STATE BANK OF INDIA

Stressed Assets Recovery Branch: Administrative Office Campus, Balaji Nagar, Siripuram Junction, Visakhapatnam - 530003. Ph : 0891 - 2739126, Mobile : 98482 49289, E-mail: sbi.10077@sbi.co.in

Authorised Officer's Details: Name: Sri G. Nageswara Rao, Mobile No.97045 57261

Appendix – IV – A

[See Proviso to rules 6(2) & 8(6)]

SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OFMOVABLE & IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULES 6(2) & 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 movable & immovable properties mortgaged/charged to the Secured Creditor, the **Physical 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"** on **27-11-2026**, For recovery of **Rs.7,93,73,501/-** (Rupees Seven Cores Ninety Three Lakhs Seventy Three Thousand Five Hundred and One Only) as on **20.10.2024**, as per Demand Notice dated **21.10.2024** and **Present total dues being Rs.10,42,59,680/-** (Rupees Ten Crore Forty Two Lakhs Fifty Nine Thousand Six Hundred and Eighty Only) **as on 06.11.2026** (post payments made if any) and are also liable to pay future interest w.e.f. **07.11.2026** together with all incidental expenses, cost, charges etc due to the secured creditor from **Borrower: M/s Hari Babu Rice Industries, Prop: Sri Kondipudi Hari Babu,** S.No.862/1, Vadlamuru Road, Opp. Lalitha Rice Industries, Peddapuram, Kakinada District-533437. **Sri Kondipudi Hari Babu (Proprietor),** S/o. Sattiraju, S.No.862/1, Vadlamuru Road, Opp. Lalitha Rice Industries, Peddapuram, Kakinada District-533437. **Guarantors: 1) Sri Kondipudi Hari Babu** S/o. Sattiraju, Flat No.402, 4th Floor, Putta's Prime Veera Apart-ments, Venkateswara Nagar, J.N.Road, Rajahmundry - 533103. **2) Smt Kondipudi Padmalatha** w/o Sri Kondipudi Hari Babu, Flat No.402, 4th Floor, Putta's Prime Veera Apartments Venkateswara Nagar, J.N.Road, Rajahmundry - 533103. **3) Sri Kondipudi Harshavardan** S/o Sri Kondipudi Hari Babu, Flat No.402, 4th Floor, Putta's Prime Veera Apartments Venkateswara Nagar, J.N.Road, Rajahmundry - 533103.

The Bidders Should get themselves registered on **https://baanknet.com/eauction-psb/x-login** by providing requisite KYC documents and registration fee as per the practice followed by **https://baanknet.com/eauction-psb/x-login** well before the auction date.

Date & Time of Public E-Auction : 27-11-2026 from 11:00 AM to 4:00 PM with unlimited extension of 10 minutes each.

