



STATE BANK OF INDIA
SME Huzurabad Branch,
H.No.12-3-90, Near DCMS Complex,
HUZURABAD, Karimnagar District
Telangana State-505468.

Phones: 08727-293298

Email: sbi.63786@sbi.co.in

Date: 06.05.2026

APPENDIX -IV A
[See proviso to Rule 8(6) & 9(1)]
E-AUCTION SALE NOTICE

SALE OF MOVABLE AND IMMOVABLE PROPERTY CHARGED/MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 6(2) AND 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the public in general and the Borrower/Guarantors/Mortgagors in particular that the below described immovable Property mortgaged/charged to the State Bank of India, 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" basis on 18.06.2026 for recovery of Rs. 2,78,66,286 /- (Rupees Two Crore Seventy Eight Lakhs Sixty Six Thousand Two Hundred and Eighty Six only) as on 03.05.2026 plus future interest at contractual rate from 04.05.2026 with incidental expenses, costs, charges etc, due to the State Bank of India, Secured Creditor, from M/s BALAJI INDUSTRIES, Represented by its Partners 1)Mr. Thanuku Suresh and 2) Ms. Late Thanuku Swapna, Registered Address/ Unit Address: # M/s. Balaji Industries H no 6-138/4 (Old) and New H no 6-6A136/9; 6-6A136/9/A, 6-6A136/9/B of Sy.No.717 at Village Molangur , Shankarapatnam Mandal, Karimnagr, Telangana 505470.



Description of Immovable properties, Reserve Price, EMD to be deposited, auction date & timings and Bid increment amount are mentioned here below:

(1) All that part and parcel of factory land and shed constructed on land admeasuring 12705 Sq. yards or 10,662.65 Sq.Mtrs bearing H.No.6-138/4 (Old) and New H.No. 6-6A136/9; 6-6A136/9/A, 6-6A136/9/B along with plinth area RCC office Room 484.90 Sft., GI sheet security Roof plinth area 223.30 Sft., GI sheet Godown-1 plinth area 9946.30 Sft., Godown-2 Plinth area 11996 Sft., out of Sy.No.717 situated at Revenue Village and Gram Panchayat Molangur, Shankarapatnam Mandal in Karimnagar District as per the plan annexed under the jurisdiction of Sub-District Huzurabad and Registration District Karimnagar belonging to M/s Balaji Industries represented by its partners 1) Mr. Thanuku Suresh and 2) Late Thanuku Swapna registered vide Sale Deed Doc.No.3639/2022 dated 19.09.2022 and bounded by: East: Agricultural land of Prodduturi Rajaiah, West: Katta Kaluva, North: Agricultural land of Prodduturi Subhash Reddy & Bhasker Reddy South: R & B Road and Agricultural land of others	Reserve Price: Rs. 3,21,00,000.00 EMD: Rs. 32,10,000.00 Bid Increment: Rs. 1,00,000.00 Auction Date: 18.06.2026 Auction Time: 11.00 AM to 4.00 PM
2) All that Plant & Machinery situated at H.No.6-138/4 (Old) and New H.No. 6-6A136/9; 6-6A136/9/A, 6-6A136/9/B of Sy.No.717 situated at Revenue Village and Gram Panchayat Molangur, Shankarapatnam Mandal in Karimnagar District as per the plan annexed under the jurisdiction of Sub-District Huzurabad and Registration District Karimnagar belonging to M/s Balaji Industries:	Reserve Price: Rs. 1,05,00,000.00 EMD: Rs. 10,50,000.00 Bid Increment: Rs. 1,00,000.00 Auction Date: 18.06.2026 Auction Time: 11.00 AM to 4.00 PM



(3) All that part and parcel of residential house comprising G + two floors plinth area being 456 Sft., each floor total 1368 Sft., constructed on plot admeasuring 66.66 Sq.yards having M. No. 2-10-990/1/A/1 in Sy.No.1172 situated at Jyothi Nagar locality, Karimnagar Town, within Karimnagar Municipal corporation, Karimnagar Zilla Parishad, Registration and sub-registration District-Karimnagar belonging to Mr. Thanuku Suresh registered vide Sale Deed Document No.7005/2022 dated 17.06.2022 and bounded by: East : House of P. Upender Rao No.2-10-765, (Kanneboina Sammaiah), West : 30' feet wide Road, North : House of Rachakonda Geetha Alias Vani No.2-10-990/1, South : Venkata sai Residency Apartment No.2-10-974.	Reserve Price: Rs. 38,00,000.00 EMD: Rs. 3,80,000.00 Bid Increment: Rs. 10,000 Auction Date: 18.06.2026 Auction Time: 11.00 AM to 4.00 PM
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Date & Time of inspection of the property on 16.05.2026; 23.05.2026; 30.05.2026 and 06.06.2026 between 11.00 AM and 4.00 PM with prior appointment.

