

THE TERMS AND CONDITIONS OF THE AUCTION SALE
Properties will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"

1	Name and address of the Borrower	Name & Address of the Borrower/Guarantor : M/s Sri Mohan Krishna Traders, Represented by Partners, Sri Gadiraju Srinivasa Raju & Sri Muli Gangi Reddy D. No: 16-3-2-3, plot no. 952, Vasantha Nagar, KPHB, Hyderabad Telangana 500 085 Sri Gadiraju Srinivasa Raju S/o Pullam Raju D. No:2-38/2, Rajula Street, Near Airtel Tower, Palakoderu,Mogallu, West Godavari,Andhra Pradesh 534 209 Also at : Sri Gadiraju Srinivasa Raju S/o Pullam Raju Flat no 201, Gayatri's Subramanya, Nilayam, MIG-819, KPHB Phase-3,Kukatpally, Hyderabad,Telangana-500 072 Sri Muli Gangi Reddy S/o Gangi Reddy Plot No. 57&58, Flat no 602, Sadguru Nilayam, Jaya Nagar, Leo Bike Zone,Kukatpally, Hyderabad, Telangana-500 072			
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA, Stressed Assets Recovery Branch , 2nd Floor, Upstairs of TSRTC Building Commuters' Amenity Centre, Koti, Hyderabad – 500 095 Email ID of the Bank: <u>sbi.05172@sbi.co.in</u>			
3	Description of the immovable secured assets to be sold.				
	Sr. No.	Description of the immovable properties	Reserve Price	Earnest Money Deposit(EMD)	Property ID
	1.	All that open Land in Survey no.s 200A1,200A2,200A3,200A4 total land Admeasuring 12826 Square yards or equivalent to 10722.53 sq meters Situated at Putandoddi Village and Grampanchayath, Itkyala Mandal, Jogulamba Gadwal District, Telangana, belonging to Sri Muli Gangi Reddy vide document no 11215/2020 dated 18-08-2020. Boundaries: East: N.H. Road 7 (old) 44 (New) North: Munagala Road West: Land of Boaya Ravi South: Land of Venkata Ramana Chary	Rs. 2,27,00,000/-	Rs.22,70,000/-	SBIN200063336610
4	Details of the encumbrances known to the secured creditor.		None.		



5	The secured debt for recovery of which the property is to be sold	Rs.7,90,43,889/- (Rupees Seven Crores Ninety Lakh Fourty Three Thousand Eight Hundered and Eighty Nine Only) as on 30.09.2026 together with further interest, expenses from 01.10.2026 as per DRT Decree rate in OA 175/2024 due to the secured creditor State Bank of India.
6	Deposit of earnest money	EMD: Rs.22,70,000/- (10% of Reserve price)
7	Reserve Price of the immovable secured assets:	Rs.2,27,00,000/-
	Bank account in which EMD to be remitted	1) Account No: 37197394722 2) Account Name: "SARB No Lien Account" 3) IFSC: SBIN0030233 4) Bank: State Bank of India, Triveni Complex Branch
	Last Date and Time within which EMD to be remitted	23.10.2026 by 2:00 PM
8	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 amount 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, failing which the amount deposited by the bidder shall be forfeited.
9	Time of public e-Auction	23.10.2026 Auction Time - 11:00 Hrs to 16:00 Hrs
10	The e-Auction will be conducted through the Bank's approved service provider. E-auction tender documents declaration etc., are available in the website of the service provider as mentioned above	https://www.baanknet.com For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website URL: https://www.baanknet.com
11	(i) Bid increment amount:	Rs.1,00,000/-
	(ii) Auto extension:	With auto time extension of five minutes for each incremental bid.
	(iii) Bid currency & unit of measurement	Indian Rupees.
12	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	For inspection of the properties prior appointment before 22.10.2026 5:00 P.M - Sri MV Subba Rao, Authorised Officer & Chief Manager – 9490069898 - Sri S Prathik Yadav, Manager - 7981035599



13	Other conditions	(1) Intending Bidders should get themselves registered on https://baanknet.com/eauction_psb/bidder-registration by providing requisite KYC documents and registration fee as per the guidelines provided on BAANKNET well before the auction date (The registration process is detailed on the above website). (2) Bidders have to visit the website (https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com (3) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) (4) During e-auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/ scrap the e-auction process/ proceed with conventional mode of tendering. (5) 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. (6) 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. (7) 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. (8) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (9) 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. (10) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (11) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. (12) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
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	(13) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. (14) 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. (15) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees/GST etc. over and the above the sale price for transfer of the property in his/her name. (16) 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. (17) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertained any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It is not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrance, litigations or any other ground whatsoever. (18) In case of 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. (19) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained. (20) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the
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		notice published in Newspaper and uploaded in https://baanknet.com , portal only (21) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatso ever from the bidder thereon affecting the auction process. (22) The entire machinery has to be removed immediately from the date of sale certificate failing which cost of Rs. 1Lakh per month or actuals cost involved among which ever is higher has to be remitted to the Bank till all the Machinery sold is removed.
14.	Details of pending litigations if any in respect of the property proposed to be sold.	Nil

Date: 30.09.2026
Place: Hyderabad


 AUTHORIZED OFFICER
 STATE BANK OF INDIA