DESCRIPTION OF MOVABLE AND IMMOVABLE PROPERTIES	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid Increase Amount (Rs.)	Date & Time of Inspection
Property-1: Hypothecation of all the assets purchased with bank finance Hypothecated Movable and other inventory items i.e. Plant & Machinery lying in the M/s Hari Babu Rice Industries, Sy.No.862/1, Vadlamuru Road, Peddapuram, Kakinada District (Erstwhile East Godavari District)-533437	1,95,00,000/-	19,50,000/-	25,000/-	12-11-2026 to 26-11-2026 From 10.00 A.M to 04.00 P.M.
Property-2: Immovable Property mortgaged by Sri Kondipudi Hari Babu S/o Sri K. Sathi Raju vide Regd Settlement Deed Document No.1027/2009 Dt. 26.05.2009 - schedule as per document: All that Part and parcel of the Property consisting of Vacant site to an full extent of Ac.8.61 cts in which eastern side Ac. 4.00 cts or 1.61 hectares or 19360 sq.yds of land and Rice Mill thereon in R.S.No.862/1, Near D.No.4-1-48/1, Opp. Lalitha Rice Mill, with all easementary rights, water sources etc., in Peddapuram Village & Municipality, Peddapuram Sub-Registrar Office, East Godavari District (Now Kakinada District). **Boundaries of the Property: East :** Puntha Way, **West :** Remaining land in this number belongs to Claimant, **South :** Road, **North :** Land of Goli Sathiabbai and Palluri Ammiraju.	13,00,00,000/-	1,30,00,000/-	25,000/-	
Property-3: Reg. Sale Document Deed Document No.5441/2020 Dt. 31.12.2020 In the name of Sri Kondipudi Hari Babu S/o Sri K. Sathi Raju Property schedule - as per document: All that Part and parcel of the Property consisting of Vacant site to an extent of Ac.1.07 cts or 5178.8 Sq.yds of land in R.S.No.863/1A, Near D.No.4-1-48/B1, with all easementary rights, water sources etc., in Vadlamudi Road, Padmanabha Colony, Peddapuram Village & Municipality, Peddapuram Sub-Registrar Office, East Godavari District (Now Kakinada District). **Boundaries of the Property: East:** Vadlamuru Puntha, **West :** Site of Maristti Babji, **South :** Puntha, **North :** Site of Kona Immanuel.	3,03,00,000/-	30,30,000/-	25,000/-	
Property-4: Reg. Sale Document Deed Document No. 2984/2017 Dt. 29.07.2017 In the name of Smt Kondipudi Padmalatha w/o Sri K. Hari Babu Property schedule - as per document: East Godavari District, Rajanagaram Sub-Registry, Rajanagaram Mandal, Bhupalapatnam Village, Bhupalapatnam Gram Panchayat, situated in R.S.No.10/1 after subdivision 10/1E, full extent of Ac.0-82 cts of land and R.S.No.10/1 after sub division R.S.No.10/1B full extent of Ac.1-56 cts in total two survey numbers a total extent of Ac.2-38 cts in which Ac.2-37 cts of land developed into houses plots by Kakinada District Town and Country Planning bearing C.No.290/2016/DTCPO/KKD, T.L.P.No.60/2016/DTCPO/KKD in which Plot No.18 an extent of 311.11 Sq.yds plot No-17 in which 11.11 Sq.yds in total two plots numbers 322.22 Sq.yds = 269.40 Sq.mts of vacant site as a single item with in unfinished RCC Building thereon, Near D.No.4-1-48/B1, Near RIET College, with all easementary rights, water sources etc., **Boundaries of the Property: East :** 33 ft Wide Road - 50-00, **West :** Remaining site in R.S.No.17 - 50-00, **South :** Site in R.S.No.11 - 58-00, **North :** 33 ft Wide Road - 58-00.	23,00,000/-	2,30,000/-	25,000/-	
Property-5: Reg. Sale Document No.9345/2015 Dt. 10.09.2015 In the name of Sri Kondipudi Hari Babu, S/o Sri K. Sathi Raju Property schedule - as per document: A-Schedule: East Godavari District, Rajahmundry District Registry, within the limits of Rajahmundry Municipal Corporation area, land situated in R.S.No.388/2, full extent of Ac.13.08 cts in which north east corner of Ac.2.00 cts in R.S.No.389/3, full extent of Ac.6.71 cts in which on south east corner Ac.2.00 cts, total Ac.4.00 cts of land and others land merged and made into layout under the name and style of "MODEL COLONY" and the layout was approved by D.T.C.P, Hyderabad under L.P.No.8/1995 and subsequently revised the said layout under L.P.No.7/2000 as per the said Layout Plan, Plot Nos.127,128,129,136 and 137 and extent of 2063.68 Sq.yds of site bounded by :- **Boundaries of the Property: East :** Government Puntha - 176'-00", **West :** Site of Plot No's.126 & 135 - 164'-01", **South :** Layout Plan Road - 97'-00", **North :** Layout Plan Road - 127'-00". Within the above boundaries an extent of 2,063.68 Sq.yds of site of which 146-64 Sq.yds was given to Rajahmundry Municipal Corporation remaining an extent of 1917.04 Sq.yds in which proportionate undivided and unspecified portion 53 Sq.yds = 44.313 Sq.mts of site with all easementary rights. **B-Schedule:** Flat No.402, with plinth area of 1733 Sq.fts in Fourth Floor (stilt + G+5 Upper Floors) in the Name and style of PUTTA'S PRIMAVERA Apartment (Including Balconies common areas, and one car Parking area) in which flat bounded by:- **Boundaries of the Property: East:** Entrance & Common Corridor, **West:** Open to Sky, **South:** Open to Sky, **North:** Duct.	76,00,000/-	7,60,000/-	25,000/-	

Encumbrances: To the best of knowledge and information of the Authorized Officer, there are no encumbrance advised to the Bank. The intending bidders should make their own independent inquiries regarding the encumbrances, title of properties 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 properties are being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditors shall not be responsible in any way for any third-party claims / rights / dues. TDS / GST / other taxes to be borne by purchaser and The purchaser shall bear the applicable stamp duty/ additional stamp duty/ transfer charges, fee etc. and also all the statutory / non-statutory dues, taxes, rates, assessment charges, fees etc.

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/web/sbi-in-the-news/auction-notices. For Registration, EMD, Auction Details etc., visit https://baanknet.com/eauction-psb/x-login** of the service provider : **M/s PSB Alliance and M/s. Baanknet, e-Auction Portal: https://baanknet.com & Toll free Number : + 91 - 8291220220, Mail ID : support.baanknet@psballiance.com** or **contact to CM/Case Lead Officer Mob.No.97045 57261 & City Case Officer Mob.No.98482 49289.**

As per Section 194-IA of the Income Tax Act 1961, **TDS @ 1%** will be applicable on the sale proceeds where the sale consideration is **Rs.50,00,000/-** (Rupees fifty lakhs) and above. The successful bidder/purchaser shall deduct the TDS from the sale price / Government guideline value, whichever is higher and deposit the same with the Income Tax Department and submit the original receipt of the TDS Certificate to the Bank.

Date: 07-11-2026, Place: VISAKHAPATNAM **Sd/-Authorized Officer, STATE BANK OF INDIA**