EMD Remittance	The bidders should get themselves registered on https://BAANKNET.Com using their mobile Number and e-mail 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/NetBanking) 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. 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(>=EMD amount) at the time of bidding..
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1.For any clarifications or further details regarding other conditions of sale the intending bidders may contact the Authorised Officer, State Bank of India, SME, Huzurabad Branch, Karimnagar District and on Phone No. **08727-293298**, bidders can also contact Bank's Approved Resolution Agent M/S. Goodwill Associates, on Cell Nos.9949901281 or 9666247000 and also may contact the Bank's approved service provider M/s PSB Alliance at the web portal <https://BAANKNET.com>, Help line +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 website (a) "http://bank.sbi/,www.sbi.co.in" (b) <https://BAANKNET.com>

3. Note: 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.



4. 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: 06.05.2026
Place: Hyderabad

Authorized Officer



THE TERMS AND CONDITIONS OF SALE:**ANNEXURE - 'B'****Properties will be sold on 'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:**

1	Name and address of the Borrower/ Mortgagor	1) M/s. Balaji Industries, Partnership Firm Represented by its Partners: 1) Mr. Thanuku Suresh 2) Ms. Late Thanuku Swapna, H no 6-138/4 (Old) and New H no 6-6A136/9; 6-6A136/9/A, 6-6A136/9/B, Molangur Village, Shankarapatnam Mandal, Karimnagar, Telangana 505470.
2	Name and address of the Guarantors/Mortgagors	1) Sri Thanuku Suresh, S/o Sri Thanuku Narayana, H.No.4-4, Kothagattu Village, Shankarapatnam Mandal, Karimnagar District – 505470. 2) Sri Thanuku Suresh, Husband & Legal Heir of Late Thanuku Swapna, H.No.4-4, Kothagattu Village, Shankarapatnam Mandal, Karimnagar District – 505470. 3) Mrs.Srikanksha, Daughter & Legal Heir of Late Thanuku Swapna, No.4-4, Kothagattu Village, Shankarapatnam Mandal, Karimnagar District – 505470. 4) Ms.Thanuku Shivani, Daughter & Legal Heir of Late Thanuku Swapna, No.4-4, Kothagattu Village, Shankarapatnam Mandal, Karimnagar District – 505470
3	Name and address of Branch, the Secured Creditor	STATE BANK OF INDIA SME Huzurabad Branch, H.No.12-3-90, Near DCMS Complex, HUZURABAD, Karimnagar District Telangana State-505468.
4	Description of the secured assets to be sold.	(1) All that part and parcel of factory land and shed constructed on land admeasuring 12705 Sq. yards or 10,662.65 Sq.Mtrs bearing H.No.6-138/4 (Old) and New H no 6-6A136/9; 6-6A136/9/A, 6-6A136/9/B along with plinth area RCC office Room 484.90 Sft., GI sheet security Roof plinth area 223.30 Sft., GI sheet Godown-1 plinth area 9946.30 Sft., Godown-2 Plinth area 11996 Sft., out of Sy.No.717 situated at Revenue Village and Gram Panchayat Molangur, Shankarapatnam Mandal in



Karimnagar District as per the plan annexed under the jurisdiction of Sub-District Huzurabad and Registration District Karimnagar belonging to M/s Balaji Industries represented by its partners 1) Mr. Thanuku Suresh and 2) Late Thanuku Swapna registered vide Sale Deed Doc.No.3639/2022 dated 19.09.2022 and bounded by:

East: Agricultural land of Prodduturi Rajaiah,
West: Katta Kaluva,
North: Agricultural land of Prodduturi Subhash Reddy & Bhasker Reddy
South: R & B Road and Agricultural land of others.

Rs.3,21,00,000/- (Rupees Three Crore Twenty-One Lakhs only).

2) All that Plant & Machinery situated at H.No.6-138/4 (Old) and New H.No.6-136/9, 6-6A136/9/A, 6-136/9/B of Sy.No.717 situated at Revenue Village and Gram Panchayat Molangur, Shankarapatnam Mandal in Karimnagar District as per the plan annexed under the jurisdiction of Sub-District Huzurabad and Registration District Karimnagar belonging to M/s Balaji Industries:

Rs.1,05,00,000/- (Rupees One Crore Five Lakhs only).

