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: 040-23251921

[See rule 8(6)]

SSB/172

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) 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 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 16.11.2024 for recovery of Rs.35,12,87,235 (Rupees Thirty Five Crores Twelve Lakhs Eighty Seven thousand Two hundred and Thirty Five only) as on 31.08.2024 + interest due from 01.09.2024 + 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** S/o Manukonda Rama Murthy, **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.
9	**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 :-
Property covered by **Regd Sale Deed Doct No. 3979/2014 Dt. 04.12.2014, of SRO Samalkot favouring** Smt Ronda Susmitha, W/o R Srinivasa Reddy., Extent Area Ac.0.90 Cents.

East Godavari District, Pithapuram Mandal, SRO Samalkot, Village Pithapuram.
Eastern extent of Ac 0-90 cts or 0.363 hectors after excluding Ac 0.95 cents sold in the remaining northern extent of Ac 1-85 cents after excluding southern extent of Ac 1.85 cts sold to Goli Veerraju in full extent of Ac 3-70 cents in S No 403 bounded by
East : Irrigation channel
West : land of Y Sridhar Reddy
North : Railway Track
South : Land of Goli Veerraju

In the above boundaries middle an extent of Ac 0.90 cents of site situated with all easementary rights.

Reserve Price: Rs.1,09,00,000/-; EMD: Rs.10,90,000/-; Auction date: 16.11.2024
Auction Time: 11.00 a.m. to 3.00 p.m. ; Bid Increment: Rs.50,000/-

Lot – 2 : -

Property covered by **Regd Sale Deed Doct No. 3978/2014 Dt. 04.12.2014, of SRO Samlkot favouring** Sri Yarakareddy Sridhar Reddy, S/o Y Subba Reddy, Extent Area Ac.0.95 Cents

East Godavari District, Pithapuram Mandal, Samalkot SRO, Pithapuram Gramapanchayat & Village Taluk, S No. 403 Total extent Ac.3.70 Cents in southern side sold by Sri Goli Veerraju Ac. 1.85 out of northern side Ac. 1.85 cents out of Western side Ac 0.68 cents or 0.383 HTC site 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.

Reserve Price: Rs.74,00,000/-; EMD: Rs.7,40,000/-; Auction date: 16.11.2024
Auction Time: 11.00 a.m. to 03.00 p.m. Bid Increment: Rs.50,000/-

Lot – 3:

Property covered by **Regd Sale Deed Doct No. 531/2015 Dt. 19.02.2015, of SRO Biccavolu favouring** Sri Manukonda Sathi Reddy, S/o Rama Murthy, Extent Area Ac.0.95 Cents.
East Godavari District, Pithapuram Mandal, Samalkot SRO, Pithapuram Gramapanchayat & Village Taluk,

Western extent of Ac 0-68 cents of 0.383 Hectors in southern extent of Ac 1-85 cents in full extent of Ac 3-70 cents in S No 403 bounded by
East : Land of Manukonda Padmavathi in this S No
West : Flyover Bridge Main road (Kakinada to Pithapuram Road)
North : Land of Yarakareddy Sridhar Reddy in this S No

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

Reserve Price: Rs.74,00,000/-; EMD: Rs.7,40,000/-; Auction date: 16.11.2024
Auction Time: 11.00 a.m. to 03.00 p.m. Bid Increment: Rs.50,000/-

Lot – 4 : -
Property covered by **Regd Sale Deed Doct No. 532/2015 Dt. 27.07.2015, of SRO Biccavolu favouring** Smt. Manukonda Padmavathi, W/o Satti Reddy, Extent Area Ac.0.90 Cents

East Godavari Dist. Pithapuram Mandal Pithapuram Sub-Division Pithapuram Taluk, Samalkot SRO
Eastern extent of Ac 0.90 cents or 0.363 hectares in southern extent of Ac 1-85 cents in full extent of AC 3-70 cents in S No 403 bounded by

East : Irrigation Channel
West : land of Manukonda Sathireddy in this S No
North : Land of Ronda Susmitha in this S No
South : Irrigation Channel
Within the above boundaries an extent of Ac 0.90 cents of land with all easementary rights.

Reserve Price: Rs.1,09,00,000/-; EMD: Rs.10,90,000/-; Auction date: 16.11.2024
Auction Time: 11.00 a.m. to 03.00 p.m. ; Bid Increment: Rs.50,000/-

Lot –5 :-

Property covered by **Regd Sale Deed Doct No. 2364/2008 Dt. 13.10.2008, of SRO Biccavolu favouring** Sri Manukonda Sathi Reddy, S/o Rama Murthy.
East Godavari District, Biccavolu Sub- Division, Biccavolu Mandal, Biccavolu Gramapanchayat Area, Biccavolu Village Taluk.

