STATE BANK OF INDIA

RASECC-RAJAHMUNDRY(05254), DANAVAYIPETA, RAJAMAHENDRAVARAM, EAST GODAVARI DISTRICT.

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 ON 05.05.2026

1	Name and Address of Borrowers	**Sri Ikam Naga Surendra Kumar,** S/o. Sri Venkata Ramana, D.No. 6-556/248, Flat No.805, Block-8, Chandrika Vilasini Keervani, Sri Ramapuram Road, Palacharla Village, Rajanagaram Mandal, E.G District-533296. **Also At : Sri Ikam Naga Surendra Kumar,** S/o. Sri Venkata Ramana, C/o. Wipro Limited, Satyam Junction, Opp. Tech Mahindra, Visakhapatnam -530013.
2	The secured debt for recovery of which the property is to be sold	**Rs. 37,96,120.00 (Rupees Thirty Seven Lakhs Ninety Six Thousand One Hundred and Twenty Only) (in respect SBI Home Loan A/c. No. 42373984521) and Rs. 98,641.00 (Rupees Ninety Eight Thousand Six Hundred and Forty One Only) (in respect of SBI Suraksha Loan A/c. No. 42373985401) Total Aggregated Outstanding Rs. 38,94,761.00 (Rupees Thirty Eight Lakhs Ninety Four Thousand Seven Hundred and Sixty One Only) as on 08.09.2025 +** unapplied, further interest and incidental expenses, costs, charges etc. (Less payments made by you if any from the date of demand notice)
3	Name and Address of Branch, The secured creditor	RASECC – Rajahmundry (05254), Danavayipeta, Rajamahendravaram. East Godavari District.
4	Description of the immovable secured assets to be sold	**REG SALE DEED DOCUMENT NO 12844/2022 Dated: 15.12.2022 In the Name of Sri Ikam Naga Surendra Kumar S/o Sri Venkata Ramana – schedule as per document** **Schedule –A:** All the piece and parcel of vacant site admeasuring an extent of **2351.67 Sq.yards** covered under Plot No.7 in R.S.No.602/12 which is having a extent of **Ac.2.72 cents** of land which was made sub division from its original R.S.No.602 which is having full extent of **Ac.20.75 cents** along with R.S.No.602/14 which is having an extent of **Ac.0.20 cents** of land R.S.No.602/16 which is having an extent of **Ac.1.85 cents** together made sub-division from its original R.S.No.602 an extent **Ac.1.30 cents** in R.S.No.602/11 which was made sub division from its original R.S.No.602 totally to an extent of **Ac.6.07 cents** of land was divided into house site and the said layout pattern was made approved by the DTCP, Guntur vide L.P.No.113/2017/R which was situated at Palacharla Village and Diwancheruvu Gram Panchayat, Rajanagaram Mandal within the jurisdiction of Sub Registrar Rajanagaram bounded as follows: **East** : Plot No.6. **127-06 ft.** **West** : Plot No.8. **127-06 ft.** **North** : 40 feet Road. **166-00 ft.** **South** : R.S.No.849/Part. **166-00 ft.** Within the above boundaries an extent of **2351.67 Sq.yds** in which undivided and in specified share to an extent of **50.49 Sq. yards or 42.21 Sq.mts** including all common rights, joint rights and all the easementary rights, water source etc.,

