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ARMB Secunderabad

103, 8-2-248-A, Maharshi House, Rd.No.-3,

E-Auction Sale

**Notice for Sale of
Immovable Assets**

Banjara Hills, Hyderabad-500034 Telephone:-040-23147060 Email: cs8313@pnb.bank.in

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 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(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the Secured Creditor, the 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.

SCHEDULE OF THE SECURED ASSETS

S. No.	Name of the Branch Name of the Account Name & addresses of the Borrower/Guarantors	Description of immovable properties mortgaged	A) Dt. of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Amount o/s as on date of 31-07-2026 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession	A) Reserve Price B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	Khammam (211220) Borrower-Mr Bayaneni Sridhar Address: 15-8-304/1, Rotary Nagar, Road No-4, Near Urban Police Station, Khanapuram Haveli (Rural). Khammam- 507002. Mrs B Udayani 15-8-304/1, Rotary Nagar, Read No-4, Near Urban Police Station, Khanapuram Haveli (Rural). Khammam- 507002.	All that part and parcel of Residential Flat bearing no 203 in First Floor with built up area of 970 sq ft (including common area) together with proportionate undivided share of site admeasuring 24.56 sq yard along with one car parking area earmarked in the stilt floor on the premises of the mansion renamed as "LOTUS TOWERS" in plot no 27 & 32 (contiguous to each other, forming single compact block, each size-50' * 72') and to an extent of 400 sq yards, total admeasuring 800 sq yards, or equivalent to 668.88 sq mtrs situated at Sai Prabhath Nagar, within the revenue limits of Edulapuram village, Peddathanda Gram Panchayat, Khammam Rural Mandal & District, under territorial Jurisdiction of the registration district of Khammam and sub district of Rural. The land is bounded by: North:33'- Ft wide road, South: Plot nos 26& 33, East: 30' Feet Wide Road, West: 30' Feet Wide Road The flat is bounded by: North:Corridor, South: Open to sky., East: Open to sky., West: Open to sky. Stands in the name of Bayeneni Sridhar. Property ID- PUNB21122025.	A. 04-07-2019 B.Rs.38,74,118.92 + further interest & Charges C. 08-11-2019 D. Symbolic	A. Rs. 19,80,000/- B. Rs. 1,98,000/- C. Rs. 25,000/- * Bidding shall start from one notch higher.	02-09-2026 1100 to 1600 Hours	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding
2	Kukatpally (108110) M/s Annadatha Agro Services Pvt Ltd Reg address: Flat no 103, Lakshmi Towers, Block B, Anjaneya Nagar, Plot No 413, Road No 9, Moosapet, Hyderabad- 500018. M/s Annadatha Agro Services Pvt Ltd Unit: Sy no 107/5, Kasyapuram Village, J.Panguluru Mandal, Prakasam District, Andhra Pradesh- 523201. Smt SriIatha Akella (Director & Guarantor) Plot no 66 & 67, Yendamuri M-Greenery Layout, Near Dwaraka Nagar, Gajularamaram, Hyderabad- 500055. Smt Sita Mahalakshmi, Legal Heir of Late V. Ramanjaneyulu Kasyapuram Village, J.Panguluru Mandal, Prakasam District, Andhra Pradesh-523201.	All that the cold storage factory and admeasuring 4840 sq yards or 4046 sq mtrs having plinth ACC area of 8008.34 sq ft (Above 10 ft), RCC Machinery Hall area of 648.85 sq ft and condenser tank area of 810.95 sq ft the total 9468.14 sq ft in Survey No 107/5 (at the time of conversion the Survey no was sub divided and its sub division no 107/5B) situated at Kasyapuram village, J.Panguluru Mandal, Prakasam District under Kasyapuram Gram Panchayat limits, Registration Sub district Markapuram in Adanki SRO and bounded by: North: Land of Dhulipalla Hanumantha Rao, South: Addanki to Reningavaram Road, East: Land of pallapothu Lakshminarayana, West: Land of Challagundla Narayanamma. Standing in the name of M/s Annadatha Agro Services Pvt Ltd represent by its Managing Director Late Sh Vadavalli Ramanjaneyulu S/o Late Sri V Ramakrishnaiah. Property ID- PUNB108110AAGS	A. 01-01-2024 B.Rs. 2,31,64,872.21 + further interest & Charges C. 24-04-2024 D. Physical	A. Rs. 1,52,32,000/- B. Rs. 15,23,200/- C. Rs. 1,00,000/- * Bidding shall start from one notch higher.	02-09-2026 1100 to 1600 Hours	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding

This notice is also to be treated as notice for redemption of assets under the Security Interest (Enforcement) Rules, 2002.

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.

- The properties are being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"**.
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation..
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on dates mentioned above.
- For detailed terms and conditions of the sale, please refer <https://pnb.bank.in>, www.baanknet.com

Date: 12-08-2026 , Place: Hyderabad

Authorized Officer, Punjab National Bank, Secured creditor