SBI

Stressed Asset Recovery Branch - 2 (20945)
H.No.1-8-563/1, 1stFloor, Opp: Sandhya Theatre, RTC 'X' Roads, Chikkadpally, Hyderabad – 500 020

Telephone: 040-23461610 | Fax: 040-23461616| Email: sbi.20945@sbi.co.in

SARB II HYD/BRK/2026-27/291 **Dt.30-10-2026**

BY SPEED POST WITH ACKNOWLEDGMENT DUE
WITHOUT PREJUDICE

To

1) M/s P.J.Agro Tech Limited, Represented by its Managing Director, Regd.Off: FlatNo.501A, SV's Classic Residency, D.No.6-3-853/2, Aparajitha Co-op Housing Society, Ameerpet, Hyderabad-500 016. **Also At: Branch Off:** D.No.18-40-79/A,B,C Ponnur Road, Behind Kanakadurgamma Temple, Guntur, Guntur District- 522003.	2) Smt. Gade Janaki, W/o Sri.Gade Poorna Chandra Prabhu, Flat No.101, H.N.7-397/151/101, 12-B, Surya Palace, Street No.9, S.R. Nagar, Hyderabad-500 038.
3) Sri.Gade Poorna Chandra Prabhu, S/o Sri Venkata Krishna Rao Flat No.101, H.N.7-397/151/101, 12-B, Surya Palace, Street No.9, S.R. Nagar, Hyderabad-500 038.	4) Sri. Gade Venkata Prashanth, S/o Sri.Gade Poorna Chandra Prabhu, Flat No.101, H.N.7-397/151/101, 12-B, Surya Palace, Street No.9, S.R. Nagar, Hyderabad-500 038.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 properties, and machinery mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised 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 16-12-2026** for recovery of **Rs.6,02,67,030.32 (Rupees: Six Crore Two Lakhs Sixty Seven Thousand and Thirty and Thirty Two Paisa Only)** as on 31-10-2026 together with further interest, expenses as per decreed rate vide O.A.No.238/2023 in DRT-1, Hyderabad due to the secured creditor State Bank of India from Borrower/Guarantor i.e., **M/s P J Agro Tech Limited** Represented by its Managing Director and Directors i.e., Smt. Gade Janaki, Sri.Gade Poorna Chandra Prabhu & Sri. Gade Venkata Prashanth

Property Description:
Item No.1

All that part and parcel of Residential Flat No.501-A, in 5th Floor in **"S.V's Classic Residency"** on plot of land bearing M.No.6-3-853/B admeasuring 1200 sft along with UDS land of 33 Sq.yds situated at Aparajita Co-op Housing Society, Ameerpet,

Hyderabad standing in the name of M/s P.J Agro Tech Limited vide registered Sale Deed No.504/1998 dated 04.04.1998 and bounded by:

North : Open to Sky
South : Flat No.502 & 503
East : Open to Sky
West : Flat No.501-B

Item No.2

All that part and parcel of Residential Flat No.501-B, in 5th Floor in **"S.V's Classic Residency"** on plot of land bearing M.No.6-3-853/B admeasuring 1155 sft along with UDS land of 30 Sq.yds situated at Aparajita Co-op Housing Society, Ameerpet, Hyderabad standing in the name of M/s P.J Agro Tech Limited vide registered Sale Deed No.520/1998 dated 09.04.1998 and bounded by:

North : Open to Sky
South : Flat No.502 & 503
East : Flat No.501-A
West : Open to Sky

S.I	Property ID	Reserve Price	Earnest Money Deposit
1.	**Property ID: SBIN20945PJ501AB**	**Rs.1,46,00,000/-**	**Rs.14,60,000/-**
ITEM NO.1 & ITEM NO.2 WILL BE SOLD AS SINGLE UNIT			

Last Date and Time of submission of EMD and KYC Documents Upto 15:00 Hrs on 16-12-2026

