



భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Regd post with Ack Due

To,

1.Mr. Erra Praveen Kumar S/O Sri Markaiah R/O Plot No. 44,Sy No 187, Gurramguda, Ibrahimpatnam, Prime Fortune, Hyderabad-501510 Also At Plot no 273 & 537, Sy No 44,45,46,47,48,49 & 50 Road No 8, Buddha Nagar, Near Om Sai Tent House Peerzadiguda, Medipally Mandal Hyderabad- 500039 Also At Sri Erra Praveen Kumar Asst. Sales Manager M/s Indian Homes Variations & Distributions LLP H.No.3-5-119/4, 1 st Floor, Raj Mohalla, Kachiguda X road, Hyderabad- 500027	2. Smt Erra Sandhya W/O Erra Praveen Kumar R/O Plot No. 44,Sy No 187, Gurramguda, Ibrahimpatnam, Prime Fortune, Hyderabad-501510 Also At Plot no 273 & 537, Sy No 44,45,46,47,48,49 & 50 Road No 8, Buddha Nagar, Near Om Sai Tent House Peerzadiguda, Medipally Mandal Hyderabad- 500039
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SBI/SARB-1/HYD/PS/2026-27/62

Date: 05.05.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[Under Rule 8(6) of Security Interest {Enforcement} Rules], 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 Authorised 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 10.06.2026, for recovery of ₹1,41,35,992/- (Rupees One Crore Forty One lakh Thirty Five thousand Nine Hundred Ninety Two only) as on 05.05.2026 together with further interest at contractual rate from 06.05.2026 plus cost and other incidental expenses/charges due to the secured creditor from Borrower **Mr. Erra Praveen Kumar S/O Sri Markaiah & Smt Erra Sandhya W/O Erra Praveen Kumar**.

The Reserve Price will be ₹2,07,00,000/- (Rupees Two Crores seven lakhs only) and the earnest money deposit will be ₹20,70,000/- (Rupees Twenty lakh seventy thousand only).

SHORT DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBERANCES IF ANY,

All that part and parcel of property consisting of house on Plot No. 537 - part admeasuring 209 Sq. yds and plot no 273 part, admeasuring 68.75 Sq Yrds, total admeasuring 277.75 sqr yds consist of ground floor 2400 sft, in first floor 2400 sft, second floor 2400sft, total 7200 sft with RCC in survey No 44,45,46,47,48,49 & 50,



situated at Pirzadiguda village and municipality Medipally Mandal, Medchel District vide regd sale deed no 17828/2018 dt 10.10.2018 registered at SRO Uppal and regd sale deed no 11081/2018 dt 10.10.2018 registered at SRO Narapalli in favour of Mr. Erra Praveen Kumar S/O Sri Markaiah & Smt Erra Sandhya W/O Erra Praveen Kumar and bounded by

North: 30' Wide Road
East : Neighbour house on plot no 273

South : Neighbour house
West : Sri Sai Residency

Coordinates: 17.41131881, 78.59571583 (Type this in google maps to find the location)

ENCUMBRANCES KNOWN TO THE SECURED CREDITOR: NIL.	
Reserve Price: ₹2,07,00,000/-	EMD: ₹ 20,70,000/-
Bid Increment Amount ₹50,000/-	Auction Date: 10.06.2026
Auction Time: 10.00 AM to 3.00 PM	
PROPERTY ID: SBIN77753368679	

Note: 1. All applicable taxes, power bills, stamp duties, registration charges, fees, etc., will be borne by the successful bidder.

2. The bank shall issue only a sale certificate, registration thereof and all related formalities shall be the sole responsibility of the bidder and bank shall have no objection in this regard.

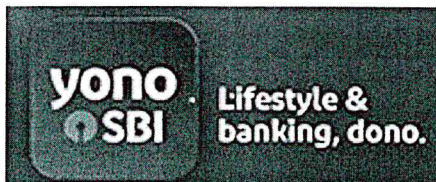
1. All prospective bidders are requested to register themselves in the web portal URL: <https://baanknet.com> on browser well before the auction date to participate in the e-auction of the above property
2. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online inter-se bidding etc., may visit the website <https://baanknet.com>
3. For detailed terms and conditions of the sale, please refer to the link provided in website URL: <https://baanknet.com>

For further details please contact the following officials on any working day with prior appointment before 5.00 pm on 09.06.2026

1. Shri Ajit Singh Yadav, Manager, Mobile no. 9829116475
2. Shri Ganji Prasad, Chief Manager, Mobile no. 9866986729

Date: 05.05.2026
Place: Hyderabad


AUTHORISED OFFICER

నిరర్థక ఆస్తుల వసూలు శాఖ
2వ అంతస్తు, టి.ఎస్.ఆర్.టి.సి.
కమ్యూటర్ ఏమెనిటీ సెంటర్
బస్ టెర్మినల్ కాంప్లెక్స్, కోటి,
హైదరాబాద్ - 500 095.

