STATE BANK OF INDIA
Stressed Assets Management Branch, Secunderabad
D.No.5-9-76, 2nd & 3rd Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapel Road,
Gunfoundry, Hyderabad-500001
E-mail ID: team1samb.sec@sbi.co.in, Tel: 040-23251941

APPENDIX – IV A

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 Rule 8(6) & R/w 9(1) of Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has 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 03.12.2026 for recovery of Rs.42,98,79,732/- (Rupees Forty Two Crores Ninety Eight Lakhs Seventy Nine Thousand Seven Hundred and Thirty Two only) as on 30.09.2026 + interest due from 01.10.2026 + expenses due to the secured creditor from M/s. Sri Ganeshwara Rice Tech represented by the following and its Guarantor(s):

1	**M/s. Sri Ganeshwara Rice Tech**, Rep by Mg. Partner Sri Manukonda Sathi Reddy, D No. 3-1/3/1 Canal Road, Biccavolu, East Godavari Dist.- 533343.
2	**Sri Manukonda Sathi Reddy** S/o Manukonda Rama Murthy, **Legal Heir** of Late Manukonda Padmavathi W/o Manukonda Sathi Reddy, D.No. 16-62, Main Road, Near Lakshminarayana Temple, Biccavolu, East Godavari Dist.- 533343.
3	**Sri Yarakareddy Sridhar Reddy**, S/o Y Subba Reddy, **Guarantor**, D.No. 16-11, Near Kacheri Chavidi, Biccavolu, East Godavari Dist.- 533343.
4	**Sri Manukonda Sathi Reddy** S/o Manukonda Rama Murthy, **Managing Partner**, D. No. 16-62, Main Road, Near Lakshminarayana Temple, Biccavolu, East Godavari Dist.- 533343.
5	**Smt. Ronda Susmitha**, W/o R Srinivasa Reddy, **Guarantor**, GF-C, Santha Soudha Apartments, RTC Colony 3rd Road, Pantakalava Road, Venkateswarapuram, Vijayawada, Krishna Dist. -520010.
6	**Sri Manukonda Sathi Reddy** S/o Manukonda Rama Murthy, **Guarantor**, D. No. 16-62, Main Road, Near Lakshminarayana Temple, Biccavolu, East Godavari Dist.- 533343.
7	**Ms. Ronda Sushmitha** W/o R Srinivasa Reddy, **Legal Heir** of Late Manukonda Padmavathi, W/o M Sathi Reddy, **Guarantor,** D No. 16-62, Main Road, Near Lakshminarayana Temple, Biccavolu, East Godavari Dist.- 533343.
8	**Sri Manukonda Sathi Reddy**, 47-1-14/1, Ushodaya Complex, Danavaipet, Rajahmundry – 533103, East Godavari district, A.P.

Description of immovable properties, reserve price, EMD to be deposited, auction date & timings and Bid increment amounts are mentioned here below:

LOT – 1 (Open lands)

a. Property covered by Regd Sale Deed No. 3979/2014 dated 04.12.2014, of SRO Samalkot favoring Smt. Ronda Susmitha, W/o R Srinivasa Reddy., Extent Area Ac.0.90 Cents.

Located at: East Godavari District, Pithapuram Mandal, SRO Samalkot, Village Pithapuram, in Sy. No 403 bounded by

East: Irrigation channel
West: land of Y Sridhar Reddy
North: Railway Track
South: Land of Goli Veerraju

b. Property covered by Regd Sale Deed No. 3978/2014 dated 04.12.2014, of SRO Samalkot favoring Sri Yarakareddy Sridhar Reddy, S/o Y Subba Reddy, Extent Area Ac.0.68 Cents (Out of Ac.0.95 cents NHAI acquired Ac.0.27 cents vide proceedings No.12/2015 dated 31.12.2015)

Located at: East Godavari District, Pithapuram Mandal, Samalkot SRO, Pithapuram Grama Panchayat & Village, Sy. No. 403 bounded by:

East: Remaining Site Ac. 0.90 cents
West: Fly over Bridge (Kakinada to Pithapuram Road)
North: Railway Track
South: Land of Sri Goli Veerraju

In the above boundaries middle an extent of Ac 0.68 cents of site situated with all easementary rights.

c. **Property covered by Regd Sale Deed No. 531/2015 dated 19.02.2015, of SRO Biccavolu favoring Sri Manukonda Sathi Reddy, S/o Rama Murthy, Extent Area Ac.0.68 Cents.** (Out of Ac.0.95 cents NHAI acquired Ac.0.27 cents vide proceedings No.12/2015 dated 31.12.2015)

Located at: East Godavari District, Pithapuram Mandal, Samalkot SRO, Pithapuram Gram Panchayat & Village in Sy. No 403 bounded by