Date of E-Auction: 16-12-2026

Description	Start Date and Time	End Date and Time
Inspection of the Flat Under Auction Sale	02-11-2026 11:00 Hrs	15-12-2026, 17:00 Hrs
Earnest Money Deposit	02-11-2026, 11:00 Hrs	16-12-2026, 15:00 Hrs
Auction Details	16-12-2026, 11:00 Hrs	16-12-2026, 16:00 Hrs
Encumbrances Known to the Secured Creditor : NIL		
Increment Price During Time Extension: Rs:25,000.00		
Extend Time by 10 Minutes when valid Bid Received in Last 10 Minutes		
AUCTION PORTAL: https://baanknet.com		

Coordinates: **17.434103 N, 78.451486 E** *(Type this in google maps to find the exact location)*

Note: All applicable taxes, power bills, stamp duties, registration charges, fees, etc., will be borne by the successful bidder.

1. All prospective bidders are requested to register themselves in the web portal URL: https://baanknet.com on browser well before the auction date to participate in the e-auction of the above property
2. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online inter-se bidding etc., may visit the website https://baanknet.com

3. For detailed terms and conditions of the sale, please refer to the link provided in website URL: https://baanknet.com;
4. For further details please contact the following officials on any working day with prior appointment before 5.00 pm on 02.11.2026. B Rama Krishna Prasad, Chief Manager, Mobile No. 9949971412 & Smt Swarnalatha, Manager, Mobile No.9966590666.

For STATE BANK OF INDIA

Chief Manager & Authorised Officer
Stressed Assets Recovery Branch
Hyderabad - 500 020.

Date:30.10.2026
Place: Hyderabad

Authorized Officer

THE TERMS AND CONDITIONS OF THE SALE

Property will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS"

1	Name and address of the Borrower	1) M/s P.J.Agro Tech Limited, Represented by its Managing Director, Regd.Off: FlatNo.501A, SV's Classic Residency, D.No.6-3-853/2, Aparajitha Co-op Housing Society, Ameerpet, Hyderabad-500 016. **Also At: Branch Off:** D.No.18-40-79/A,B,C Ponnur Road, Behind Kanakadurgamma Temple, Guntur, Guntur District- 522003. 2) Smt. Gade Janaki, W/o Sri.Gade Poorna Chandra Prabhu, Flat No.101, H.N.7-397/151/101, 12-B, Surya Palace, Street No.9, S.R. Nagar, Hyderabad-500 038. 3) Sri.Gade Poorna Chandra Prabhu, S/o Sri Venkata Krishna Rao, Flat No.101, H.N.7-397/151/101, 12-B, Surya Palace, Street No.9, S.R. Nagar, Hyderabad-500 038. 4) Sri. Gade Venkata Prashanth, S/o Sri.Gade Poorna Chandra Prabhu, Flat No.101, H.N.7-397/151/101, 12-B, Surya Palace, Street No.9, S.R. Nagar, Hyderabad-500 038.
2	Name and address of Branch, the secured creditor	**STATE BANK OF INDIA, Stressed Assets Recovery Branch-II**, H.No.1-8-563/1, 1st Floor, Opp: Sandhya Theatre, RTC 'X' Roads, Chikkadpally, Hyderabad – 500 020 - Email ID of the Bank: sbi.20945@sbi.co.in
3	Description of the immovable secured assets to be sold	

Property Description:

Item No.1

All that part and parcel of Residential Flat No.501-A, in 5th Floor in "**S.V's Classic Residency**" on plot of land bearing M.No.6-3-853/B admeasuring 1200 sft along with UDS land of 33 Sq.yds situated at Aparajita Co-op Housing Society, Ameerpet, Hyderabad standing in the name of M/s P.J Agro Tech Limited vide registered Sale Deed No.504/1998 dated 04.04.1998 and bounded by:

North : Open to Sky
South : Flat No.502 & 503
East : Open to Sky
West : Flat No.501-B

Item No.2

State Bank of India ARB-2 (20945) Hyd.

