



भारतीय स्टेट बैंक
State Bank of India
With you - all the way

**STRESSED ASSETS MANAGEMENT BRANCH-II (18359),
D.NO.3-4-1013/A, 1ST FLOOR,
CAC TGSRTC BUS STATION, KACHIGUDA,
HYDERABAD – 500 027**

Tel: 040-23147100

e-mail: sbi.18359@sbi.co.in

E AUCTION SALE NOTICE

[Under Rule 8(6) & 9(1) of Security Interest {Enforcement} Rules]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditors, the physical possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditors, will be sold on “As is Where is”, “As is What is” and “Whatever there is” basis on **07.07.2026** for recovery of **Rs.151,64,54,135.26** (Rupees One Hundred Fifty One Crores, Sixty Four Lakhs, Fifty Four Thousand, One Hundred Thirty Five and Paise Twenty Six only) plus interest at the contractual rate and incidental charges etc, due to the State Bank of India, Stressed Assets Management Branch-II, Kachiguda, Hyderabad from Borrower M/s Suncorp Lifestyles Limited and Guarantors 1) Sri.Sunku Ramesh 2) Sri.K.Srinivasa Rao 3) Sri.S.H.V.Kumara Swamy 4) Sri.K.Narasimha Rao 5) Smt.K.Anuradha 6) Sri.M.Aswini Kumar 7) Sri. P.Ravindranath Thakur 8) Sri.S.Venkatramana 9) Smt.M.Savithri 10) Sri. M.S.K. Prasad 11) Smt M.Anuradha 12) Sri.Y.Venkata Sesha Rao 13) Smt.S.Rajeswari 14) Sri.Kolla Appa Rao 15) Smt.Kolla Sangeetha 16) Sri.P.Venkata Narsimha Rao 17) Sri.A.Narahari 18) Smt.Sunku Rani 19) Smt K.Rama Devi 20) Smt.A.Neeraja 21) Sri. Kamasamudram Vinod 22) Smt.K.Swetha Rani 23) Smt.N.Sarala Kumari.

The reserve price, earnest money deposit particulars and short description of the properties with known encumbrances are mentioned below. EMD to be deposited with the Bank on or before **06.07.2026 up to 5:00 P.M.**

SCHEDULE OF THE PROPERTY:

PROPERTY ID : SBIN183594802010

All that the part and parcel of the Commercial & Residential Building bearing **H.Nos.16/518, 16/518-1, 16/518-2, 16/518-3, 16/518-4, 16/518-11, 16/518-12, 16/519-A, 16-519-B, 16/519, 16/520**, in Sy.No.14/4, admeasuring 2402.44 Sq.yards having structures i.e. R.C.C. Buildings (Ground Floor, First Floor, & Second Floor), Two Sheds and Four Shops situated at Devuni Kadapa Road, Kadapa, YSR District, belonging to **Sri.Kamasamudram Vinod S/o. Sri.Krishnaiah**, vide **Document No.480/2010, dated:20.02.2009**, registered at office of **The Sub Registrar, Kadapa**, and **Document No.3703/2013, Dated:14.06.2003**, registered at office of **The Sub Registrar, Kadapa** and bounded by-

East: Joint Compound wall and Rice Mill belongs to Shri Amanullah, **West:** Devunikadapa Road,

North: Joint Compound Wall & Property of A-Schedule Item-1 belongs Sri.K. Sai Baba,

South : Sandu Rasta & Drainage Canal House belongs to Sri.K.Rama Chandra Reddy and Others

Reserve Price Rs.6,45,00,000/-; EMD: Rs.64,50,000/-; Bid Increment: Rs.1,00,000/-;

Auction Date : 07.07.2026 (Tuesday) , Time: 11.00 AM to 04:00 PM

For any clarifications or further details regarding other conditions of sale the intending bidders may contact the Authorised Officer, State Bank of India, Stressed Assets Management Branch-II, Hyderabad – 500 027. Mobile No.9676048881, 9849081791 also may contact the Bank's approved service provider M/s MSTC Ltd at the web portal <https://baanknet.com/eacution-psb/x-login> Help line M/s. PSB Alliance and M/s.Baanknet. e-Auction Portal: <https://baanknet.com> & Toll free Number: + 91-8291220220.mail id:support.baanknet@psballiance.com.

