

Date:27.02.2026

Dear Sir/Madam

1.M/s. Sai Ayyappa Aqua Traders, 24-12-17, Sriramapuram, Peddada Vari Street, BHIMVARAM – 534202 West Godawari District, Andhra Pradesh	2. Sri Mutakana Pitchaiah, S/o Sri Mutakana Krishna Murthy, Managing Partner, M/s. Sai Ayyappa Aqua Traders, 24-12-17, Sriramapuram, Peddada Vari Street, BHIMVARAM – 534202 West Godawari District, Andhra Pradesh
3. Smt Mutakana Padmaja, W/o Sri Mutakana Pitchaiah, Partner, M/s. Sai Ayyappa Aqua Traders, 24-12-17, Sriramapuram, Peddada Vari Street, BHIMVARAM – 534202 West Godawari District, Andhra Pradesh	

Dear Sir/Madam,

AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

**SALE OF IMMOVABLE PROPERTY CHARGED/MORTGAGED TO THE BANK
UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL
ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ
WITH PROVISIONS 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 Borrower(s) and Guarantor(s) that the below described immovable properties 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, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 24.03.2026, for recovery of Rs.12,06,29,575.66 (Rupees Twelve Crores Six Lakhs Twenty Nine Thousand Five Hundred Seventy Five Paise Sixty Six) only as on 31.05.2021 with future interest w.e.f. 01.06.2021 plus interest and cost & expenses there on due to the secured creditor from M/s . Sai Ayyappa Aqua Traders (Borrower) and 1) Sri Mutakana Pitchaiah, Guarantor 2) Smt Mutakana Padmaja, Guarantor

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SCHEDULE OF THE PROPERTIES:

1.All that the part and parcel of the property, Open Vacant Non-Agricultural Land, 3146 Sq.yds or 2630.45 Sq.mtsKopalle Village Kalla Mandal, Bhimvaram, West Godawari Dist., Andhra Pradesh. R.S.No.37/1A, 37/2A, standing in the name of Shri Smt.Mutakana Padmaja, W/o Shri Mutakana Pitchaiah vide Regd. Sale Deed No.1175/2018, dated 28thFebruary, 2018, registered at office of the sub registrar, Bhimvaram and bounded by:-

East: Road

West:MuruguBodi

North: Site of K Papamma

South: Land of Alluri Subba Raju

2. All that the part and parcel of the property D.No.24-12-7 in R.S.No.441/A 1, extent of 453 Sq.yds of site with Residential building,Sree Rampuram town standing in the name of Mutakana Pitchaiah vide Regd. Sale No.7843/2014 Dt 13.10.2014 and 4230/2014 dt 20.10.2014, municipal area, Bhimvaram, West Godawari Dist., Andhra Pradesh, bounded by :

1.Boundaries as per Document No.7843/2014	2. Boundaries as per DocumentNo.4230/2014
East : Site of T Udaya Bhaskar West : Property of K. Seetha Rama Raju North : RajaVeedhi South : Site of P Subba Rao & K. Srinivas	East : Site of T Udaya Bhaskar West: Site of R Ranga Raju North: Raja Veedhi South: Site of P Subba Rao & K Srinivas

Details of Reserve Price and EMD & Date & Time of Auction Bid increment amount are mentioned here below:
(Amount in Rupees)

S. No	Property to be auctioned	Date & Time of Auction	Reserve Price below which the property will not be sold	Earnest Money Deposit	Bid Increment
1	Property No.1	24.03.2026 11.00 A.M to 4.00 PM	1,07,00,000/-	10,70,000/ -	1,00,000/-
2	Property No.2	24.03.2026 11.00 A.M to 4.00 PM	1,75,00,000/-	17,50,000/ -	1,00,000/-

With auto extension of 10 minutes for each bid till the closure of the auction.

Last Date for receiving Bid Applications is up to 04:00 P.M. of 24.03.2026.



Date & Time of inspection of the properties: 09.03.2026 up to 23.03.2026 between 11:00 AM to 04:00 P.M with prior appointment.

PROPERTY ID NO : PROPERTY 1 SBIN200098555037

PROPERTY ID NO : PROPERTY 2 SBIN200017729205

Note:	The Bidders should get themselves registered on https://BAANKNET.com using their mobile number and email-id. As a part of e-KYC the documents will be verified by system. The intending Bidders/Purchasers have to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before/during the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding. In case of offers for more than one property, bidders will have to deposit EMD for each property.
EMD	
Remittance	

1. For any clarifications or further details regarding other conditions of sale, the intending bidders may contact the Authorized Officer, State Bank of India, Stressed Assets Management Branch-II, Hyderabad – 500027. Mobile No 8499923243, bidders can also contact Bank's Approved Resolution Agent D Venkatapati Raju M/s Suryansh Associates, Visakhapatnam Bank's approved Resolution Agent. Mob No 9393944595 and also may contact the Bank's approved service provider M/s PSB Alliance at the web portal <https://BAANKNET.com>, Helpline+918291220220, e-mail-support.BAANKNET@psballiance.com, prior to the date of e-auction.

2. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's websites 1. <https://bank.sbi/>, www.sbi.co.in 2. <https://BAANKNET.com>.

3. This is also a notice to the Borrower/ Guarantors of the said loan about holding of e-auction sale of the property on the aforesaid mentioned date if the dues are not repaid in full before the date of e-auction. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: 27.02.2026
Place: Hyderabad


Authorized Officer & AGM