

	 Zonal Office, Vijayawada 1st Floor, Infinity Plaza, D. No: 59A-21-7/3, High School Road, Patamata, Vijayawada, AP-520007 टेलीफोन/TELE: 0866-2431225 ई-मेल/e-mail: dzmvijayawada@bankofmaharashtra.bank.in	
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Date: 25.06.2026

(Appendix IV –A)
[See proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

EAuction 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 property/ies mortgaged/charged to the Bank of Maharashtra, **the possession** of which has been taken by the Authorised Officer of Bank of Maharashtra, Vijayawada Zone, will be sold on "As is where is", "As is what is", and "Whatever there is" on 15.07.2026 @ Baanknet Portal (<https://baanknet.com>), for recovery of Rs.2,82,90,406/- (Rupees Two Crore Eighty-Two Lakhs Ninety Thousand Four Hundred Six Rupees only) plus unapplied interest/future interest as per applicable rate w.e.f. 01.06.2025 plus cost and other expenses etc. If any due to the Bank of Maharashtra from:

1. M/s Sri Ushodaya Trade (Through its Proprietor **Mr. Edara Bhanush Babu**)
D.No. 5-40-19, 5th Line Road,
Brodipet, Guntur 522 002.
2. **Mr. Edara Bhanush Babu (Proprietor and Mortgagor)**
H.No. 52-1/4-7B, Flat No. 314, LK Towers, NTR Colony,
Near Vinayaka Theatre, Gunadala, Vijayawada 520 008.

Properties for auction:

Property 1:

1. Reserve Price: Rs. 1,01,97,900/- (Rupees One Crore One Lakh Ninety Seven Thousand Nine Hundred Only)
2. EMD: Rs. 10,19,790/- (Rupees Ten Lakh Nineteen Thousand Seven Hundred Ninety Only)
3. Bid Increment Amount: Rs. 25,000/- (Rupees Twenty Five thousand only)

Description:

All that pieces and parcel of land Situate being and lying at Krishna District, Krishna Sub district, Kanumolu, Veluru Village, Survey No. 496/6, 502/4, Plot No 55 an extent of 1259 sq.yards with Residential Property owned by Edara Bhanush Babu Bounded by :

On the North: Property of Others

On the South: 40 ft Wide Road

On the East: Property of Others

On the West: Open Space

together with the Residential land admeasuring 1259 Sq.yards mts and all the fixture annexed thereto as per the list annexed.

CERSAI ID: 200073565488

Property 2:

1. Reserve Price: Rs. 19,76,400/- (Rupees Nineteen Lakh Seventy Six Thousand Four Hundred Only)
2. EMD: Rs. 1,97,640/- (Rupees One Lakh Ninety Seven Thousand Six Hundred Forty Only)
3. Bid Increment Amount: Rs. 25,000/- (Rupees Twenty Five thousand only)

Description:

All that pieces and parcel of land Situate being and lying at Krishna District, Krishna Sub district, Kanumolu, Veluru Village, Survey No. 485/2, 485/3 Plot No 4 an extent of 203.38 sq.yards with Residential Property owned by Edara Bhanush Babu Bounded by :

On the North: Plot No. 5 site

On the South: Plot No. 3 site

On the East: Property of Others

On the West: 40 ft Wide Road

together with the Residential land admeasuring 203.38 Sq.yards mts and all the fixture annexed thereto as per the list annexed. CERSAI ID: 200073566578

Property 3:

1. Reserve Price: Rs. 21,45,690/- (Rupees Twenty One Lakh Forty Five Thousand Six Hundred Ninety Only)

2. EMD: Rs. 2,14,569/- (Rupees Two Lakh Fourteen Thousand Five Hundred Sixty Nine Only)

3. Bid Increment Amount: Rs. 25,000/- (Rupees Twenty Five thousand only)

Description:

All that pieces and parcel of land Situate being and lying at Krishna District, Krishna Sub district, Kanumolu, Veluru Village, Survey No. 485/2, 485/3 Plot No 12 an extent of 220.81 sq.yards with Residential Property owned by Edara Bhanush Babu Bounded by :

On the North: Property of Others

On the South: Plot No. 11 site

On the East: Property of Others

On the West: 40 ft Wide Road

together with the Residential land admeasuring 220.81 Sq.yards mts and all the fixture annexed thereto as per the list annexed. CERSAI ID: 200073566110

Property 4:

1. Reserve Price: Rs. 17,98,200/- (Rupees Seventeen Lakh Ninety Eight Thousand Two Hundred Only)

2. EMD: Rs. 1,79,820/- (Rupees One Lakh Seventy Nine Thousand Eight Hundred Twenty Only)

3. Bid Increment Amount: Rs. 25,000/- (Rupees Twenty Five thousand only)

Description:

All that pieces and parcel of land Situate being and lying at Krishna District, Krishna Sub district, Kankipadu SRO, Penamaluru Mandalam, Chodavaram Village, Survey No. 311/2B, 312/1, 2A, 307/2, Plot No 72 an extent of 222.00 sq.yards with Residential Property owned by Edara Bhanush Babu Bounded by :

On the North: 33ft Wide Road

On the South: Plot No. 73 site

On the East: 24 ft Wide Road

On the West: Plot No. 85 Site

together with the Residential land admeasuring 222.00 Sq.yards mts and all the fixture annexed thereto as per the list annexed.

Property 5:

1. Reserve Price: Rs. 17,57,700/- (Rupees Seventeen Lakh Fifty Seven Thousand Seven Hundred Only)

2. EMD: Rs. 1,75,770/- (Rupees One Lakh Seventy Five Thousand Seven Hundred Seventy Only)

3. Bid Increment Amount: Rs. 25,000/- (Rupees Twenty Five thousand only)

Description:

All that pieces and parcel of land Situate being and lying at Krishna District, Krishna Sub district, Kankipadu SRO, Penamaluru Mandalam, Chodavaram Village, Survey No. 311/2B, 312/1, 2A, 307/2, Plot No 85 an extent of 217.00 sq.yards with Residential Property owned by Edara Bhanush Babu Bounded by :

On the North: 33ft Wide Road

On the South: Plot No. 84 site

On the East: Plot No. 72 site

On the West: 24 ft Wide Road

together with the Residential land admeasuring 217.00 Sq.yards mts and all the fixture annexed thereto as per the list annexed.

Important Dates:

- E-auction date: 15.07.2026 between 1:00 PM to 5:00 PM with auto extension for 5 minutes in case bid is placed within last 5 minutes.
- Property Inspection: 01.07.2026 to 10.07.2026 between 10:00 AM to 5:00 PM
- Last Date for submission of Bid application/KYC Documents/Proof of EMD etc.: As per baanknet.com norms

E-Auction Service Provider: PSB Alliance (baanknet.com)
Portal /website: <https://baanknet.com>
For support: Email: support.BAANKNET@psballiance.com
Authorised Officer Mobile. No.: 8680001638.

For detailed terms and conditions of the sale, please refer to the link "<https://www.bankofmaharashtra.in/propsale.asp>" provided in the Bank's website and also on BAANKNET portal (<https://baanknet.com>). Contact Authorised officer: 9573711249.

Date: 25.06.2026
Place: Vijayawada

Sd/-
(Tulsi Ram Sahoo)
Authorised Officer
Bank of Maharashtra