HOME LOAN CENTRE-HIMAYATNAGAR
2nd Floor, HNo. 3-6-263, 264, CCPL Sterling Building, Himayatnagar,Main Road,
Hyderabad – 500029
Email.id: sbi.17894@sbi.co.in

Date: 19.11.2026

Appendix – IV-A
[See Proviso to Rule 8 (6)]
E AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY CHARGED/ MORTGAGED TO THE BANK UNDER THE SECURITISATION 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/Guarantors/Mortgagors that the below described immovable Property mortgaged/charged to the State Bank of India, 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" basis on **10.12.2026** for recovery of **Rs.29,69,449/- (Rupees Twenty Nine lakhs Sixty Nine Thousand Four Hundred Forty Nine only)** as on **19.11.2026 + interest at contractual rate from 19.11.2026 with incidental expenses, costs, charges etc.**, due to the State Bank of India, Secured Creditor, from

Sri.Rachamalla Siva Kumar
S/o. Rachamalla Mallikarjunaiah
Residency Address:
H No: 3-4-39/A/1, Netaji Nagar, Ramanthapur
Amberpet, Near Water Tank,
Uppal Mandal, Medchal – Malkajgiri District,
Telangana – 500013

Property Address:
Flat No: 305 in 3rd Floor, D No 7-93/3/1/305, Kala & Jaya Nilayam Apartment, Plot No 3 & 4, in Sy No 76, Situated at Ward No 26, Block No 7, Shankar Nagar, Peerzadiguda Village and Municipality, Medipally Mandal, Medchal-Malkajgiri District, Telangana State, Pin Code: 500039.

Home Loan Account No: 40402677466
Suraksha Loan Account No: 40402639293

Description of Immovable properties, Reserve Price, EMD to be deposited, auction date & timings and Bid increment amount are mentioned here below:

DESCRIPTION OF PROPERTY

All that the Residential Flat bearing No. 305, in Third Floor, having Municipal Door No 7-93/3/1/305 (Assessment No. 1198005042), in KALA & JAYA NILAYAM, having Plinth area 1017 Sq. Feet., (including Common areas) and car parking area 80Sft., in Stilt Floor, together with undivided share of land admeasuring 33.33 Sq. Yards, or 27.86 Sq. Mtrs., Out of total land admeasuring 801.12 Sq. Yards., or 669.73 Sq. Mrts., constructed on Plot bearing Nos. 3 & 4, in Survey No.76, situated at Ward No.26, Block No 7, Shankar Nagar, Peerzadiguda Village, under Peerzadiguda Municipal Corporation, Medipally Mandal, Medchal-Malkajgiri District, Telangana State and bounded entire property 801.12 Sq. Yds., is as Follows:-

BOUNDARIES OF THE PROPERTY:

NORTH	: Plot Nos.1 & 2	SOUTH	: Plot No 5
EAST	: Neighbour's Land	WEST	: 20" Wide Road

FLAT BEARING NO 305, IN THIRD FLOOR IS BOUNDED BY:

NORTH	: Open to Sky	SOUTH	: Corridor
EAST	: Open to Sky	WEST	: Corridor

AUTHORISED OFFICER
Enforcement of Security Interest Act, 2002
STATE BANK OF INDIA

Reserve Price: Rs.27,51,000/-	**EMD: Rs.2,75,100/-**	**Auction date: 10.12.2026**
Auction Time: 12.00 Noon to 3:00 PM		**Bid Increment: Rs.25,000/-**

Date & Time of inspection of the property: Up to 08.12.2026 between 11.00 AM and 4.00 PM with prior appointment.

EMD Submission Date: EMD must be submitted before 04.00 PM on 09.12.2026

EMD Remittance	The Bidders should get themselves registered on **https://BAANKNET.com** using their mobile number and email-id. As a part of e-KYC the documents will be verified by system. The intending Bidders/Purchasers have to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before/during the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property, bidders will have to deposit EMD for each property.

NOTE:
Notwithstanding above, the intended buyers are advised to make independent enquiries on their own before participating in the auction.

1. For any clarifications or further details regarding other conditions of sale, the intending bidders may contact the Authorized Officer, State Bank of India, HLC Himayat Nagar, Hyderabad – 500029., bidders can also contact Bank's Authorized official on Cell Nos.**7331134966** or **9100070236**. Help line +918291220220, e-mail- **support.BAANKNET@psballiance.com**, prior to the date of e-auction.

2. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's websites 1. **https://bank.sbi/, www.sbi.co.in** 2. **https://BAANKNET.com**

3. **Note:** This is also a notice to the Borrower/ Guarantors of the said loan about holding of e-auction sale of the property on the aforesaid mentioned date if the dues are not repaid in full before the date of e-auction.

4. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: 19.11.2026
Place: Hyderabad

Authorized Officer

AUTHORISED OFFICER
Securitisation & Reconstruction of Financial assets & Enforcement of Security Interest Act, 2002
STATE BANK OF INDIA

Please note that you have also availed Insta Topup loan from State Bank of India Vide Account No 42387172830. Any surplus receipt upon sale / auction of schedule mortgage property under SARFAESI Act-2002 would be subject to depositing such proceeds to Insta Topup Loan Account No 42387172830.