Date: 05.06.2026

Place: Hyderabad

AUTHORISED OFFICER



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**

01	Name and Address of the Borrower	<u>Name & Address of the Borrower:</u> 1) The Managing Director: M/s. Suncorp Lifestyles Limited (SLL), Office: H.No.6-2-953/A/106 & 107, 1st Floor, Krishna Plaza, Khairatabad, Hyderabad. 2) Sri Sunku Ramesh S/o. S.Venkat Ramana, Plot No.07, Priya Colony, Phase-I, Kakagu-da, Secunderabad-15. 3) Sri K.Srinivasa Rao S/o. K. Nara Simha Rao, Flat No.302, B-II, Alpine Heights, Rajb-hawan Road, Somajiguda, Hyderabad 4) Sri S.H.V.Kumara Swamy S/o. Sri.Venkata Subba Rao, Flat No.202, Siriraj Avenue, Balaji Enclave, Mallikarjuna Colony Old bowenpally, Secunderabad – 500 011 5) Sri K.Narasimha Rao S/o. K. Pulla Rao, Flat.No.502, Block-2, Alpine Heights, D.No.6-3-1085/1 & 1089/3, Rajbavan Road, Somajiguda, Hyd – 500082 & Off : D.No.8-2-120/115/14, 5th Floor, Shangrilla Plaza, Road No.2, Banjarahills, Hyderabad – 500034. 6) Smt K.Anuradha W/o. K.Narasimha Rao, Flat No.502, Block.No.2, Alpine Heights, D.No.6-3-1085/1 & 1089/3, Rajbavan Road, Somajiguda, Hyderabad – 500082. 7) Sri M.Asواني Kumar S/o. MSN.Murthy, # 721, Bowen CT, San Ramon, CA-94582, USA. 8) Sri.P.Ravindranath Thakur S/o. Sri Rama Murthy, Plot No.13, BHEL Enclave, Akbar Road, Secunderabad 9) Sri.S.Venkatramana S/o. S.V.Subaiah, Plot.No.7, Priya Colony, Phase-I, Kakaguda, Secunderabad. 10) Smt.M.Savithri W/o. M.Suryanarayana Murthy, H.No.69-C, Road.No.15, Film nagar, Hyderabad. 11) Sri.M.S.K.Prasad, S/o. M.Suryanarayana Murthy, H.No.69-C, Road.No.15, Film nagar, Hyderabad. 12) Smt M.Anuradha D/o. Sri.M.Surayanarayana Murthy, H.No.10-2-318/E, Indira Nagar, Vijayanagar Colony, Hyderabad. 13) Sri Y.Venkata Sesha Rao S/o. Sri.Y.Narayana Rao, # 2208, Lakview, DR, Parlin, Newyork, USA. 14) Smt S.Rajeswari W/o. Sri. S.Venkat Ramana, Plot No.07, Priya Colony, Phase – I, Kakaguda, Sec-bad – 500015. 15) Sri Kolla Appa Rao S/o. Sri. Kolla Pitchaiah, Plot No.92, 1st Floor, Rail Enclave, Sikh Road, Secunderabad 16) Smt.Kolla Sangeetha W/o. Sri.K.Srinivasa Rao, # 1114, Oakhurst Deive, West Lafavette (SOK) in 47906, USA 17) Sri.P.Venkata Narsimha Rao S/o.P.Sri Rama Murthy, H.No.49-39-24/1, Akkayyapalem, NGO's Colony, Visakhapatnam. 18) Sri A Narahari S/o. Sri. A.Venkat Rao, H.No.B-26, Madhuranagar, Hyderabad. 19) Smt Sunku Rani W/o. Sri.S.Ramesh, Plot No.07, Priya Colony, Phase – I, Kakaguda, Secunderabad. 20) Smt K.Rama Devi W/o. Sri. K.Srinivas Rao, Flat No.502, B-II, Alphine Heights, Rajbhavan Raod, Somajiguda, Hyd – 500 082. 21) Smt A.Neeraja W/o. Sri. A.Veera Raghavaiah, D.No.8-7-2/1, Park East Gate, Gand-hinagarm Kakinada 22) Sri Kamasamudram Vinod S/o. Sri.K.Krishnaiah, D.No.16/518-11 (up stair), opp to Market yard, ward No.16, Devuni Kadapa Road, Kadapa.
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		23) Smt. K.Swetha Rani W/o. K.Vinod, D.No.16/518-11 (up stair), opp. to Market yard, ward No.16, Devuni Kadapa Road, Kadapa. 24) Smt. N.Sarala Kumari W/o. Sri. N. Koteswara Rao, Geetha Mandiram Street, Rythupeta, Nandigama, Krishna Dist.
02	Name and address of Branch, the secured creditor	Stressed Assets Management Branch-II, State Bank of India, Hyderabad, D.No: 3-4-1013/A, 1 ST Floor, CAC, TSRTC Bus Station, Kachiguda, Hyderabad-500027. Email ID of the Bank: sbi.18359@sbi.co.in
03	Description of the immovable secured assets to be sold	All that the part and parcel of the Commercial & Residential Building bearing H.Nos.16/518, 16/518-1, 16/518-2, 16/518-3, 16/518-4, 16/518-11, 16/518-12, 16/519-A, 16-519-B, 16/519, 16/520 , in Sy.No.14/4, admeasuring 2402.44 Sq.yards having structures i.e. R.C.C. Buildings (Ground Floor, First Floor, & Second Floor), Two Sheds and Four Shops situated at Devuni Kadapa Road, Kadapa, YSR District, belonging to Sri.Kamasamudram Vinod S/o. Sri.Krishnaiah , vide Document No.480/2010, dated:20.02.2009 , registered at office of The Sub Registrar, Kadapa , and Document No.3703/2013, Dated:14.06.2003 , registered at office of The Sub Registrar, Kadapa and bounded by- East: Joint Compound wall and Rice Mill belongs to Shri Amanullah, West: Devunikadapa Road, North: Joint Compound Wall & Property of A-Schedule Item-1 belongs Sri.K. Sai Baba, South : Sandu Rasta & Drainage Canal House belongs to Sri.K.Rama Chandra Reddy and Others
04	Details of the encumbrances know to the secured creditor	None
05	The secured debt for recovery of which the property is to be sold	Rs.151,64,54,135.26 (Rupees One Hundred Fifty One Crores Sixty Four Lakhs Fifty Four Thousand One Hundred Thirty Five and paisa Twenty Six only) plus interest at the contractual rate and incidental charges etc.
06	Deposit of earnest money	EMD: Rs.64,50,000/- Being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. PSB Alliance Ltd on its e-auction site https://baanknet.com/eacution-psb/x-login by means of RTGS/NEFT.
07	Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	Rs.6,45,00,000/- Bidders own wallet Registered with M/s PSB Alliance Ltd on its e-auction site https://baanknet.com/eacution-psb/x-login by means of RTGS/NEFT. 06.07.2026 by 5.00 PM
08	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 30th 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 e-Auction purchaser not exceeding three months from the date of e-Auction.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	11.00 AM To 04.00 PM on 07.07.2026



