SBI

భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Lr. No.SARB/VSP/VSP/2026-27/478 **DATE:10.11.2026**

Appendix-iv-A
[See Proviso to rule 8 (6)]
Regd Post With Ack Due
Without Prejudice
Sale Notice for sale of immovable property

Sri Bora Srinivasa Reddy S/o Late B.Appala Reddy #53-17-9/1, NH-5 Road, Beside Dayaram Sweets, Maddilapalem, Visakhapatnam Andhra Pradesh – 530013	Smt Nimmakayala Sridevi D/o Sri N. Venkata Ramana Alias Smt Bora Sridevi, W/o Bora Srinivasa Reddy, #53-17-9/1, NH-5 Road, Beside Dayaram Sweets, Maddilapalem, Visakhapatnam Andhra Pradesh – 530013

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 provision 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 Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic 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" on **30.11.2026**, for recovery of **Rs.1,29,30,445.45/- as per Demand Notice dated 17.09.2020 and present dues of Rs.2,12,34,765.87/- (Two Crores Twelve Lakhs Thirty Four Thousand Seven Hundred Sixty Five Rupees Eighty Seven Paisa Only) as on 10.11.2026 and are also liable to pay future interest w.e.f. 11.11.2026 together with all incidental expenses, cost, charges,etc** (Post repayments if any) due to the secured Creditor from **Sri Bora Srinivasa Reddy,**(represented by Proprietor) 1) Sri Bora Srinivasa Reddy, S/o Late B.Appala Reddy, #53-17-9/1, NH-5 Road, Beside Dayaram Sweets, Maddilapalem, Visakhapatnam, Andhra Pradesh – 530013 and Guarnator: 2) Smt Nimmakayala Sridevi, D/o Sri N. Venkata Ramana Alias Smt Bora Sridevi, W/o Bora Srinivasa Reddy, #53-17-9/1, NH-5 Road, Beside Dayaram Sweets, Maddilapalem, Visakhapatnam, Andhra Pradesh – 530013.

The reserve price and the earnest money will be as below for the property:

S.No of Property	Reserve Price	Earnest Money
1	Rs.2,64,00,000/-	Rs.26,40,000/-

STATE BANK OF INDIA SARB VSP 10077

bank.sbi
sbi.10077@sbi.co.in
+91 891 2739877
+91 891 2739126
+91 891 2739127

అప్రాప్య ఆస్తుల వసూలు శాఖ
పరిపాలనా కార్యాలయం అవరణ
బాలాజీనగర్, సిరిపురం
విశాఖపట్నం - 530 003.

तनावग्रस्त आस्तिया वसूली शाखा
प्रशासनिक कार्यलय परिसर
बालाजी नगर, सिरिपुरम
विशाखपट्टनम - 530 003.

Stressed Assets Recovery Branch
Administrative Office Compound
Balaji Nagar, Siripuram
Visakhapatnam - 530 003.

(Description of the immovable property with known encumbrances)

Immovable property mortgaged by Smt. Nimmayakala Sridevi alias Smt Bora Sridevi D/o Sri N Venkata Ramana vide Sale Deed No.5904/2006 dt. 16.10.2006

All that vacant site an extent of measuring 4186.6 Sq.yards covered under Sy.No. 181/2A, Patta No.79, Veeravaram, Tuni Municipal area, Tuni Sub Registry, East Godavari District belongs to Smt Nimmakayala Sridevi D/o Sri N. Venkata Ramana vide regd. Sale Deed No. 5904/2006 dated 16.10.2006 and bounded by:

East : Land of Chakka Varahalamma
South : By Pass road
West : Land of M Gurumurthy & A Somanna
North : Punta and there after Hill

Known Encumbrances:- SA/522/2023 filed by the Borrower/Guarantor in DRT, Visakhapatnam. However, there is no stay.