తనవగ్రస్త ఆస్తియొక్క వసూలి శాఖ
ద్వితీయ తల, టి.ఎస్.ఆర్.టి.సి.,
కమ్యూటర్ ఏమెనిటీ సెంటర్,
బస్ టెర్మినల్ కాంప్లెక్స్, కోటి,
హైదరాబాద్ - 500 095.

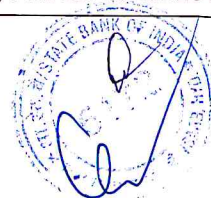
Stressed Assets Recovery Branch
(SARB), 2nd Floor,
TSRTC Commuter Amenity Centre,
Bus Terminal Complex,
Koti, Hyderabad - 500 095.

THE TERMS AND CONDITIONS OF THE SALE

Property will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" ON 10.06.2026

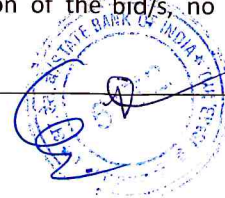
1	Name and address of the Borrower	1.Mr. Erra Praveen Kumar S/O Sri Markaiah 2. Smt Erra Sandhya W/O Erra Praveen Kumar R/O Plot No. 44,Sy No 187, Gurramguda, Ibrahimpatnam, Prime Fortune, Hyderabad-501510 Also At Plot no 273 & 537, Sy No 44,45,46,47,48,49 & 50 Road No 8, Buddha Nagar, Near Om Sai Tent House Peerzadiguda, Medipally Mandal Hyderabad- 500039 Also At Sri Erra Praveen Kumar Asst. Sales Manager M/s Indian Homes Variations & Distributions LLP H.No.3-5-119/4, 1st Floor, Raj Mohalla, Kachiguda X road, Hyderabad- 500027
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA, Stressed Assets Recovery Branch, 2nd Floor, Upstairs of TSRTC Building Commuters' Amenity Centre, Koti, Hyderabad – 500 095 Email ID of the Bank: sbi.05172@sbi.co.in
3	Description of the immovable secured assets to be sold	PROPERTY ID: SBIN7753368679 All that part and parcel of property consisting of house on Plot No. 537 - part admeasuring 209 Sq. yrds and plot no 273 part, admeasuring 68.75 Sq Yrds, total admeasuring 277.75 sqr yrds consist of ground floor 2400 sft,in first floor 2400 sft, second floor 2400sft, total 7200 sft with RCC in survey No 44,45,46,47,48,49 & 50 situated at Pirzadiguda village and municipality Medipally Mandal, Medchel District vide regd sale deed no 17828/2018 dt 10.10.2018 registered at SRO Uppal and regd sale deed no 11081/2018 dt 10.10.2018 registered at SRO Narapalli in favour of Mr. Erra Praveen Kumar S/O Sri Markaiah & Smt Erra Sandhya W/O Erra Praveen Kumar and bounded by North: 30' Wide Road East : Neighbour house on plot no 273 South : Neighbour house West : Sri Sai Residency Coordinates: 17.41131881, 78.59571583 (Type this in google maps to find the location)
4	Details of the encumbrances known to the secured creditor.	NIL
5	The secured debt for recovery of which the property is to be sold	₹1,41,35,992/- (Rupees One Crore Forty One lakh Thirty Five thousand Nine Hundred Ninety Two only) as on 05.05.2026 together with further interest at contractual rate from 06.05.2026 plus cost and other incidental expenses/charges

