

BANK OF MAHARASHTRA

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: zmvijayawada@mahabank.co.in

(Appendix - IV --A)

[See proviso to rule 8(6) & 9]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction 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 symbolic possession of which has been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on **18.08.2026**, for recovery of Rs. 6,23,04,579/- (Rupees Six Crores twenty three lakhs four thousand five hundred seventy nine only) plus Unapplied interest/future interest as per applicable rate plus penal interest w.e.f. 28/06/2024 plus expenses and other charges etc. due to the Bank of Maharashtra from:

1. M/s Pavuluri Corporation Through its Prop. Pavuluri Subramanya Swamy

Flat no. 308, Vasanth Residency, Lakshmi Narasimha Colony, Mangalagiri, Guntur Dist.,
Andhra Pradesh-522508

2. Mr. Pavuluri Subramanya Swamy (Mortgagor/Guarantor)

D.no. Maple-0121, Rain Tree Park, Dwaraka Krishna Township, Nambur, Guntur Dist.,
Andhra Pradesh-522510

Properties for auction:

Property 1:

Reserve Price: **Rs. 13,44,700/- (Rupees Thirteen Lakhs Forty Four Thousand Seven Hundred Only)**

EMD: **Rs. 1,34,470/- (Rupees One Lakh Thirty Four Thousand Four Hundred Seventy Only)**

Description: VATRAPALEM SULLURPETA MUNICIPALITY SPSR NELLORE, A Flat/Apartment No.G-1 on the GROUND floor of the Building LOTUS HOMES, admeasuring 860sq.ft [carpet] i.e. 860sq.ft [built up] consisting of 2 rooms. Boundaries: North: OPEN SKY, East: STARE CASE & COMMON CORRIDOR, West: OPEN SKY, South: OPEN SKY. Built on land situated at village VATRAPALEM, SPSR NELLORE Sub-Dist. SULLURPETA admeasuring 30Sq Yards in undivided share of 732.83 Sq Yards and bearing CTS/Survey Nos. 30/1, 41/1, 41/2.

Property 2:

Reserve Price: **Rs. 13,44,700/- (Rupees Thirteen Lakhs Forty Four Thousand Seven Hundred Only)**

EMD: **Rs. 1,34,470/- (Rupees One Lakh Thirty Four Thousand Four Hundred Seventy Only)**

Description: VATRAPALEM SULLURPETA MUNICIPALITY SPSR NELLORE, A Flat/Apartment No.G-4 on the GROUND floor of the Building LOTUS HOMES, admeasuring 860sq.ft [carpet] i.e. 860sq.ft [built up] consisting of 2 rooms. Boundaries: North: OPEN SKY, East: OPEN SKY, West: STAIRCASE & COMON CORRIDOR, South: OPEN SKY. Built on land situated at village VATRAPALEM, SPSR NELLORE Sub-Dist. SULLURPETA admeasuring 30Sq Yards in undivided share of 732.83 Sq Yards and bearing CTS/Survey Nos. 30/1, 41/1, 41/2.

Property 3:

Reserve Price: **Rs. 13,44,700/- (Rupees Thirteen Lakhs Forty Four Thousand Seven Hundred Only)**

EMD: **Rs. 1,34,470/- (Rupees One Lakh Thirty Four Thousand Four Hundred Seventy Only)**

Description: VATRAPALEM SULLURPETA MUNICIPALITY SPSR NELLORE, A Flat/Apartment No.101 on the FIRST floor of the Building LOTUS HOMES, admeasuring 860sq.ft [carpet] i.e. 860sq.ft [built up] consisting of 2 rooms. Boundaries: North: OPEN TO SKY, East: OPEN TO SKY, West: COMMON CORRIDOR, South: OPEN TO SKY. Built on land situated at village VATRAPALEM, SPSR NELLORE Sub-Dist. SULLURPETA admeasuring 30Sq Yards in undivided share of 732.83 Sq Yards and bearing CTS/Survey Nos. 30/1, 41/1, 41/2.