For detailed terms and conditions of the e-auction sale, please refer to the link provided in State Bank of India, the secured Creditor's website www.sbi.co.in/web/sbi-in-the-news/auction-notices and for Registration, EMD, Auction Details etc., visit https://baanknet.com/eauction-psb/bidder-registration of the service provider: M/s. PSB Alliance, e-Auction Portal: https://www.baanknet.com & Toll free Number : +91 – 8291220220, Mail ID: support.baanknet@psballiance.com

Yours faithfully,

STATE BANK OF INDIA SARB VSP 10077

Authorized Officer

Place:- Visakhapatnam,
Date:- 10.11.2026

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 Borrower/guarantor	**Borrower:** 1. Sri Bora Srinivasa Reddy, S/o Late B.Appala Reddy, #53-17-9/1, NH-5 Road, Beside Dayaram Sweets, Maddilapalem, Visakhapatnam, Andhra Pradesh – 530013 **Guarantors:** 1. Smt Nimmakayala Sridevi, D/o Sri N. Venkata Ramana Alias Smt Bora Sridevi, W/o Bora Srinivasa Reddy, #53-17-9/1, NH-5 Road, Beside Dayaram Sweets, Maddilapalem, Visakhapatnam, Andhra Pradesh – 530013.
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Resolution Branch, Administrative office Campus, Balaji Nagar, Siripuram, Visakhapatnam 530003.
3	Description of the immovable secured assets to be sold	**Immovable property mortgaged by Smt. Nimmayakala Sridevi alias Smt Bora Sridevi D/o Sri N Venkata Ramana vide Sale Deed No.5904/2006 dt. 16.10.2006** All that vacant site an extent of measuring 4186.6 Sq.yards covered under Sy.No. 181/2A, Patta No.79, Veeravaram, Tuni Municipal area, Tuni Sub Registry, East Godavari District belongs to Smt Nimmakayala Sridevi D/o Sri N. Venkata Ramana vide regd. Sale Deed No. 5904/2006 dated 16.10.2006 and bounded by: **Boundaries:** **East** : Land of Chakka Varahalamma **South** : By Pass road **West** : Land of M Gurumurthy & A Somanna **North** : Punta and there after Hill
4	Details of the encumbrances known to the secured creditor	SA/522/2023 filed by the Borrower/Guarantor in DRT, Visakhapatnam. However, there is no stay.

STATE BANK OF INDIA SARB VSP 10077

<table>
<tr><td>5</td><td>The secured debt for recovery of which the property is to be sold</td><td>Outstanding amount of Rs.1,29,30,445.45/- as per Demand Notice dated 17.09.2020 and present dues of Rs.2,12,34,765.87/- (Two Crores Twelve Lakhs Thirty Four Thousand Seven Hundred Sixty Five Rupees Eighty Seven Paisa Only) as on 10.11.2026 and are also liable to pay future interest w.e.f. 11.11.2026 together with all incidental expenses, cost, charges,etc (Post repayments if any)</td></tr>
<tr><td>6</td><td>Deposit of earnest money</td><td>EMD amount Rs.26,40,000/- being the 10% of Reserve Price to be transferred / deposited by bidders in his / her / their own Wallet provided by PSB Alliance on its e-auction site by means of NEFT.</td></tr>
<tr><td rowspan="3">7</td><td>Reserve Price of the Immovable secured assets</td><td>The reserve price and the earnest money will be as below for the property:
<table>
<tr><th>S.No of Property</th><th>Reserve Price</th><th>Earnest Money</th></tr>
<tr><td>1</td><td>Rs.2,64,00,000/-</td><td>Rs.26,40,000/-</td></tr>
</table></td></tr>
<tr><td>Bank account in which EMD to be remitted</td><td>Bidders own wallet Registered with PSB Alliance on its e- auction site https://baanknet.com/eauction-psb/bidder-registration by means of NEFT.</td></tr>
<tr><td>Last Date and Time within which EMD to be remitted</td><td>On or before the e auction</td></tr>
<tr><td>8</td><td>Time and manner of payment</td><td>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 by the Secured Creditor or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser, in any case not exceeding three months. The balance sale price after adjusting the EMD (10% of Reserve Price) already paid has to be deposited to SBI SARB Visakhapatnam Branch, Account No 31313605026 held with SBI Siripuram Branch, Visakhapatnam IFSC SBIN0006846</td></tr>
</table>



