SBI	**STATE BANK OF INDIA** **Stressed Assets Management Branch**
Authorised Official's Details: Name: Shri Rajat Kumar Deep Assistant General Manager Mobile No: 9676048881 Email ID : sbi.18359@sbi.co.in	1st Floor, D. No.3-4-1013/A, 1st Floor, CAC, TSRTC Bus Station, Kacheguda, Hyderabad. Telephone: 040 – 29806752, E-mail Id: sbi.18359@sbi.co.in

REGD.POST WITH ACK DUE

SAMB- II/SBI/HYD/2026-27/CHRR/HM/206.   **Date:28.08.2026**

Madam/ Dear Sir,

1. M/s Hithaishi Motors, Sy. No.: 133-3B, Mamidalapadu Village, NH-7, Hyderabad Road, Kurnool, Kurnool District, Andhra Pradesh– 518 005.	
2. Shri Tankasala Udaya Kumar S/o Tankasala Janaki Raman, Flat No 201, Indralok Apartment, Balaji Nagar, Proddatur, Y.S.R District, Andhra Pradesh - 516360. **Also at :** Flat No. - 503, CPR IS Jewel, Nehru Nagar, Tirupati, District Tirupati, Andhra Pradesh– 517 501,.	**3.Smt Tankasala Haripriya** W/o Tankasala Udaya Kumar, Flat No 201, Indralok Apartment, Balaji Nagar, Proddatur, Y.S.R District, Andhra Pradesh - 516360. **Also at :** Flat No. - 503, CPR IS Jewel, Nehru Nagar, Tirupati – 517 501, Tirupati District, Andhra Pradesh.

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Appendix II – A & IV - A
[See Proviso to rule 6(2) & 8(6)]

SALE NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

[Under Rule 6(2) & 8(6) of Security Interest {Enforcement} Rules]

E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 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 movable property hypothecated/charged to the Secured Creditor and immovable properties charged to State Bank of India, Secured Creditor the physical possession of movable and immovable properties 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" and "Whatever there is" basis on **30.09.2026**, for recovery of **Rs9,74,64,938.31/-** (**Rupees Nine crores Seventy Four Lakhs Sixty Four Thousand Nine hundred Thirty Eight and paise Thirty One only**) as on 28.08.2026 plus unapplied interest from 29.08.2026 and costs due to the secured creditors from the borrower M/s Hithaishi Motors and the Managing Partners-cum-Guarantors, 1**). Tankasala Udaya Kumar S/o Tankasala Janaki Raman and 2).Smt. Tankasala Haripriya W/o Tankasala Udaya Kumar**

Description of Movable and Immovable Properties, Reserve Price, EMD to be deposited, auction date & timings and Bid increment amount are mentioned here below:

Property ID: SBIN400061779247

All the part and parcel of Flat No.501(fifth floor) admeasuring 1452 Sft including common areas like corridors, staircase, lift etc.,and 120 Sft parking in the stilt/ground floor in the multistoried building named "Sai My Homes" along with undivided and indivisible interest of 1/15th share, admeasuring 57.11 Sq.yards or 47.77 Sq Mts constructed in Total extent of 857.753 Sq.yards in plot bearing No. 66,65 and 178 in Sy.No.390/1 & 392 of Kallur village in 45th ward, Ramalingeswara Nagar of Kurnool Municipal corporation under the Jurisdiction of Kurnool Sub-registration and registration district of Kurnool. The above property was registered with title deed No.: 5556/2014 dt: 04.08.2014 at SRO Kurnool in favour of T. Hari Priya w/o **T Udaya Kumar** and is bounded by:

Boundaries of "SAI MY HOMES" :

East :	V.R. Colony Houses	**North:**	Plot No.179
West :	30 feet wide road	**South :**	Plot No.64

Boundaries of Flat No.501 (Fifth floor):

East :	Passage	**North :**	Open to Sky
West :	Open to Sky	**South:**	Steps & Open to Sky

Reserve Price (in Rs)	Date of e-auction	EMD (in Rs)	Bid Multiplier (in Rs)	Inspection of Property	Time of e -auction
47,00,000	30.09.2026	4,70,000/-	50,000	From 05.09.2026 to 26.09.2026	11:00 a.m to 04:00 pm

EMD Remittance	The Bidders should get themselves registered on https://BAANKNET.com using their mobile number and email-id. As a part of e-KYC the documents will be verified by system. The intending Bidders/Purchasers have to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, during/before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property, bidders will have to deposit EMD for each property

Note :

1. For inspection of the property, please contact the Authorised Officer or Resolution Agent, engaged by the Bank.
2. The Bank took physical possession of the Property.
3. The Gram Panchayat Taxes/ Municipal Taxes/ Property Taxes/ Water Taxes/ Electricity Bill/ any other statutory dues (if any) should be borne by the successful bidder.
4. The Successful Bidder should pay applicable GST (@ 18%) and also applicable TCS (1%) on the Sale Amount.
5. The intending purchasers are advised to make their own enquiries in the above matter before submitting the bids.

