



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](tel:0866-2546922) | [Email: sbi.64267@sbi.co.in](mailto:sbi.64267@sbi.co.in)

Lr.No:SARB/GSR/2026-27/

Dt. 21.10.2026

Regd.Post with Ack Due
Without Prejudice

Smt Nallamekala Chamundeswari W/o Sri Nallamekala Sambasiva Rao D No 16-22-59 , Silala Sandhu, Machiraju vari street, Old Guntur, Guntur - 522001	Sri Nallamekala Venkata Sivarama Krishna S/o Sri Nallamekala Sambasiva Rao D No 16-22-59 , Silala Sandhu, Machiraju vari street, Old Guntur, Guntur – 522001
Smt Nallamekala Chamundeswari W/o Sri Nallamekala Sambasiva Rao Flat No 102,Ground Floor PINE VIEW RESIDENCY Apartment ,Mallikharjuna puram Colony, Mahatma Gandhi Inner Ring Road, Inner square Hotal Opposite Road, Gorantla , Guntur Mandal, Guntur-522034	Sri Nallamekala Venkata Sivarama Krishna S/o Sri Nallamekala Sambasiva Rao Flat No 102,Ground Floor PINE VIEW RESIDENCY Apartment , Mallikharjuna puram Colony, Mahatma Gandhi Inner Ring Road, Inner square Opposite Road, Gorantla , Guntur Mandal, Guntur-522034
Smt Nallamekala Chamundeswari W/o Sri Nallamekala Sambasiva Rao Flat No 202, Brundavan Apartments, Kothapeta, Guntur -522002	Sri Nallamekala Venkata Sivarama Krishna S/o Sri Nallamekala Sambasiva Rao Flat No 202, Brundavan Apartments, Kothapeta, Guntur -522002
Sri Nallamekala Venkata Sivarama Krishna S/o Sri Nallamekala Sambasiva Rao Flat no 301, East Point Brundavan Appartement, Guntur Vari Thota, 1 st lane, Guntur-522 001	

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 Securitization 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 Borrower that the below described immovable property mortgaged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" "Whatever there is" and "Without recourse basis" on **30.11.2026** for recovery of Rs. 77,98,946/- (Rupees Seventy Seven Lakhs Ninty Eight Thousand Nine Hundred Four only) as on 14.10.2025 as per demand notice dated 14.10.2025 + further interest and other expenses, costs, charges etc. thereon from 15.10.2025 (less repayments if any) due to the Secured Creditor from Borrower: **Smt Nallamekala Chamundeswari and Shri Nallamekala Venkata Siva Ramakrishna.**

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

Sr No of the Property	Reserve Price Rs	Earnest Money Rs
Property	62,86,000/-	6,28,600/-

DESCRIPTION OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK
BY SMT NALLAMEKALA CHAMUNDESWARI
(Vide Sale Deed Doc No 1744/2020. dt 30.06.2020 of JSRO Koritipadu and Rectification
Deed No.1849/2020 dt 06.07.2020)

Guntur District, Koretipadu Sub-District, Gorantla Village Panchayat area, at present within Guntur new Municipal Corporation area, not town surveyed in Gorantla D.No.107, 108(P), 109, 111, 115(P), 116(P), 118(P), 122(P), 123(P), 124(P), 125, 126(P), 128(P), 129, 131, 133/3, 134(P), 135(P), 138/2, 149(P) & 159(P) in which Ac.123.63 cents of land was divided into plots in the name of Sri Mallikarjunapuram colony and the layout plan was approved by V.G.T.UDA Vijayawada as L.P.No.50/1989 dated 09.05.1989 out of it an extent of 590.00 Sq. Yards of site, bearing Plot No.404 and Constructed there in **"PINE VIEW " Residency** Apartment is being bounded by:

East : Site belongs to Plot No.413 --- 60'0"
South : Site belongs to Plot No.405 ---88'6"
West : 60 ft. wide Road --- 60'0"
North : Site belongs to Plot No 403 --88'6"

Within these boundaries an extent of 590.00 Sq. yards or 493.29 Sq. meters of site, in which an undivided, unspecified and indivisible share of site admeasuring an extent of **59.00 Sq. yards or 49.32 Sq. meters** of site and along with **One Flat bearing No.102** in Ground Floor of **"PINE VIEW " Residency Apartment** is being bounded by

East : Open to Sky
South : Open to Sky
West: Common Corridor, Common Steps and Common Lift
North : Open to Sky

Within these boundaries Flat no 102 in Ground Floor admeasuring **1716 Sq. feet (including Plinth, common and parking area)** along with its common and joint rights including the rights of easements and appurtenances etc., common parking, allotment of one car parking in stilt floor, which is allotted for the above mentioned share of site.

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-noticees,https://baanknet.com .

Date : 21.10.2026
Place : Vijayawada.