(3) All that part and parcel of residential house comprising G + two floors plinth area being 456 Sft., each floor total 1368 Sft., constructed on plot admeasuring 66.66 Sq.yards having M. No. 2-10-990/1/A/1 in Sy.No.1172 situated at Jyothi Nagar locality, Karimnagar Town, within Karimnagar Municipal corporation, Karimnagar Zilla Parishad, Registration and sub-registration District-Karimnagar belonging to Mr. Thanuku Suresh registered vide Sale Deed Document No.7005/2022 dated 17.06.2022 and bounded by:

East : House of P. Upender Rao No.2-10-765,
(Kanneboina Sammaiah),
West : 30' feet wide Road,
North : House of Rachakonda Geetha
Alias Vani No.2-10-990/1,
South : Venkata sai Residency Apartment No.2-10-974.

Rs.38,00,000/- (Rupees Thirty-Eight Lakhs only).

NOTE: Sale of 1st property will be confirmed subject to the sale of 2nd property.



5	Details of the encumbrances known to the secured creditor.	Nil
6	The secured debt for recovery of which the property is to be sold	Rs. 2,78,66,286 /- (Rupees Two Crore Seventy Eight Lakhs Sixty Six Thousand Two Hundred and Eighty Six only) as on 03.05.2026 and further interest at the contractual interest from 04.05.2026 with incidental expenses, costs, charges etc,
7	Deposit of earnest money	1. Rs.32,10,000/- 2. Rs.10,50,000/- 3. Rs. 3,80,000/- being the 10% of Reserve price to be remit into the Global EMD wallet in https://BAANKNET portal through their Bank account.
8	Reserve price of the secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	1. Rs.3,21,00,000/- 2. Rs.1,05,00,000/- 3. Rs. 38,00,000/- The bidders should get themselves registered on https://BAANKNET.Com using their mobile Number and e-mail 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/NetBanking) 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. 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(>=EMD amount) at the time of bidding. ..
9	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 15 th day of confirmation of sale of the secured asset.
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 18.06.2026. Time: From 11.00 AM to 04.00 PM. with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.
11	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	For any clarifications or further details regarding other conditions of sale the intending bidders may contact the Authorised Officer, State Bank of India, SME Huzurabad Branch, H.No.12-3-90, Near DCMS Complex, HUZURABAD, Karimnagar District, Telangana State-505468. Phone No. 08727-293298, bidders can contact the Bank's approved Resolution Agent M/s Goodwill Associates, on Cell No.9949901281/9666247000 and also may contact the Bank's approves service provider M/s PSB Alliance at the web portal https://BAANKNET.com , Help line+918291220220, e-mail support.BAANKNET@psballiance.com prior to the date of auction.



		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://sbi.bank.in/ . 2. https://BAANKNET.com
12	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited)	1. Rs.1,00,000/- 2. Rs. 1,00,000/- 3. Rs. 10,000/- Unlimited extensions of 10 minutes each
13	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	Date & Time of inspection of the Property: On 16.05.2026, 23.05.2026, 30.05.2026 and 06.06.2026 Between 11.00 A.M. and 4.00 P.M. with prior appointment Authorised Officer: Shri. K.V.Suresh,
14	Terms & Conditions of e-Auction Sale.	1. (a) The bidders should get themselves registered on https://BAANKNET.Com using their mobile Number and e-mail 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/NetBanking) 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. (Registration process is detailed on the above website). (b) The intending bidders/purchasers have to transfer the EMD amount using online mode (i.e.NEFT/Transfer/UPI/NetBanking) in his Global EMD Wallet well in advance before/during the auction time. (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 Global EMD wallet maintained with M/s PSB Alliance is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. 2. The Bank has taken only the physical possession of the property put on sale.

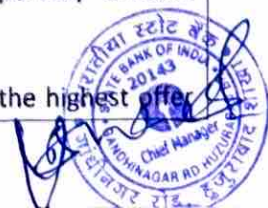


3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the properties, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. **It shall be the responsibilities of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid(s). It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted.** 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.

4. The e-Auction/bidding of the above properties would be conducted exactly on the scheduled Date & Time by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiples of the amount mentioned under the column "Bid Increment Amount". At the commencement of Auction a minimum of one bid should be placed by the bidder. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as a Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorised Officer/ Secured Creditor.

5. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration.. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is already deposited, immediately on acceptance of bid price by the Authorised Officer i.e. before closure of business hours on the same day or not later than next working day and the balance 75% of the sale price on or before 15th day from confirmation of sale, default in deposit of any of the above mentioned amount(s) within the period stipulated herein by the successful bidder would entail forfeiture of the entire money already deposited and Properties shall be put to auction again and the defaulting bidder shall have no claim/ right in respect of Properties/ amount deposited.

6. The Authorised Officer/Bank is not bound to accept the highest offer



and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.

7. The Certificate of Sale will be issued in the form given in Appendix V (for immovable properties) of the Security Interest (Enforcement) (Amendment) Rules, 2002 in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

8. The sale shall be subject to provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002.

9. **The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.**

10. The auction purchaser has to deduct 1% of the Sale Price of the immovable property as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price of the immovable property has to be remitted to the Bank. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price.

11. 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.

12. 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.

13. 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.

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

15. 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.

16. The EMD of the unsuccessful bidder will be refunded to their respective account numbers by BAANKNET portal after placing



	refund request by them on the said portal. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any) 17. 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. 18. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, GST, fees etc. for transfer of the property in its/his/her name. 19. 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. 20. 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 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 off 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.
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Place: Hyderabad.
Date: 06.05.2026

Authorised Officer

LIST OF PLANT & MACHINERY

SL NO.	Description of the Machine	Quantity	Make
1	Pneumatic husker, husk aspirator, Paddy Separator, minin max, water jet silk polisher	4	Suri Engineers Pvt Ltd
2	Vertex Whitener Glazer, Rice ribbon Grader, Rice sizer Ultra		Suri Engineers Pvt Ltd
3	Grain Discharger	19	Suri Engineers Pvt Ltd
4	Sifter Bran aspirator with 2 hp blower, small cyclone	3	Suri Engineers Pvt Ltd
5	Pre Cleaner, Vibro paddy Destoner, ali blower, Rice Destoner, air lock cyclone, bran rotor, big bran blower, big cyclone bran blower,	9	Suri Engineers Pvt Ltd
6	Fortified rice ribbon blender neo sort plus	2	Suri Engineers Pvt Ltd
7	CPB 30 A STMD 500t. Air Compr IE3	1	Global Technics
8	Weighbridge 12"3 meter pitless 80 ton capacity	1	JI Industries
9	MCC Panel Board	1	Pratik Enterprises
10	Rice Bins 20 tons capacity	3	
11	Paddy Bins 60 tons capacity	1	
12	Way Bridge 80 ton capacity	1	
13	250 KVA Transformer	1	
14	Panel Board	LS	





STATE BANK OF INDIA
SME Huzurabad Branch,
H.No.12-3-90, Near DCMS Complex,
HUZURABAD, Karimnagar District
Telangana State-505468.

Telephones: 08727-293298 | Email: |sbi.63786@sbi.co.in

Date: 06.05.2026

1)M/s. Balaji Industries, Partnership Firm Represented by its Partners:1) Mr. Thanuku Suresh and 2) Ms. Late Thanuku Swapna, H no 6-138/4 (Old) and New H no 6- 6A136/9; 6-6A136/9/A, 6-6A136/9/B , Molangur Village, Shankarapatnam Mandal, Karimnagar, Telangana 505470.	2) Sri Thanuku Suresh, S/o Sri Thanuku Narayana, H.No.4-4, Kothagattu Village, Shankarapatnam Mandal, Karimnagar District – 505470.
3) Mr. Thanuku Suresh Husband & Legal Heir of Late Thanuku Swapna, H.No.4-4, Kothagattu Village, Shankarapatnam Mandal, Karimnagar District – 505470.	4) Ms.Thanuku Shivani Daughter & Legal Heir of Late Thanuku Swapna, H.No.4-4, Kothagattu Village, Shankarapatnam Mandal, Karimnagar District – 505470.
5) Mrs. Srikanksha Daughter & Legal Heir of Late Thanuku Swapna, H.No.4-4, Kothagattu Village, Shankarapatnam Mandal, Karimnagar District – 505470.	

Sir / Madam,

NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES.

Please take Notice that the secured assets Mortgaged / Charged to the Bank more fully described in the Annexure shall be sold by public e-auction to be held on 18.06.2026 through <https://baanknet.com> from 11.00 AM to 04.00 PM. For further details, please refer to the Annexure and notice to be published in the News papers and at websites <https://sbi.bank.in>, <https://sbi.bank.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others>.

Yours faithfully,



AUTHORISED OFFICER