



Home Loan Centre (64178)
Motupalli Vari Street, Kothapeta
Tenali, Guntur District- 522256

e-AUCTION/SALE NOTICE

APPENDIX-IV-A

{see provision to rule 8(6)R/w9(1)}

PUBLIC NOTICE FOR E-AUCTION/SALE OF IMMOVABLE PROPERTY on 29.09.2026

Sale of immovable PROPERTY mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002).

Whereas, the Authorized Officer of State Bank of India has taken possession of the following Property pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS BASIS", AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said PROPERTY. The sale will be done by the undersigned through e-auction platform provided at the Web Portal :<https://www.baanknet.com>.

Name of the Branch	Name of the owner of the Property	Description of Immovable Property	Outstanding Amount	Reserve Price (Rs.)	Date & Time of e-Auction
Angalakuduru Kopalle Branch(21793), Angalakuduru, Guntur District	Sri Potturi Ranjit Kumar S/o Potturi Hari Narayana	All that Part and Parcel of undivided and unspecified share of 26.25 Sq. Yards out of 876.0 Sq. yards of site along with RCC Building Constructed there in D.No:76-1 Near Door No:26-44-70/B, Plinth Area, Common area & Car Parking Area of 915 Sft, in Ground Floor, Flat No:106, CHALAPATHY PARADISE Apartment, Nallapadu, Guntur District, Belonging to Sri Potturi Ranjit Kumar S/o Potturi Hari Narayana, vide registered Sale Deed No.14478/2024, dated 19.09.2024, JSRO Nallapadu, Guntur District and bounded by: <u>Apartment Boundaries:</u> East : N.G.O Colony to Pattibipuram Road South : Property of M Bhima Reddy West : Property of M Konda Reddy North : 30 feet wide Road	Rs.38,09,013/- As on 17.12.2025.	Rs.33,92,100/-	29.09.2026 at 11.00 AM to 04.00 PM
Name of Borrower(s)/ Guarantor(s)				EMD (Rs.)	
Borrower(s): Sri Potturi Ranjit Kumar S/o Potturi Hari Narayana #Flat No:302, Sri Sai Siri Sadan Apartment,				Rs.3,39,210/-	



Ap. Adira
Restaurant Road,
Gorantla, Guntur
District -522001.
Home Loan A/c
No's:
43353426630,42040
189166

Flat Boundaries

East : Corridor & Staire Case
South : Open to Sky
West : Open to Sky
North : Corridor

Bid Increase
Amount (Rs.)

Rs.25,000/-

TERMS & CONDITIONS:

The e-Auction is being held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS".

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ effecting the property, 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 property is 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.
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at property to **Bank working days at 10.00 AM to 4.00 PM.**
3. The interested bidders shall submit their EMD through Web Portal: <https://www.baanknet.com>. (the user ID & Password can be obtained free of cost by registering name with <https://www.baanknet.com> through Login ID & Password. The Amount shall be payable through Banker Cheque/DD- Name of Bank. SBI, Home Loan Centre (64178), Tenali, Guntur District.
4. After Registration by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz. i) Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Aadhar Card/Voter ID Card/ Driving License/ Passport etc. iv) Copy of proof of address; without which the bid is liable to be rejected. **UPLOADING SCANNED COPY OF ANNEXURE-II & III (Mentioned in the Tender Notice) DULY FILLED IN & SIGNED is mandatory.**



5. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact Registration, EMD, Auction Details etc visit <https://www.baanknet.com> of the service provider M/s. PSB Alliance, Toll free Number: +91-8291220220, and for any property related query may contact: (Chief Manager), Mobile No.89787 05577 e-mail ID: sbi.64178@sbi.co.in & Recovery Agency: M/s DRS Associates: 9014758586, in office hours during the working days.

6. Only buyers holding valid User ID/ Password and confirmed payment of Amount through NEFT / RTGS/Net banking submitted to the Authorised Officer, SBI, Home Loan Centre (64178), Tenali, Guntur District. And <https://www.baanknet.com>

7. The interested bidders, who have submitted their EMD not below the Reserve Price, shall not be eligible for participating in the e-bidding process. The e-auction of above property would be conducted exactly on the scheduled Date & Time as mentioned against the property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount" against the property. 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 (subject to Unlimited Auto extensions of 5 minutes each). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor

8. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, on the same day of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount. The prospective qualified bidders may avail online training on e-auction from <https://www.baanknet.com> prior to the date of e-auction. Neither the Authorised Officer/ Bank nor <https://www.baanknet.com> Shall not be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-auction event. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. The bidders are advised to go through the detailed Terms & Conditions of e-auction available on the Web Portal of M/s. PSB Alliance, <https://www.baanknet.com> before submitting their bids and taking part in the e-auction.

9. The publication is subject to the force major clause.

10. **Special Instruction:** Bidding in the last moment should be avoided in the bidders own interest as neither STATE BANK OF INDIA nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

The borrowers are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Place: Tenali

Date: 25-08-2026



For STATE BANK OF INDIA

मुख्य प्रबंधक, आ.ए.सि.पि.सि. तेनालि
Chief Manager, A.A.S.P.S.I. Tenali
Authorised Officer
(State Bank of India)