East: Land of Manukonda Padmavathi
West Flyover Bridge Main Road (Kakinada to Pithapuram Road)
North: Land of Yarakareddy Sridhar Reddy
South: Irrigation channel

In the above boundaries middle an extent of Ac 0.68 cents of site situated with all easementary rights.

d. Property covered by Regd Sale Deed No. 532/2015 dated 27.07.2015, of SRO Biccavolu favoring Smt. Manukonda Padmavathi, W/o Satti Reddy, Extent Area Ac.0.90 Cents

Located at: East Godavari Dist. Pithapuram Mandal Pithapuram Sub-Division Pithapuram Taluk, Samalkot SRO in Sy No 403 bounded by

East: Irrigation Channel
West: land of Manukonda Sathireddy
North: Land of Ronda Susmitha
South: Irrigation Channel

Within the above boundaries an extent of Ac 0.90 cents of land with all easementary rights.

Please note that the total area of properties under Lot 1 at site is Ac.2.92 cents instead of Ac.3.70 cents.

Reserve Price: Rs.3,94,00,000/-; EMD: Rs.39,40,000/-; Auction date: 03.12.2026
Auction Time: 11.00 a.m. to 04.00 p.m. Bid Increment: Rs.1,00,000/-

LOT –2

Property covered by **Regd Sale Deed No. 2364/2008 dated 13.10.2008, of SRO Biccavolu favoring** Sri Manukonda Sathi Reddy, S/o Rama Murthy.

Located at: East Godavari District, Biccavolu Sub- Division, Biccavolu Mandal, Biccavolu Gramapanchayat Area, Biccavolu Village Taluk.

The Northern side **Ac 1-14 cents** of land situated in the full extent of Ac 2-14 cents in RS No 220/3 of Biccavole village and mandal bounded by

East : Puntha (Polimera)
West: Land of Sri Anusuri Gani Raju
North: Land of Zilla parishad.
South: Land of Smt Thondapu Naveetha

In the above boundaries middle an extent of Ac 1-14 cents of site situated with all easementary rights.

The property is under physical possession of the Bank.

Reserve Price: Rs.1,74,00,000/-; EMD: Rs.17,40,000/-; Auction date: 03.12.2026
Auction Time: 11.00 a.m. to 04.00 p.m. Bid Increment: Rs.1,00,000/-

LOT-3

Property Covered by Regd Sale Deed No. 1043/2013 Dt. 6**.4.2013**, of SRO Biccavolu favouring Smt. Ronda Susmitha, W/o R Srinivasa Reddy and Rectification Deed 2300/2013 dated 27.7.2013.

Located at: East Godavari District, Biccavolu Sub-division, Biccavolu Mandalam, Pedda Brahmadevam Grama Panchayat Area, Pedda Brahmadevam Village:

i. R.S. No 413/1, Ac.0-45 cents out of Ac.5-82 Cents.
ii. R.S. No 414/1B, Ac.1.60 cents out of Ac.3-54 cents
Total Ac.2-05 cents bounded by

East: Land of Sri Thotakura Trinadha Krishna Ganga Raju.
West: Biccavolu Polimeru Puntha
North: Land of Sri Thotakura Rambabu, Thotakura Chantibabu alias Ramanna
South: Land of Thotakura Satyanarayana and Thotakura Satyarao

भारतीय स्टेट बैंक / SBI ★ 4106 ★ SAM Br. Secunderabad स.शा.प्र. शा., सिकंदराबाद

Within the above boundaries an extent of Ac 2.05 Cents of land with all easementary rights. The property is under physical possession of the Bank.
Reserve Price: Rs.90,00,000/-; EMD: Rs.9,00,000/-; Auction date: 03.12.2026 **Auction Time: 11.00 a.m. to 04.00 p.m. Bid Increment: Rs.50,000/-**

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website **www.sbi.co.in or https://baanknet.com.**

Date : 05.11.2026
Place: Hyderabad.

Authorized Officer
State Bank of India, SAM Branch, Secunderabad

SBI STATE BANK OF INDIA

Stressed Assets Management Branch, Secunderabad
D.No.5-9-76, 2nd & 3rd Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapel Road, Gunfoundry, Hyderabad-500001
E-mail ID: team1samb.sec@sbi.co.in, Tel: 040-23251944

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

PROPERTY WILL BE SOLD ON
'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' BASIS