Property 4:

Reserve Price: **Rs. 13,44,700/- (Rupees Thirteen Lakhs Forty Four Thousand Seven Hundred Only)**

EMD: **Rs. 1,34,470/- (Rupees One Lakh Thirty Four Thousand Four Hundred Seventy Only)**

Description: VATRAPALEM SULLURPETA MUNICIPALITY SPSR NELLORE, A Flat/Apartment No.102 on the FIRST floor of the Building LOTUS HOMES, admeasuring 860sq.ft [carpet] i.e. 860sq.ft [built up] consisting of 2 rooms. Boundaries: North: OPEN TO SKY, East: COMMON CORRIDOR, West: OPEN TO SKY, South: OPEN TO SKY. Built on land situated at village VATRAPALEM, SPSR NELLORE Sub-Dist. SULLURPETA admeasuring 30Sq Yards in undivided share of 732.83 Sq Yards and bearing CTS/Survey Nos. 30/1, 41/1, 41/2.

Property 5:

Reserve Price: **Rs. 13,44,700/- (Rupees Thirteen Lakhs Forty Four Thousand Seven Hundred Only)**

EMD: **Rs. 1,34,470/- (Rupees One Lakh Thirty Four Thousand Four Hundred Seventy Only)**

Description: VATRAPALEM SULLURPETA MUNICIPALITY SPSR NELLORE, A Flat/Apartment No.103 on the FIRST floor of the Building LOTUS HOMES, admeasuring 860sq.ft [carpet] i.e. 860sq.ft [built up] consisting of 2 rooms. Boundaries: North: OPEN TO SKY, East: STAIRCASE AND COMMON CORRIDOR, West: OPEN TO SKY, South: OPEN TO SKY. Built on land situated at village VATRAPALEM, SPSR NELLORE Sub-Dist. SULLURPETA admeasuring 30Sq Yards in undivided share of 732.83 Sq Yards and bearing CTS/Survey Nos. 30/1, 41/1, 41/2.

Property 6:

Reserve Price: **Rs. 13,44,700/- (Rupees Thirteen Lakhs Forty Four Thousand Seven Hundred Only)**

EMD: **Rs. 1,34,470/- (Rupees One Lakh Thirty Four Thousand Four Hundred Seventy Only)**

Description: VATRAPALEM SULLURPETA MUNICIPALITY SPSR NELLORE, A Flat/Apartment No.303 on the THIRD floor of the Building LOTUS HOMES, admeasuring 860sq.ft [carpet] i.e. 860sq.ft [built up] consisting of 2 rooms. Boundaries: North: OPEN TO SKY, East: COMMON CORRIDOR AND LIFT, West: OPEN TO SKY, South: OPEN TO SKY. Built on land situated at village VATRAPALEM, SPSR NELLORE Sub-Dist. SULLURPETA

admeasuring 30Sq Yards in undivided share of 732.83 Sq Yards and bearing CTS/Survey Nos. 30/1, 41/1, 41/2.

Property 7:

Reserve Price: **Rs. 13,44,700/- (Rupees Thirteen Lakhs Forty Four Thousand Seven Hundred Only)**

EMD: **Rs. 1,34,470/- (Rupees One Lakh Thirty Four Thousand Four Hundred Seventy Only)**

Description: VATRAPALEM SULLURPETA MUNICIPALITY SPSR NELLORE, A Flat/Apartment No.205 on the SECOND floor of the Building LOTUS HOMES, admeasuring 860sq.ft [carpet] i.e. 860sq.ft [built up] consisting of 2 rooms. Boundaries: North: OPEN TO SKY, East: OPEN TO SKY, West: COMMON CORRIDOR, South: OPEN TO SKY. Built on land situated at village VATRAPALEM, SPSR NELLORE Sub-Dist. SULLURPETA admeasuring 30Sq Yards in undivided share of 732.83 Sq Yards and bearing CTS/Survey Nos. 30/1, 41/1, 41/2.

Property 8:

Reserve Price: **Rs. 13,44,700/- (Rupees Thirteen Lakhs Forty Four Thousand Seven Hundred Only)**

EMD: **Rs. 1,34,470/- (Rupees One Lakh Thirty Four Thousand Four Hundred Seventy Only)**

Description: VATRAPALEM SULLURPETA MUNICIPALITY SPSR NELLORE, A Flat/Apartment No.206 on the SECOND floor of the Building LOTUS HOMES, admeasuring 860sq.ft [carpet] i.e. 860sq.ft [built up] consisting of 2 rooms. Boundaries: North: OPEN TO SKY, East: OPEN TO SKY, West: COMMON CORRIDOR, South: OPEN TO SKY. Built on land situated at village VATRAPALEM, SPSR NELLORE Sub-Dist. SULLURPETA admeasuring 30Sq Yards in undivided share of 732.83 Sq Yards and bearing CTS/Survey Nos. 30/1, 41/1, 41/2.