All that part and parcel of Residential Flat No.501-B, in 5th Floor in **"S.V's Classic Residency"** on plot of land bearing M.No.6-3-853/B admeasuring 1155 sft along with UDS land of 30 Sq.yds situated at Aparajita Co-op Housing Society, Ameerpet, Hyderabad standing in the name of M/s P.J Agro Tech Limited vide registered Sale Deed No.520/1998 dated 09.04.1998 and bounded by:

North : Open to Sky
South : Flat No.502 & 503
East : Flat No.501-A
West : Open to Sky

ITEM NO.1 & ITEM NO.2 WILL BE SOLD AS SINGLE UNIT

Coordinates: **17.434103 N, 78.451486 E** *(Type this in google maps to find the exact location)*

4	Details of the encumbrances known to the secured creditor.	NIL
5	The secured debt for recovery of which the property is to be sold	**Rs.6,02,67,030.32 (Rupees: Six Crore Two Lakhs Sixty Seven Thousand and Thirty and Thirty Two Paisa Only)** as on 31-10-2026 together with further interest, expenses as per decreed rate vide O.A.No.238/2023 in DRT-1, Hyderabad due to the secured creditor
6	Deposit of earnest money	**Property ID**: **SBIN20945PJ501AB** — **EMD**: **Rs.14,60,000/-** being the 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system.
7	Reserve Price of the immovable/movable secured assets:	Property ID: **SBIN20945PJ501AB** — **RESERVE PRICE**: **Rs.1,46,00,000/-**
	Bank account in which EMD to be remitted	Bidder EMD wallet maintained with PSB Alliance on its e-auction site: **https://www.baanknet.com** and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration.

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		process in BAANKNET portal.
	Last Date and Time within which EMD to be remitted	**On or before 16.12.2026 by 3:00 PM**
8	Time and manner of payment.	**For Immovable property:** The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. 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 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction. **A/c. No: 52013038332** **IFSC: SBIN0020740** **Name of Branch: Chikkadpally,** **Bank: State Bank of India**
9	Time and place of public auction or time after which sale by any other mode shall be completed.	11:00 AM to 04:00 PM on 16-12-2026
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/eauction-psb/x-login
11	(i) Bid increment amount:	Rs.25,000/- for immovable property
	(ii) Auto extension:	With auto time extension of ten 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 along with the title deeds of the property. Contact person with mobile number	Any working day with prior appointment before **5:00 PM** on **15-12-2026** 1) B Rama Krishna Prasad, Chief Manager, Mobile No. 9949971412 2) Smt Swarnalatha, Manager, Mobile No.9966590666.

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 correspondence 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). (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, GST/Tax, fees etc. for transfer of the property in his/her name. (16) The payment of all statutory /non- statutory dues, taxes, GST, 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/movable secured assets including the size/area of the immovable/movable secured assets in question. They shall independently ascertain any other dues/ liabilities/ encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would 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, encumbrances or any other ground whatsoever.

भारतीय स्टेट बैंक State Bank of India SARB-2 (20945) Hyd.

		(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 of 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. Provided if the sale price is above Rs.50,00,000.00, it shall be responsibility of the auction purchaser to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. 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) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be be paid on the amount deposited during this period. No request of for return of deposit either in part or full/ cancellation of sale will be entertained. (21) The details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com , portal only (22) 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 whatsoever from the bidder thereon affecting the auction process. (23) 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. (24) Where land & building and plant & machinery both are put on the same auction under different Lot, Authorised Officer reserves right to confirm the sale immovable property, only if plant and machinery is sold out.
14	Details of pending litigations if any in respect of the property proposed to be sold.	Nil

For STATE BANK OF INDIA

Chief Manager & Authorised Officer
Stressed Assets Recovery Branch
Hyderabad - 500 020

Date:30.10.2026
Place: Hyderabad

Authorized Officer