1	Name and address of the Borrowers	M/s. Sri Ganeshwara Rice Tech, Rep. by its Managing Partner Sri Manukonda Sathi Reddy, D No. 3-1/3/1 Canal Road, Biccavole, East Godavari Dist.- 533343.
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch, Secunderabad D.No.5-9-76, 2nd & 3rd Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapel Road, Gunfoundry, Hyderabad-500001. Mobile No. of Authorized officer –9408709424.
3	Description of the immovable secured assets to be sold	**LOT – 1 (Open Lands)** **a. Property covered by Regd Sale Deed No. 3979/2014 dated 04.12.2014, of SRO Samalkot favoring Smt. Ronda Susmitha, W/o R Srinivasa Reddy., Extent Area Ac.0.90 Cents**. **Located at:** East Godavari District, Pithapuram Mandal, SRO Samalkot, Village Pithapuram, in Sy. No 403 bounded by East: Irrigation channel West: land of Y Sridhar Reddy North: Railway Track South: Land of Goli Veerraju **b. Property covered by Regd Sale Deed No. 3978/2014 dated 04.12.2014, of SRO Samalkot favoring Sri Yarakareddy Sridhar Reddy, S/o Y Subba Reddy, Extent Area Ac.0.68 Cents** (Out of Ac.0.95 cents NHAI acquired Ac.0.27 cents vide proceedings No.12/2015 dated 31.12.2015) **Located at:** East Godavari District, Pithapuram Mandal, Samalkot SRO, Pithapuram Grama Panchayat & Village, Sy. No. 403 bounded by: East : Remaining Site Ac. 0.90 cents West : Fly over Bridge (Kakinada to Pithapuram Road) North : Railway Track South: Land of Sri Goli Veerraju

		In the above boundaries middle an extent of Ac 0.68 cents of site situated with all easementary rights. **c. Property covered by Regd Sale Deed No. 531/2015 dated 19.02.2015, of SRO Biccavolu favoring Sri Manukonda Sathi Reddy, S/o Rama Murthy, Extent Area Ac.0.68 Cents.** (Out of Ac.0.95 cents NHAI acquired Ac.0.27 cents vide proceedings No.12/2015 dated 31.12.2015) **Located at:** East Godavari District, Pithapuram Mandal, Samalkot SRO, Pithapuram Gram Panchayat & Village in Sy. No 403 bounded by East: Land of Manukonda Padmavathi West Flyover Bridge Main Road (Kakinada to Pithapuram Road) North: Land of Yarakareddy Sridhar Reddy South: Irrigation channel In the above boundaries middle an extent of Ac 0.68 cents of site situated with all easementary rights. **d. Property covered by Regd Sale Deed No. 532/2015 dated 27.07.2015, of SRO Biccavolu favoring Smt. Manukonda Padmavathi, W/o Satti Reddy, Extent Area Ac.0.90 Cents** **Located at:** East Godavari Dist. Pithapuram Mandal Pithapuram Sub-Division Pithapuram Taluk, Samalkot SRO in Sy No 403 bounded by East: Irrigation Channel West: land of Manukonda Sathireddy North: Land of Ronda Susmitha South: Irrigation Channel Within the above boundaries an extent of Ac 0.90 cents of land with all easementary rights. **Please note that the total area of properties under Lot 1 at site is Ac.2.92 cents instead of Ac.3.70 cents.** **LOT –2** Property covered by **Regd Sale Deed No. 2364/2008 dated 13.10.2008, of SRO Biccavolu favoring** Sri Manukonda Sathi Reddy, S/o Rama Murthy. **Located at:** East Godavari District, Biccavolu Sub- Division, Biccavolu Mandal, Biccavolu Grama Panchayat Area, Biccavolu Village Taluk. The Northern side **Ac 1-14 cents** of land situated in the full extent of Ac 2-14 cents in RS No 220/3 of Biccavole village and mandal bounded by East : Puntha (Polimera) West : Land of Sri Anusuri Gani Raju North: Land of Zilla parishad. South: Land of Smt Thondapu Naveetha In the above boundaries middle an extent of Ac 1-14 cents of site situated