6	Deposit of earnest money	Property ID	EMD
		SBIN77753368679	₹20,70,000/-
7	Reserve Price of the immovable secured assets:	Property ID	RESERVE PRICE
		SBIN77753368679	₹2,07,00,000/-
	Bank account in which EMD to be remitted	Bidders own wallet Registered with Baanknet On its e-auction site https://baanknet.com	
	Last Date and Time within which EMD to be remitted	On or before 10.06.2026 by 2.00 PM	
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 Authorised Officer, failing which the amount deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th 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.	
9	Time and place of public auction or time after which sale by any other mode shall be completed.	10:00AM to 03:00PM on 10.06.2026	
10	The e-Auction will be conducted through the Bank's approved service provider. E-auction tender documents declaration etc., are available in the website of the service provider as mentioned above	https://baanknet.com	
11	(i) Bid increment amount:	₹ 50,000/-	
	(ii) Auto extension:	With auto time extension of ten minutes for each incremental bid.	
	(iii) Bid currency & unit of measurement	Indian Rupees.	
12	Date and Time during which inspection of the immovable secured assets to be sold along with the title deeds of the property. Contact person with mobile number	Any working day with prior appointment on or before 5:00 PM on 10.06.2026 during working hours. 1) Shri. Ganji Prasad, Authorised Officer and Chief Manager: Ph.No: 9866986725. 2) Shri.Ajit Singh Yadav, Manager, Ph.No. 9829116475	



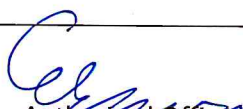
Other conditions

- (a) For issues related to activation of buyer id /deposit of EMD contact M/s PSB Alliance (auction service provider] in their help desk Nos. 8291220220. For registration, related queries and for EMD payment/ refund related queries send e-mail to support.baanknet@psballiance.com. Normally activation of buyer ID takes 2 to 3 working days.
- (b) Bidders shall hold a valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s PSB Alliance may be conveyed through e mail.
- (c) The intending bidders are hereby suggested to provide the EMD in wallet by generating challan well before the date of "auction and don't wait till the date of auction. The mode of remittance to the wallet of buyer is NEFT only. So, we suggest the buyer accordingly and do not use any other mode of remittance. Otherwise the same will be refunded back by M/s PSB Alliance.
- (d) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/ Driving Licence / Passport etc., (ii) Current Address – proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number of the bidder etc., to the Authorized Officer of State Bank of India, Stressed Assets Recovery Branch, 2nd Floor, Commuter Amenity Centre, Bus Terminal Complex, Koti, Hyderabad – 500 095 by 09.06.2026 till 5:00 P.M. Scanned copies of the original of these documents can also be submitted to e-mail ID of Authorized Officer.
- (e) Avoid waiting till the date of auction for activation of buyer ID and deposit of EMD in the wallet of buyer. As the deposit of EMD is done through NEFT mode only and for settlement through NEFT we depend on the settlement batches at RBI gateway, so there is a huge chance of non-credit of EMD in the wallet of buyer if the EMD is sent on the date of auction resulting in non-selling of properties.
- (f) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.
- (g) During e-Auction, if no bid is received within the specified time, State Bank of India at his discretion may decide to revise opening price/ scrap the e-Auction process/ proceed with conventional mode of tendering.
- (h) The Bank/ Authorized Officer/ 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.
- (i) 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.
- (j) 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.
- (k) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (l) 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.
- (m) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (n) 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.



	(o) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (p) 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. (q) 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. (r) 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. (s) 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. (t) 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 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. (u) 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. 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. (v) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the bidders whose bid is accepted by Authorized officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever. (w) The buyer is responsible for conducting a land survey and demarcating the boundaries of the property. Any disputes related to boundary issues must be resolved by the buyer at their own cost. (x) The bank does not guarantee access to public roads or utilities (e.g. water, electricity, or sewage) for the property. The buyer must verify access prior to bidding. Any costs for improving access or connecting utilities will be borne solely by the buyer. (y) The buyer must independently verify whether the land is free of encroachments. (z) The buyer must verify if the property is subject to any easements, rights of way, or servitudes that may affect its use or development. The bank will not responsible for any such restrictions. (aa) If the auction is cancelled for any reason, the buyer's recourse is limited to a refund of the bid amount (without interest or additional compensation).
14	Details of pending litigations if any in respect of the property proposed to be sold. SA No. 308 of 2025 & 309 of 2025 before DRT-II, Hyderabad SA No. 137 of 2026 before DRT-I, Hyderabad

Date: 05.05.2026
Place: Hyderabad


Authorized Officer
State Bank of India