Sd/-
Authorised Officer

**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 Borrower	1)Smt Nallamekala Chamundeswari W/o Sri Nallamekala Sambasiva Rao D No 16-22-59 , Silala Sandhu, Machiraju vari street, Old Guntur, Guntur – 522001 & Flat No 102,Ground Floor PINE VIEW RESIDENCY Apartment ,Mallikharjuna puram Colony, Mahatma Gandhi Inner Ring Road, Inner square Hotal Opposite Road, Gorantla , Guntur Mandal, Guntur-522034. 2)Sri Nallamekala Venkata Sivarama Krishna S/oSri Nallamekala Sambasiva Rao D No 16-22-59 , Silala Sandhu, Machiraju vari street, Old Guntur, Guntur – 522001 & Flat No 102,Ground Floor PINE VIEW RESIDENCY Apartment , Mallikharjuna puram Colony, Mahatma Gandhi Inner Ring Road, Inner square Opposite Road, Gorantla , Guntur Mandal, Guntur-522034
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA, SARB VIJAYAWADA-64267 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.
3	Description of the immovable secured assets to be sold.	<u>DESCRIPTION OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK BY SMT NALLAMEKALA CHAMUNDESWARI (Vide Sale Deed Doc No 1744/2020. dt 30.06.2020 of JSRO Koritipadu and Rectification Deed No.1849/2020 dt 06.07.2020)</u> Guntur District, Koretipadu Sub-District, Gorantla Village Panchayat area, at present within Guntur new Municipal Corporation area, not town surveyed in Gorantla D.No.107, 108(P), 109, 111, 115(P), 116(P), 118(P), 122(P), 123(P), 124(P), 125, 126(P), 128(P), 129, 131, 133/3, 134(P), 135(P), 138/2, 149(P) & 159(P) in which Ac.123.63 cents of land was divided into plots in the name of Sri Mallikarjunapuram colony and the layout plan was approved by V.G.T.UDA Vijayawada as L.P.No.50/1989 dated 09.05.1989 out of it an extent of 590.00 Sq. Yards of site, bearing Plot No.404 and Constructed there in “PINE VIEW “ Residency Apartment is being bounded by:

		East : Site belongs to Plot No.413 --- 60'0" South : Site belongs to Plot No.405 ---88'6" West : 60 ft. wide Road --- 60'0" North : Site belongs to Plot No 403 --88'6" Within these boundaries an extent of 590.00 Sq. yards or 493.29 Sq. meters of site, in which an undivided, unspecified and indivisible share of site admeasuring an extent of 59.00 Sq. yards or 49.32 Sq. meters of site and along with One Flat bearing No.102 in Ground Floor of "PINE VIEW" Residency Apartment is being bounded by East : Open to Sky South : Open to Sky West: Common Corridor, Common Steps and Common Lift North : Open to Sky Within these boundaries Flat no 102 in Ground Floor admeasuring 1716 Sq. feet (including Plinth, common and parking area) along with its common and joint rights including the rights of easements and appurtenances etc., common parking, allotment of one car parking in stilt floor, which is allotted for the above mentioned share of site.
4.	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, asset put on auction, title of the property prior to submitting their bid. The property is under the Physical Possession of Bank.
5.	The secured debt for recovery of which the property is to be sold	Rs 77,98,946/- (Rupees Seventy Seven Lakhs Ninty Eight Thousand Nine Hundred Four only) as on 14.10.2025 as per demand notice dated 14.10.2025 + further interest and other expenses, costs, charges etc. thereon from 15.10.2025 (less repayments if any) due to the Secured Creditor.
6	Deposit of earnest money	EMD: Rs 6,28,600/- being the 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANK-NET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system.
7	Reserve price of the immovable secured assets: Bank account in which EMD to be re-mitted.	Reservice price : Rs 62,86,000/- Bidder EMD wallet maintained with PSB Alliance on its e-auction site: https://www.baanknet.com and as

		per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal.
	Last Date and Time within which EMD wallet to be remitted:	Last Date :30.11.2026 On or before 3.59 PM
8	Time and manner of payment	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. 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 amount 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 auction purchaser not exceeding three months from the date of e-auction. A/c. No :41711447071, Name of the account :SARB Collection Account, Vijayawada. IFSC Code :SBIN0007955 Name of Branch : GURUNANAK COLONY BRANCH-7955 , Bank : SBI
9	Time and place of public auction or time after which sale by any other mode shall be completed.	Date & time of e-auction: 30.11.2026 from 11.00 PM to 4.00 PM on the Baan knet portal https://baanknet.com) with unlimited extension of five minutes for each bid, if the bid continues, till the sale is concluded.
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 mentioned above	https://www.baanknet.com/eauction-psb/x-login
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) iii) Bid currency & unit of measurement	Rs 20,000/- With auto time extension of 5 minutes of each increment bid Rupees, INR
12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	From 10.00 A.M to 4.00 P.M on working days under prior appointment. 1) Y Mukteswara Rao- Authorised Officer and Chief Manager- 8886640777 2) G Sambasiva Rao- Dealing official -Dy Manager-9291232223

13	Other conditions: (1) Intending Bidders should get themselves registered on https://baanknet.com/eauction-psb/bidder-registration by providing requisite KYC documents and registration fee as per the guidelines provided on BAANKNET well before the auction date (The registration process is detailed on the above website). (2) Bidders have to visit the website (https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com (3) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) (4) 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. (5) 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. (6) 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. (7) 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. (8) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (9) 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. (10) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (11) 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. (12) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (13) 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) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold. (15) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name. (16) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (17) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.
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	(18) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only. (19) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. Provided if the sale price is above Rs.50,00,000.00, it shall be responsibility of the auction purchaser to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained. (20) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be paid on the amount deposited during this period. No request of for return of deposit either in part or full/ cancellation of sale will be entertained. (21) Details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com, portal only. (22) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e-auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatso ever from the bidder thereon affecting the auction process.
14	Details of pending litigation, if any, in respect of property proposed to be sold NIL

Date:21.10.2026
Place: Vijayawada

Sd/-
(Authorized Officer)