<table>
<tr><td>9</td><td>Time and place of public e-Auction</td><td>Date: 30.11.2026 Between 11.00 hrs to 16:00 hrs with unlimited extensions of 10 minutes each.</td></tr>
<tr><td>10</td><td>The e-Auction will be conducted through the Bank's approved service provider</td><td>The auction will be conducted online only, through PSB alliance at the web portal https://baanknet.com/eauction-psb/bidder-registration . For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-auction tender document containing online e-auction bid form, Declaration etc., please refer to the link provided in <u>https://baanknet.com</u></td></tr>
<tr><td rowspan="3">11</td><td>Bid increment amount:</td><td><table><tr><th>S.No of Property</th><th>Reserve Price</th></tr><tr><td>1</td><td>Rs.1,00,000/-</td></tr></table></td></tr>
<tr><td>Auto extension:</td><td>With auto time extension of ten minutes for each incremental bid</td></tr>
<tr><td>Bid currency & unit of measurement</td><td>Indian Rupees</td></tr>
<tr><td>12</td><td>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.</td><td>11.11.2026 to 29.11.2026

From 10.00 A.M to 04.00 P.M. with Prior Appointment on Inspection of property all working days.

Mobile : 8895144004, Niranjan Dora & 8985867892, V Siva Prasad</td></tr>
<tr><td></td><td colspan="2">Other conditions</td></tr>
<tr><td>a</td><td colspan="2">The Bidders are advised that, once the auction participant is declared as successful bidder, any subsequent claim for return / refund of auction sale amount remitted to the Bank on account of Stay / Status quo granted by Debt Recovery Tribunal (DRT) / Appellate Tribunal (DRAT) / High Court / Supreme Court, in the matter shall not be entertained by the Bank. Bank will suitably represent the same in respective forums for disposal and to complete the sale process.</td></tr>
<tr><td>b</td><td colspan="2">The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by PSB</td></tr>
</table>

STATE BANK OF INDIA SARB VSP 10077

	Alliance well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).
c	The Intending bidder should transfer his EMD amount by means of challan generated on his / her / their bidder account maintained with PSB Alliance at **https://baanknet.com/eauction-psb/bidder-registration** by means of NEFT transfer from his bank account.
d	The Intending bidder should take care that the EMD amount is transferred before the auction and confirm that his/her/their wallet maintained with PSB Alliance reflecting the EMD amount, without which the system will not allow the bidder to participate in the e-auction.
e	To the best of knowledge and information of the Authorized Officer, the encumbrance mentioned. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting 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 Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
f	It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
g	Neither the Authorized Officer / Bank nor PSB Alliance will be held responsible for any Internet Network problem / Power failure / any other technical lapse / failure etc., In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
h	The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized Officer of the bank and the remaining amount of 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.
i	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.
j	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.
k	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.

STATE BANK OF INDIA SARB VSP 10077

l	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.
m	Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
n	The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
o	The property shall not be sold below the reserve price.
p	The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance. The Bidder has to place a request with PSB Alliance 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).
q	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.
r	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 it may be subsequently sold.
s	**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.**
t	**The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder only.**
u	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 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 Authorized Officer of the concerned bank branch only.
v	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 e-Auction will be entertained.

STATE BANK OF INDIA SARB VSP 10077

w	This sale will attract the provisions of sec 194-IA of the Income Tax Act.

STATE BANK OF INDIA SARB VSP 10077

Date:- 10.11.2026
Place:- Visakhapatnam

Authorized Officer
State Bank of India