		with all easementary rights. The property is under physical possession of the Bank. **LOT-3** Property Covered by Regd Sale Deed No. 1043/2013 Dt. 6.**4.2013**, of SRO Biccavolu favoring Smt. Ronda Susmitha, W/o R Srinivasa Reddy and Rectification Deed 2300/2013 dated 27.7.2013. **Located at:** East Godavari District, Biccavolu Sub-division, Biccavolu Mandalam, Pedda Brahmadevam Grama Panchayat Area, Pedda Brahmadevam Village: i. R.S. No 413/1, Ac.0-45 cents out of Ac.5-82 Cents. ii. R.S. No 414/1B, Ac.1.60 cents out of Ac.3-54 cents **Total Ac.2-05 cents** bounded by East: Land of Sri Thotakura Trinadha Krishna Ganga Raju. West: Biccavolu Polimeru Puntha North: Land of Sri Thotakura Rambabu, Thotakura Chantibabu alias Ramanna South: Land of Thotakura Satyanarayana and Thotakura Satyarao Within the above boundaries an extent of Ac 2.05 Cents of land with all easementary rights. The property is under physical possession of the Bank.
4	Details of the encumbrances known to the secured creditor	The intending bidders should make their own independent enquiries regarding the encumbrances, title of the property, and 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 existing and future encumbrances whether known or unknown to the bank. The secured creditor shall not be responsible in any way for any third-party claims/rights/dues.
5	The secured debt for recovery of which the property is to be sold	Rs.42,98,79,732/- (Rupees Forty-Two Crores Ninety-Eight Lakhs Seventy-Nine Thousand Seven Hundred and Thirty-Two Only) on 30.09.2026 with further interest, incidental expenses, costs, charges etc.
6	Deposit of Earnest Money	Lot – 1 : Rs.39,40,000/- Lot – 2 : Rs.17,40,000/- Lot - 3 : Rs.9,00,000/- Being the 10% of Reserve price to be remitted by RTGS/NEFT by the Bidder from his bank account to Bidder's Global EMD wallet maintained with M/s PSB Alliance Pvt Ltd. (Baanknet).
7	Reserve Price of the immovable secured assets. **Bank Account** in which EMD to be remitted.	Lot – 1 : Rs.3,94,00,000/- Lot – 2 : Rs.1,74,00,000/- Lot - 3 : Rs.90,00,000/- Interested bidder may deposit Pre-Bid EMD with M/s PSB Alliance Pvt. Ltd. (Baanknet) before the close of e-auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in ebkray's Bank account and updation of such information in the e-auction website. This may take

		some time as per Banking process and hence bidders, in their own interest, are advised to submit the Pre-Bid EMD amount well in advance to avoid any last-minute problem.
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 earnest money 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 e-auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public e-auction or time after which sale by any other mode shall be completed	e-auction date & time: Lot - 1 : On 03.12.2026 between 11.00 a.m. to 4.00 p.m. Lot –2 : On 03.12.2026 between 11.00 a.m. to 4.00 p.m. Lot –3 : On 03.12.2026 between 11.00 a.m. to 4.00 p.m. With extension of 10 minutes for each bid.
10	The e-auction will be conducted through the Bank's approved service provider. e-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above	web portal: https://baanknet.com E-Auction will be provided by Bank's e Auction service provider. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-andothers and https://baanknet.com
11	i) Bid increment amount. ii) Auto extension ------- times (limited/unlimited) iii) Bid currency and Unit of measurement	Lot - 1: Rs.1,00,000/- Lot –2: Rs.1,00,000/- Lot - 3: Rs 50,000/- ii) Auto extension of 10 minutes each. iii) INR
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	Date: From 06.11.2026 to 25.11.2026, between 11.00 a.m. to 5.00 p.m. with prior information. Name: S Sai Baba Email ID: team1samb.sec@sbi.co.in Mobile No.9408709424
13	Other conditions	(a)Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s PSB Alliance Pvt. Ltd. through its auction portal/website https://baanknet.com may be conveyed through email.

		(b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/ Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e mail ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, Stressed Assets Management Branch, D.No.5-9-76, 2nd & 3rd Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapell Road, Gunfoundry, Hyderabad-500001 well before the auction date. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s. PSB Alliance (BAANKNET) is reflecting the EMD amount without which the system will not allow the bidder to participate in the E-auction. (d)The EMD of the successful bidder will be automatically transferred to the bank account once the sale is confirmed by the respective Authorized officer of the bank and the remaining amount i.e., 25% of sale price to be paid immediately i.e., on the same day or not later than next working day, as the case may be. (e) 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. (f) 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. (g) 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. 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. (h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (i) 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. (j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (k) 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.

		(l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s PSB Alliance Pvt. Ltd (Baanknet). The Bidder has to place a request in M/s PSB Alliance Pvt. Ltd (Baanknet) portal provided by M/s PSB Alliance Pvt. Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (m) 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. (n) The Authorized Officer is not bound to accept the highest offer and the Authorized 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. (o) 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. (p) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees/GST etc. for transfer of the property in his/her name. (q) The dues/arrears of all statutory /non- statutory, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (r) 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 Authorized 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 authorized officer concerned of the bank branch concerned only. (s) 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. (t) This sale will attract the provision of sec-194-IA of the Income Tax Act.
14	Details of pending litigation, if any, in respect of property proposed to be sold.	The properties in Lot 1 appear in the Rural Prohibited Property Report with notification Number REFSA2/23/2022 dated 07.03.2023. The sale of the properties shall be subject to outcome of SA 369/2021 in DRT, Visakhapatnam.

Date : 05.11.2026
Place : Hyderabad

Authorized Officer
State Bank of India
SAMB, Secunderabad.