The Northern 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 Zillaparishad
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 above boundaries middle Site Ac. 1.14 cents site inside all easementary rights.

Reserve Price: Rs.1,71,00,000/-; EMD: Rs.17,10,000/-; Auction date: 16.11.2024
Auction Time: 11.00 a.m. to 03.00 p.m. Bid Increment: Rs.1,00,000/-

Lot – 6:-

Property Coverd by Regd Sale Doct No. 1043/2013 Dt. 27.07.2013, of SRO Biccavolu favouring Smt. Ronda Susmitha, W/o R Srinivasa Reddy and Rectification Deed 2300/2013

East Godavari District, Biccavolu Sub-division, Biccavolu Mandalam, Pedda Brahmadevam Grama Panchayat Area, Pedda Brahmadevam Village Z-Dry Meraka/Pallam

R.S.No 413/1 out of Ac.5-82Cents out of Western Side Ac.2-02cents, Western Side Ac.1-07 cents 2. Z-Dry Meraka/Pallam R.S.No 414/4B out of Ac.3-54 cents Southern side Ac.1.60cents Total Ac.2-05cents out of 0.830 Hectares bounded by East : Land of Sri Thotakura Trinadha Krishna 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.
Reserve Price: Rs.1,25,00,000/-; EMD: Rs.12,50,000/-; Auction date: 16.11.2024 **Auction Time: 11.00 a.m. to 03.00 p.m. Bid Increment: Rs.1,00,000/-**

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website **(a) www.sbi.co.in (b) https://ebkray.in.**

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

Authorised Officer
प्राधिकृत अधिकारी / SAM Br. 4106
सिकंदराबाद / Secunderabad

Date : 18.09.2024
Place : Hyderabad.

Authorized Officer
State Bank of India, SAM Branch, Secunderabad

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 :-** Property covered by **Regd Sale Deed Doct No. 3979/2014 Dt. 04.12.2014, of SRO Samalkot favouring** Smt Ronda Susmitha, W/o R Srinivasa Reddy. East Godavari District, Pithapuram Mandal, SRO Samalkot, Village Pithapuram. Eastern extent of Ac 0-90 cts or 0.363 hectors after excluding Ac 0.95 cents sold in the remaining northern extent of Ac 1-85 cents after excluding southern extent of Ac 1.85 cents sold to Goli Veerraju in full extent of Ac 3-70 cents in S No 403 bounded by East : Irrigation channel West : land of Y Sridhar Reddy North : Railway Track South : Land of Goli Veerraju In the above boundaries middle an extent of Ac 0.90 cents of site situated with all easementary rights. **Lot – 2 : -** Property covered by **Regd Sale Deed Doct No. 3978/2014 Dt. 04.12.2014, of SRO Samlkot favouring** Sri Yarakareddy Sridhar Reddy, S/o Y Subba Reddy. East Godavari District, Pithapuram Mandal, Samalkot SRO, Pithapuram Gramapanchayat & Village Taluk, S No. 403 Total extent Ac.3.70 Cents in southern side sold by Sri Goli Veerraju Ac. 1.85 out of northern side Ac. 1.85 cents out of Westren side Ac 0.68 cents or 0.383 HTC site 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. **Lot – 3:** Property covered by **Regd Sale Deed Doct No. 531/2015 Dt. 19.02.2015, of SRO Biccavolu favouring** Sri Manukonda Sathi Reddy, S/o Rama Murthy.

		East Godavari District, Pithapuram Mandal, Samalkot SRO, Pithapuram Gramapanchayat & Village Taluk, Western extent of Ac 0-68 cents of 0.383 Hectors in southern extent of Ac 1-85 cents in full extent of Ac 3-70 cents in S No 403 bounded by East : Land of Manukonda Padmavathi in this S No West : Flyover Bridge Main road (Kakinada to Pithapuram Road) North : Land of Yarakareddy Sridhar Reddy in this S No South : Irrigation channel In the above boundaries middle an extent of Ac 0.68 cents of site situated with all easementary rights. **Lot – 4 :** Property covered by **Regd Sale Deed Doct No. 532/2015 Dt. 27.07.2015, of SRO Biccavolu favouring** Smt. Manukonda Padmavathi, W/o Satti Reddy. East Godavari Dist Pithapuram Mandal Pithapuram Sub-Division Pitahpuram Taluk, Samalkot SRO Easterm extent of Ac 0.90 cents or 0.363 hectares in southern extent of Ac 1-85 cents in full extent of AC 3-70 cents in S No 403 bounded by East : Irrigation Channel West : land of Manukonda Sathireddy in this S No North : Land of Ronda Susmitha in this S No South : Irrigation Channel Within the above boundaries an extent of Ac 0.90 cents of land with all easementary rights. **Lot – 5** :- Property covered by **Regd Sale Deed Doct No. 2364/2008 Dt. 13.10.2008, of SRO Biccavolu favouring** Sri Manukonda Sathi Reddy, S/o Rama Murthy. East Godavari District, Biccavolu Sub- Division, Biccavolu Mandal, Biccavolu Gramapanchayat Area, Biccavolu Village Taluk. The Northern 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 Zillaparishad 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 above boundaries middle SiteAc. 1.14 cents site inside all easementary rights Lot – 6: **Property Coverd by Regd Sale Doct No. 1043/2013 Dt. 27.07.2013, of SRO Biccavolu favouring** Smt. Ronda Susmitha, W/o R Srinivasa Reddy and Rectification Deed 2300/2013 East Godavari District, Biccavolu Sub.Division, Biccabvolu Mandalam,

