



Asset Recovery Management Branch
27-33-40, 1st Floor,
Gudavalli vari Street,
Besant Road Cross, Governor pet
Vijayawada-520002
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14th October 2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and R.9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Description of the Loan Particulars/Borrowers

Loan A/c's: 1) M/s.Annamayya Fire Protection Company- Loan A/c No:9945008700000130 & 994500JH00001998, BO: Kovur

1) M/s.Annamayya Fire Protection Company

Rep by its Prop.Mr.Ande Venkata Ramanaiah.

D No: 17/229, Purushotham Reddy Buildings, Opp.Venkata Ramna Hotel, Yedlavari street, Nellore-534001

2) Mr.Ande Venkata Ramanaiah S/o Lachhaiah

#1,171A, 14th Cross, RA Road,
Near Ejipura Bus Stand, Vivek Nagar,
Bangalore South, Bangalore-560047

3) Jyothi Rajendra Kumar.

#9-63-2A, KO OPP Police line,
Buchireddypalle Nellore, A.P-524305

Collateral ID
5DH541595

Demand Notice dated 22.04.2021 and Possession Notice dated 23.12.2021 issued under SARFAESI Act, 2002 and This sale notice issued for the total dues to the Bank is **Rs.57,45,631/- (Rupees Fifty Seven lakhs forty five thousand six hundred and thirty one only) as on 30.09.2026** with further interest & other charges minus recoveries effected after the date of notice, till final payment.



Secured Asset for sale	Reserve Price and Earnest Money Deposit
Item No.1: Property in the name of Ande. Venkata Ramanaiah vide Sale Deed Doc No 921/2017 dated 14-07-2017 All the part and piece of land and RCC building SPSR Nellore District. Nellore Registration District, Athmakur Sub Registration, within the limits of A. S. Peta Mandal, Anamasamudram Gram Panchayat, Anamasamudram Village bearing S. No. 875-1 Panchayat ward no. 03, Near D. No. 3-27, Assessment No. 402, Current Service No. 299 and extent of 128.33 square yards of site in it 660. Square feet of RCC Construction with the following boundaries; East : Road West: Site belongs to Panem. Venkataiah South: Road North: Site in Plot bearing No. 19 Latitude and Longitude 14.689889, 79.671111	Reserve Price: 7 Lakhs EMD Amount :0.70 Lakhs
Item No. 2: Property in the name of Ande. Venkata Ramanaiah vide Sale Deed Doc No 800/2014 dated 03-07-2014 All the part and piece of land SPSR Nellore District. Nellore Registration District, Athmakur Sub Registration, within the limits of A.S. Peta Mandal, Anamasamudram Gram Panchayat, Anamasamudram Village bearing S. No. 875-1 an extent of AC 3.43 cents in it Acs 0.05 cents or 240 Square Yards of site with the following boundaries; East : Site belongs to Jonnalagadda. Ramaiah West: House of Adilakshamma South: A.S. Peta to Atmakur Road North: Site belongs to Dammu. Yamamma Latitude and Longitude 14.688806 79.671083	Reserve Price: 9 Lakhs EMD Amount: 0.90 Lakhs
Bid Increase Amount	Rs.10,000/-
Date and time of E -auction	17-11-2026 between 11.00 AM to 04.00 PM
Last date for payment of EMD	On or before 17-10-2026 up to 03.00 PM
Date and time of E -auction	17-11-2026 between 11.00 AM to 04.00 PM

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.



1. The auction sale will be "online through e-auction" portal <https://BAANKNET.COM>.
2. The intending Bidders/ Purchasers are requested to register on portal (<https://ebkgray.in>) using their email-id and mobile number. The process of e-KYC is to be done through Digilocker. Once the eKYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (<https://BAANKNET.COM>) for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.in> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. <https://BAANKNET.COM> & www.pnbindia.in
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://BAANKNET.COM>).
7. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.
9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the BAANKNET.COM portal.
11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
12. The secured asset will not be sold below the reserve price.
13. The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/c) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.



14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
23. The Purchaser shall be responsible for verifying all past, existing and subsequent legal proceedings, claims, charges, attachments and encumbrances relating to the property, and the authorized officer shall not be liable for the same. The sale shall be subject to the applicable provisions of the SARFAESI Act, 2002 and Rules made thereunder.
24. It is open to the Bank to appoint a representative and make self bid and participate in the auction.

For detailed term and conditions of the sale, please refer <https://BAANKNET.COM> & www.pnbindia.in and contact No.9840037314, 9063551444.

Date: 14.10.2026
Place: Vijayawada

Authorized officer, PNB



STATUTORY SALE NOTICE ISSUED U/R.8(6) r/w 9(1) OF THE SECURITY ENFORCEMENT RULES, 2002