		Schedule –B: Within the above boundaries an apartment was constructed in the name of Chandrika Vilasini Keeravani by M/s Raki Avenue Private Limited as Stilt + Ground + 4 upper Floors in which Flat No.805 in 8th block, west facing 4th floor bearing D.No.6-556/248 which is having an 2 bed room flat with a carpet area of **784 Sq feet**, Plinth area of **966 Sq feet**, super built up area **1207 Sq. feet** bounded as fellow: **East :** Open to sky. **South :** Open to sky. **West :** Open to sky. **North :** Common Corridor & Steps.
5	Details of the encumbrances known to the secured creditor	NIL
6	Reserve Price of the immovable secured assets	**Reserve Price : Rs.36,00,000/-** (Rupees Thirty Six Lakhs Only)
7	Deposit of earnest money	**EMD : Rs.3,60,000/-** (Rupees Three Lakhs Sixty Thousand Only) **EMD End Date and Time : 05.05.2026 upto 04.00 PM**
8	Time and place of public e-auction or time after which sale by any other mode shall be completed	The e-Auction will be conducted on **05.05.2026 from 11.00 AM to 05.00 PM.** **With unlimited extension of 10 min.**
9	(i) Bid increment amount (ii) Auto extension (iii) Bid currency & unit of measurement	**Rs. 10,000/-** (Rupees Ten Thousand Only) Unlimited till continuous bidding process. Indian Rupees
10	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 **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 auction purchaser not exceeding three months from the date of auction.
11	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	On any Bank working day on or before **04.05.2026** during office hours with prior information and mutually agreed time and date.
12	Contact persons with mobile number	Sri. Mamidanna Ravi Srinivas, Authorised Officer, (Chief Manager, State Bank of India, RASECC, Rajahmundry), Mobile : 9701337994. Sri. Rama Krishna, (Manager, State Bank of India, RASECC, Rajahmundry), Mobile : 9490350280. Sri. D.Venkatapathiraju, (Associate, M/s. Suryansh Associates, Bank's approved Resolution Agents), Mobile : 9393944595.

13	**Other conditions**	

(a) **Statutory Notice under Rule 8(6) of the SARFAESI Act:** This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

(b) The e-auction will be conducted through Bank's approved portal https://baanknet.com. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on https://baanknet.com.

(c) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/ Demonstration, Terms & Conditions on online inter-se Bidding etc., may visit the website https://baanknet.com.

(d) For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website https://www.sbi.co.in and website https://baanknet.com & Toll Free Number : +91 8291220220, Mail ID : support.BAANKNET@psballiance.com.

(e) The EMD of the successful bidder will be automatically transferred to the Bank once the sale is confirmed by the respective Authorised Officer of the Bank and the remaining amount i.e., 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.

(f) 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.

(g) 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.

(h) 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

(i) 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.

(j) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(k) The Authorised Officer shall be at liberty to cancel the e-auction process/tender at any time before declaring the successful bidder or at any stage later before issuing of final sale certificate without assigning ay reason.

(l) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(m) 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.

(n) The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(o) The Authorised Officer is not bound to accept the highest offer and the Authorised 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.

(p) 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.

(q) 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.

(r) 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.

(s) In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority to of the person representing the bidder the interpretation and decision of the Authorised Officer shall be final in such an eventuality the Bank shall at its sole discretion be entitled to call off the sale and put the property to sale once again on any date and such time as may be decided by the Bank. For any kind of dispute bidders are requested to contact the concerned Authorised Officer of the concerned bank branch only.

(t) 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 auction will be entertained

(u) The e-auction is subject to the outcome of the court case(s) by borrower/owner of the property or any other filed if any mentioned/not mentioned in e-auction notice and also if any petition filed in future before e-auction of the property.

(v) Interested bidder may deposit Pre-Bid EMD with M/s.PSB Alliance, e-AuctionPortal: https://baanknet.com before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest are advised to submit the Pre-Bid EMD amount well in advance to avoid any last minute problem.

(w) As per Section 194-1A of the Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs.50,00,000/- (Rupees Fifty Lakhs) and above. The successful bidder/purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department in Form No.16-B, containing the Bank's Name and the PAN Number as a seller and submit the original receipt of the TDS Certificate to the Bank. (Applicable for immovable property, other than Agricultural Land).

(x) **Note :** The Bidders should submit an affidavit uploaded in the property documents in the auction site invariably before their participation in the e-auction.

Date : 16-04-2026 | **Authorised Officer**
Place : Rajahmundry | **STATE BANK OF INDIA**