



STATE BANK OF INDIA

HOME LOAN CENTRE- BANJARAHILLS, No.6-3-251/7/1&2,

1st Floor, Jyothi Prime, Erramanzil Colony, Banjara hills, Hyderabad -500082

E-AUCTION SALE NOTICE

APPENDIX –IV A [See proviso to Rule 8(6) & 9(1)]

SALE OF 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 8(6) & 9(1) 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 Properties mortgaged/charged to the State Bank of India, Secured Creditor, the Constructive possession of which have 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 **01.08.2026** for recovery of **Rs. 32,99,264/- (Rupees Thirty Two Lakhs Ninety Nine Thousands Two Hundred Sixty Four Only)** as on **01-07-2026** plus interest at contractual rate from **02-07-2026** with incidental expenses, costs, charges etc, due to the State Bank of India, Secured Creditor, **Mr. Pradeep Gunda S/o Late Nageshwar Rao**, Flat No.102, Varshinee Nivas, H.No.2-22-311/237A, Addagutta Society, Kukatapally, Pragathinagar Road, Hyderabad- 500085 **Office Address:** Technobrain India PVT Ltd, H.No. #8-2-293/82/A/796B, 2nd Floor, SV Square Road, #36, Jubilihills, Hyderabad- 500033. **Property Address:** Flat No.2404, Tower No.02, Fourth Floor, Flat No.4, VASAVI BRINDAVANAM, Survey No.79, Fatehnagar Village, Balanagar Mandal, Rangareddy Dist.

Description of Immovable Property, Reserve Price, EMD to be deposited, Auction Date & Timings and Bid increment amount are mentioned here below:

All that Semi-Finished Flat No.:2404 i.e., Tower No: 2, Fourth Floor, Flat No: 4, admeasuring 1615 sq.ft. inclusive of common area and One Car Parking Space admeasuring 120 Sq. Ft. in Cellar, together along with 50 Sq. yards of undivided share of land out of total land admeasuring Ac.4-30 guntas the multi-storied building complex known as "**VASAVI BRINDAVANAM**" bearing premises No.8-4-300/3, 3/1 & 3/A (Part) situated at Survey No.79, Fatehnagar Village, Balanagar Mandal, Ranga Reddy District. Favour of Sri Pradeep Gunda S/o Sri Late Nageshwa Rao Vide Sale Deed Doc.No.: 3874/2016, **Dated 28-03-2016** and **bounded by North:** Open to Sky, **South:** Open to Sky & Flat No 2403, **East:** Corridor, Staircase & Flat No 2401, **West:** Open to Sky.

Reserve Price	EMD	Auction date	Auction Time	EMD Last Date & Time	Bid Increment
Rs.77,33,000-00	Rs.7,73,300-00	01.08.2026	1.00 PM to 04.00 PM	01.08.2026 12.00 PM	Rs.25,000/-

**Date & Time of inspection of the property: from 10-07-2026 to 31-07-2026
between 11.00 AM and 4.00 PM with prior appointment**

EMD Remittance: Bidders should get themselves registered on <https://baanknet.com/eauction-psb/bidder-registration> by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Pvt. Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s PSB Alliance Pvt. Ltd. at <https://ebkay.in> by means of NEFT/ RTGS transfer from his bank account

- 1) For any clarifications or further details regarding other conditions of sale the intending bidders may contact the Authorised Officer, **HOME LOAN CENTRE- BANJARAHILLS, Hyderabad -500082, Cell No.98496 56823**, bidders can also contact Bank's Approved Resolution Agent M/s.Hanshitha Management Service, Cell No.:9908904703, 9553204444 and also may contact the Bank's approved service provider M/s PSB Alliance at the web portal <https://www.baanknet.com>, Help line +918291220220 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 websites 1. <https://www.sbi.co.in>. 2. <https://www.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.

Place: Hyderabad, Date: 01-07-2026

Sd/- Authorized Officer State Bank of India

Size: 10 x 16