Property 9:

Reserve Price: **Rs. 70,00,000/- (Rupees Seventy Lakhs Only)**

EMD: **EMD: Rs. 7,00,000/- (Rupees Seven Lakhs Only)**

Description: BLOCK NO 9, R.W NO 9, BEHIND LALITHA HOSPITAL, DASARI VARI STREET, NEAR HIGH SCHOOL, R.R GARDENS, PATAMATA, VIJAYAWADA, A Flat/Apartment No.502 on the FOURTH floor of the Building D NO 59A-21/4-3 ASST NO 1073196868 in the GAYATHRI

NILAYAM Apartments, admeasuring 1780sq.ft [built up] consisting of 3 rooms. Boundaries: North: OPEN TO SKY, East: OPEN TO SKY, West: OPEN TO SKY, South: STAIR CASE & LIFT. Built on land bearing CTS/Survey Nos. R.S NO 147/8 admeasuring 60.50Sq Yards in undivided share of 648.52 Sq Yards.

Property 10:

Reserve Price: **Rs. 53,27,800/- (Rupees Fifty Three Lakhs Twenty Seven Thousand Eight Hundred Only)**

EMD: **Rs. 5,32,780/- (Rupees Five Lakhs Thirty Two Thousand Seven Hundred Eighty Only)**

Description: ISKAPALEM, BUCHIREDDYPALEM MUNICIPAL PANCHAYATH AREA, BUCHIREDDYPALEM MANDAL, Item No. 1: Plot No. 18 admeasuring 370.88 Sq. Yds vacant residential site, Survey No.'s: 92/B, 99/2, 99/1, 93/1, 93/3, 98/1, 88/1C, 90, 89/1, 88/1B, 100/A, 101/B1, 91/1A in L.P.No. 76/2013/G in Srinivasa Gardens. Item No. 2: Plot No. 19 admeasuring 366.55 Sq. Yds vacant residential site with same Survey Numbers.

Property 11:

Reserve Price: **Reserve Price: Rs. 86,80,200/- (Rupees Eighty Six Lakhs Eighty Thousand Two Hundred Only)**

EMD: **Rs. 8,68,020/- (Rupees Eight Lakhs Sixty Eight Thousand Twenty Only)**

Description: ISKAPALEM, BUCHIREDDYPALEM MUNICIPAL PANCHAYATH AREA, BUCHIREDDYPALEM MANDAL, An extent of 1201.33 Sq. Yds vacant residential site bearing Plot No.'s 140, 141, 142, 147, 148 & 149 in Survey No.'s: 92/B, 99/2, 99/1, 93/1, 93/3, 98/1, 88/1C, 90, 89/1, 88/1B, 100/A, 101/B1, 91/1A in L.P. No. 76/2013/G in Srinivasa Gardens.

Property 12:

Reserve Price: **Rs. 31,46,700/- (Rupees Thirty One Lakhs Forty Six Thousand Seven Hundred Only)**

EMD: **Rs. 3,14,670/- (Rupees Three Lakhs Fourteen Thousand Six Hundred Seventy Only)**

Description: ISKAPALEM, BUCHIREDDYPALEM MUNICIPAL PANCHAYATH AREA, BUCHIREDDYPALEM MANDAL, Item No. 1: Plot No. 135 admeasuring 235.55 Sq. Yds vacant residential site, Survey No.'s: 92/B, 99/2, 99/1, 93/1, 93/3, 98/1, 88/1C, 90, 89/1, 88/1B, 100/A, 101/B1, 91/1A in L.P.No. 76/2013/G in Srinivasa Gardens. Item No. 2: Plot No. 136 admeasuring 200.22 Sq. Yds vacant residential site with same Survey Numbers.

Note: Bid Increment Amount: Rs. 25,000/- (Rupees Seventy-Five Thousand Only).

For all the Properties.

Important Dates:

- **E-auction date: 18.08.2026 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: 02.08.2026 to 10.08.2026 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

Ph. No.: 8291220220

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: 31.07.2026

Place: Vijayawada

Sd/-

(Tulsi ram Sahoo)

Authorised Officer

Bank of Maharashtra