		Pedda Brahmadevam Grama Panchayat Area, Pedda Brahmadevam Village Z-Dry Meraka/Pallam R.S.No 413/1 out of Ac.5-82Cents out of Western Side Ac.2-02cents, Western Side Ac.1-07cents 2. Z-Dry Meraka/Pallam R.S.No 414/4B out of Ac.3-54 cents Southern side Ac.1.60cents Total Ac.2-05cents out of 0.830 Hectors bounded by East : Land of Sri Thotakura Trinadtha Krishna 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.
4	Details of the encumbrances known to the secured creditor	The intending bidders are advised to satisfy himself by local enquiry and from own sources before participating in the auction process.
5	The secured debt for recovery of which the property is to be sold	Rs.35,12,87,235 (Rupees Thirty Five Crores Twelve Lakhs Eighty Seven thousand Two hundred and Thirty Five only) as on 31.08.2024 with further interest, incidental expenses, costs, charges etc.
6	Deposit of Earnest Money	Lot – 1 : Rs.10,90,000/- Lot – 2 : Rs. 7,40,000/- Lot - 3 : Rs. 7,40,000/- Lot – 4 : Rs.10,90,000/- Lot – 5 : Rs.17,10,000/- Lot – 6 : Rs.12,50,000/- Being the 10% of Reserve price to be remitted by RTGS/NEFT by the Bidder from his bank account in Bidder's Global EMD wallet maintained with ebkray.
7	Reserve Price of the immovable secured assets. **Bank Account** in which EMD to be remitted.	Lot – 1 : Rs.1,09,00,000/- Lot – 2 : Rs. 74,00,000/- Lot - 3 : Rs. 74,00,000/- Lot – 4 : Rs.1,09,00,000/- Lot – 5 : Rs.1,71,00,000/- Lot – 6 : Rs.1,25,00,000/- Interested bidder may deposit Pre-Bid EMD with ebkray 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 16.11.2024 between 10.00 a.m. to 3.00 p.m. Lot –2 : On 16.11.2024 between 10.00 a.m. to 3.00 p.m. Lot –3 : On 16.11.2024 between 10.00 a.m. to 3.00 p.m. Lot - 4 : On 16.11.2024 between 10.00 a.m. to 3.00 p.m. Lot –5 : On 16.11.2024 between 10.00 a.m. to 3.00 p.m. Lot –6 : On 16.11.2024 between 10.00 a.m. to 3.00 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 mention above	web portal : https://ebkray.in 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://ebkray.in. 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://ebkray.in.
11	i) Bid increment amount. ii) Auto extension ------- times (limited/unlimited) iii) Bid currency and Unit of measurement	Lot - 1: Rs.50,000/- Lot –2: Rs.50,000/- Lot - 3: Rs 50,000/- Lot - 4: Rs 50,000/- Lot - 5: Rs.1,00,000/- Lot - 6: Rs 1,00,000/- 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: 25.10.2024, between 11.00 a.m. to 2.00 p.m. Name: S Sai Baba Email ID: team1samb.sec@sbi.co.in Mobile No.9408709424 Mr. Arun Kumar – 9533954111.
13	Other conditions	State Bank of India, Stressed Assets Management Branch, D.No.5-9-76, 2nd & 3rd Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapel Road, Gunfoundry, Hyderabad-500001. (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 Pass word by M/s PSB Alliance Pvt. Ltd. through its auction portal/website https://ebkray.in 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, Chapel 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) Names of Eligible Bidders to participate in online e-auction on the portal https://ebkray.in supported by PSB Alliance Pvt. Ltd. will provide User ID and Password after due verification of PAN of the Eligible Bidders. (d) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. (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. The Bidder has to place a request in e-bkray 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.
14	Details of pending litigation, if any, in respect of property proposed to be sold.	Not known to Bank. The intending bidders are advised to satisfy himself by local enquiry and from own sources before participating in the auction process.

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

Authorised Officer

Date : 18.09.2024
Place : Hyderabad

Authorised Officer
State Bank of India
SAMB, Secunderabad.