

THE TERMS AND CONDITIONS OF SALE

Property will be sold on "AS IS WHERE IS, AS IS WHAT IS, AND WHATEVER THERE IS" basis on 11.11.2026

Name and address of the Borrower	1. M/s Kubera Agro Agencies Cotton & General Merchant Rep by legal heirs of Late Shri Gopu Rajaiah (proprietor) H.No. 2-166, Stambamally Village, Dharmaram Post Geesugonda Mandal, Warangal - 506330 2. Smt Gopu Sujatha W/o Late Gopu Rajaiah, 3. Ms Gopu Asmitha D/o Late Gopu Rajaiah, 4. Ms Gopu Arpitha D/o Late Gopu Rajaiah, 5. Master Gopu Ruthvik S/o Late Gopu Rajaiah, All the above 2 to 5 are legal heirs of Sri Late Gopu Rajaiah And 3 to 5 being minors are represented by Mother as Natural Guardian Smt. Gopu Sujatha. All the above 2 to 5 are residents of: H.No. 16-1-358, SRR Thota, Kareemabad, Fort Warangal, Warangal District - 506002. 6. Guarantor: Smt Kota Rojarani W/o Sri Ravinder H.No. 1-7-885/C, Nandi Hills, Dayanada Colony, Hunter Road Hanamkonda – 506001.
Name and address of Branch, the secured creditor	STATE BANK OF INDIA, Stressed Assets Recovery Branch, 2 nd Floor, Upstairs of TSRTC Building Commuters' Amenity Centre, Koti, Hyderabad – 500 095 Email ID of the Bank: sbi.05172@sbi.co.in
Description of the movable & immovable secured assets to be sold. 1) PROPERTY ID NO.SBINSBIN77887904539: All that part and parcel of Residential building (G+1) with Ho.No.1-7-885/C admeasuring 300 Sqyds in plot No.95, Sy No.991, 992 and 999 situated at Dayanand Colony, Hunter Road, Hanumkonda within the registration district Warangal and Sub-Registrar Warangal (Urban) belongs to Smt. Kota Roja Rani W/o K Ravinder vide Sale Deed No.8379 of 2010 dt.04-11-2010 and bounded by: East: 30' wide Road, West: Open plot No.90, North: Existing house in plot No.94 Hno.1-7-885/E/1, South: Existing house in plot No.96 Hno.1-7-885/E. 2) PROPERTY ID: SBIN77887682594: All that part and parcel of Residential House bearing No.16-1-789(old) 16-01-358(new) in Sy.No.1737 (old), 1254 (new) and 1738 (old) 1255 (new) admeasuring 250.20 Sqyds with plinth area 46.50 Sqmtrs at SRR Thota, Fort Warangal Revenue village, Warangal belongs to Sri. Late Gopu Rajaiah S/o Odaiah vide Gift Settlement Deed No.419/2006 dt.19.01.2006 and subsequent Rectification Deed NO.9573/2017 dt.07.12.2017 and bounded by: East: Ho.No.16-1-344 of Ch. Mallesham, West: 18' wide Road, North: Open plot of Krishna Murthy, South: Open plot of G Ramesh. 3) PROPERTY ID: SBIN77887905952: All that part and parcel of Residential vacant site with an extent of 296 Sqyds in Sy No.183/C near House No.11-29-14/1, CKM College, Desaipet, with in the limits of Warangal Municipal Corporation, Warangal City & District and Sub-Registrar office, Warangal (Fort) belongs to Sri. Late Gopu Rajaiah S/o Odaiah vide Sale Deed No.1890/2014 dated 04.03.2014 and bounded by: East: Plot of vendors & others, West: 20' wide Road, North: Plot of vendors, South: Plot of vendors.	
Details of the encumbrances known to the secured creditor:	NIL



The secured debt for recovery of which the property is to be sold:	Rs.3,38,74,716/- (Rupees Three crore thirty eight lakhs seventy four thousand seven hundred sixteen only) as on 22.05.2026 plus further interest, plus other incidental expenses/charges. Further credits if any, will be deducted.
Deposit of earnest money (Property wise) :	ID: SBIN77887904539 – Rs.18,10,000/- ID: SBIN77887682594 – Rs.4,50,000/- ID: SBIN77887905952 – Rs.5,00,000/- Being the 10% of Reserve price to be transferred /deposited by bidders in his/her/their own Wallet provided by M/s. PSB Alliance on its e-auction site: https://baanknet.com by means of NEFT / RTGS only.
Reserve Price of the immovable secured assets (Property wise) :	Property ID: SBIN77887904539 – Rs.1,81,00,000/- Property ID: SBIN77887682594 – Rs.45,00,000/- Property ID: SBIN77887905952 – Rs.50,00,000/-
Bank account in which EMD to be remitted: Bidders' own wallet Registered with M/s. PSB Alliance on its e-auction site: https://baanknet.com by means of NEFT / RTGS etc. Last Date and time with in which EMD to be Remitted: Before closure of Auction. <i>Interested bidders may deposit Pre-Bid EMD with M/s. PSB Alliance 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's Bank account and updating 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.</i>	
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 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.	
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 11-06-2026 . From 11.00 a.m., to 02.00 p.m.
The e-Auction will be conducted through the Bank's approved service provider. E-auction tender containing e-auction bid form documents declaration etc., are available in the website of the service provider as mentioned above M/s. PSB Alliance at the web portal: https://baanknet.com .	
(i) Bid increment amount:	ID: SBIN77887904539 – Rs.1,00,000/- ID: SBIN77887682594 – Rs.20,000/- ID: SBIN77887905952 – Rs.20,000/-
(ii) Auto extension:	Unlimited till continuous bidding process with auto extension of every 10 minutes
(iii) Bid currency & unit of measurement	Indian Rupees.
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 10-06-2026 during office hours with prior information and mutually agreed time and date. Contact person with mobile number: 1) Sri. P. Prabhakar, Manager, 7386623173 2) Smt. K. Sarala Kumari, Authorised Officer and Chief Manager, Mobile No:9908250387.	



- (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 Password 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 **10.06.2026** 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.	The present sale proceedings are subject to the out come of SA 43/2023 pending at Debt Recovery Tribunal – 1, Hyderabad.

Date: 22.05.2026
Place: Hyderabad


Authorized Officer
State Bank of India



