Stressed Assets Recovery Branch
D.No.54-20-1B/3F/U6, 3rd Floor
Upstairs of KFC, Surya Prakash Square,
Gurunanaknagar Road, Vijayawada
NTR Dist, Andhra Pradesh, PIN- 520008
Telephones: Telephone : 0866-2546922 | Email: sbi.64267@sbi.co.in

Lr.No:SARB/GSR/2026-27/ 461 Dt. 13.11.2026

Regd.Post with Ack Due
Without Prejudice

Sri Gangula Bharat Reddy. Slo G.Pratap Reddy, 168/A, M LA Colony, Sri Venkateswara Group Housing Societies, Road No. 12, Khairatabad, Banjarahills, HYDERABAD - 500034 Telangana State	

Appendix – IV –A
[See Proviso to Rule 8(6) R/w Rule 9(1)]
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 read with provision to Rule 8 (6) R/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers /Guarantors that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of the Bank, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" on **10.12.2026** for recovery of **Rs 9,24,46,290.00/- (Rupees Nine Crore Twenty Four Lakhs Forty Six Thousand Two Hundred and Ninety only) as on 31.05.2022** as per demand notice dated 01-06-2022 + further interest and other expenses, costs, charges etc. thereon from 01.06.2022 (less repayments if any) due to the Secured Creditor from **Borrower: Sri Gangula Bharat Reddy, Slo. G. Pratap Reddy**, 168/4, MLA Colony, Sri Venkateswara Group Housing Socities, Road No. 12, Khairatabad, Banjarahills, Hyderabad - 500034, Telangana State.

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

Sr No of the Property	Reserve Price Rs	Earnest Money Rs
Property	4,68,00,000/-	46,80,000/-

STATE BANK OF INDIA SARB Vijayawada 64267

DESCRIPTION OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK
(Vide Doc no 3212/2019 dt 27.03.2019 of JSRO Nellore and Rectification Deed Doc No 3424/2019 dt 18.04.2019 of JSRO Nellore)

All that piece and parcel Of Sri Potti Sriramulu Nellore District Registration Area, included in Nellore Sub-Registration, included in Nellore Municipal Corporation, Nellore Bit-I, Survey No. 1576/645 for which the exact C.A.S. NO. is 464, currently present Ward NO. 23, in the area called Old Madras Bus Stand which is between V.R.C. Center to R. T.C. Bus Stand, in the western row of G.N.T. Road, being Door No. 983, present new Door NO. 985, Assessment No. 1031030267, and present new Door No. 985/1, Assessment No. 1031076967, relating to the site of 487 Ankanams and 52 Square Feet: Boundaries:

East: To some extent G.N.T. Road, to some extent the boundary wall belonging to Ravula Srinivasa Rao garu's Ravula Arcade Complex,
South: To some extent the boundary wall belonging to Ravula Srinivasa Rao garu's Ravula Arcade Complex, to some extent Ramireddy canal,
West: Irrigation canal,
North: To some extent Hindustan Petroleum bunk, to some extent Surya Bar & Restaurant, to some extent Indian Oil petrol bunk, to some extent Bhavani Lodge.

Within these boundaries, in the site of 487 ankanams and 52 Square Feet, A shopping mall constructed therein and named as **"DR Central Mall",** in which an extent Of 12389 sq.ft Shop- ping area in the 2nd Floor (Facing G.N.T. Road on the 2nd Floor, Western Side) within the following Boundaries:

East : Common Corridor to some extent, Common Lift Lobby area to some extent, Shopping Mall entrance area to some extent.
South: Open to sky.
West: Remaining part of the second floor.
North: Open to sky.

along with the common area within these boundaries, it consists of a shopping area with a built-up area of 12,389 square feet, and along with an undivided site right of 40 ankanams or 320 square yards out of the total site of the said shopping mall named "DR Central Mall", and along with common amenities & facilities and all easement rights relating to the said constructed shopping area.

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,https://baanknet.com .

Date : 13.11.2026
Place : Vijayawada.

Authorised Officer

STATE BANK OF INDIA SARB Vijayawada 64267