10	The e-Auction will be conducted through the Bank's approved service provider	https://baanknet.com/eacution-psb/x-login .
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs.1,00,000/- With auto time extension of Ten minutes for each incremental bid. Indian Rupees.
12	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. Contact person with mobile number	Any working day from 10-06-2026 to 06-07-2026 between 11.00 AM to 4.00 PM with prior appointment before 5:00 P.M of 06.07.2026 1) Sri Rajat Kumar Deep, Authorised Officer and Assistant General Manager, Cell No.9676048881 2) Sri D Srinivas, Chief Manager & Case Officer, Cell No. 98490 81791
13	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com/eacution-psb/x-login by providing requisite KYC documents and registration fee as per the practice followed by M/s M/s. PSB Alliance and M/s.Baanknet. e-Auction Portal: https://baanknet.com well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s. PSB Alliance and M/s.Baanknet. e-Auction Portal: https://baanknet.com by means of NEFT/ RTGS transfer from his bank account. (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s. PSB Alliance and M/s.Baanknet. e-Auction Portal: https://baanknet.com is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (d) 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. (e) 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. (f) 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. (g) 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. (h) 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.

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

(j) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

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

(l) 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.

(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(n) 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(o) 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.

(p) 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.

(q) 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.

(r) 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 Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.

(s) 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.

Date: 05.06.2026
Place: Hyderabad


AUTHORISED OFFICER