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i) The auction will be conducted online only, through the web portal https://baanknet.com. **The bidder registration should be completed by bidder well in advance.**

ii) For any clarifications or further details regarding other conditions of sale, the intending bidders may contact the Authorized Officer, State Bank of India, Stressed Assets Management Branch-II, Hyderabad – 500027. Phone No. 9676048881/9908081420, bidders can also contact Bank's Approved Resolution Agent Sri.Harinath Reddy M/s Sara Associates,.Mob No 9849189726 and also may contact the Bank's approved service provider M/s PSB Alliance at the web portal https://BAANKNET.com, Help line +918291220220, e-mail- support.BAANKNET@psballiance.com, prior to the date of e-auction

iii) 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 https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and also in E Auction Portal https://baanknet.com

iv) For steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in https://baanknet.com of the service provider M/s PSB Alliance and M/s Baanknet.

v) This is also a notice to the Borrower/ Guarantors of the said loan about holding of e-auction sale of the property on the aforesaid mentioned date if the dues are not repaid in full before the date of e-auction. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Date: 28.08.2026
Place: Hyderabad

Asst General Manager & Authorised Officer
State Bank of India
Stressed Assets Management Branch-II,
Hyderabad

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THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

PROPERTIES WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower and guarantor	**1.M/s Hithaishi Motors,** Sy. No.: 133-3B, Mamidalapadu Village, NH-7, Hyderabad Road, Kurnool, Kurnool District, Andhra Pradesh– 518 005. **2. Shri Tankasala Udaya Kumar** S/o Tankasala Janaki Raman, Flat No 201, Indralok Apartment, Balaji Nagar Proddatur, Y.S.R District, Andhra Pradesh - 516360. **Also at :** Flat No. - 503, CPR IS Jewel, Nehru Nagar Tirupati, Tirupati District, Andhra Pradesh– 517 501. **3.Smt Tankasala Haripriya** W/o Tankasala Udaya Kumar, Flat No 201, Indralok Apartment, Balaji Nagar, Proddatur, Y.S.R District, Andhra Pradesh - 516360. **Also at :** Flat No. - 503, CPR IS Jewel, Nehru Nagar Tirupati, Tirupati District, Andhra Pradesh– 517 501.
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch 1st Floor, D. No.3-4-1013/A, 1st Floor, CAC, TSRTC Bus Station, Kacheguda, Hyderabad. E-mail Id: sbi.18359@sbi.co.in

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<table>
<tr><td>3</td><td colspan="2">Description of the secured asset to be sold.

<u>Property ID: SBIN400061779247</u>

All the part and parcel of Flat No.501(fifth floor) admeasuring 1452 Sft including common areas like corridors, staircase, lift etc.,and 120 Sft parking in the stilt/ground floor in the multistoried building named "Sai My Homes" along with undivided and indivisible interest of 1/15th share, admeasuring 57.11 Sq.yards or 47.77 Sq Mts constructed in Total extent of 857.753 Sq.yards in plot bearing No. 66,65 and 178 in Sy.No.390/1 & 392 of Kallur village in 45th ward, Ramalingeswara Nagar of Kurnool Municipal corporation under the Jurisdiction of Kurnool Sub-registration and registration district of Kurnool. The above property was registered with title deed No.: 5556/2014 dt: 04.08.2014 at SRO Kurnool in favour of T. Hari Priya w/o T Udaya Kumar and is bounded by:

<u>Boundaries of "SAI MY HOMES" :</u>
East : V.R. Colony Houses   North: Plot No.179
West : 30 feet wide road   South: Plot No.64

<u>Boundaries of Flat No.501 (Fifth floor):</u>

East : Passage   North : Open to Sky
West : Open to Sky   South: Steps & Open to Sky</td></tr>
<tr><td>4</td><td>Details of the encumbrances known to the secured creditor.</td><td>Nil</td></tr>
<tr><td>5</td><td>The secured debt for recovery of which the property is to be sold</td><td>Rs9,74,64,938.31/-

(Rupees Nine crores Seventy Four Lakhs Sixty Four Thousand Nine hundred Thirty Eight and paise Thirty One only as on 28.08.2026 plus unapplied interest from 29.08.2026 and costs plus expenses due to the secured creditors thereon.</td></tr>
<tr><td>6</td><td>Deposit of earnest money</td><td>EMD: Rs 4,70,000/- (Rupees Four Lakhs Seventy Thousand only) being 10% of the reserve price shall be deposited to credit of Baanknet E-WALLET</td></tr>
<tr><td>7</td><td>Reserve price of the movable & immovable secured assets:</td><td>Rs 47,00,000/- (Rupees Fourty Seven Lakhs Only)
On successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NET BANKING/FUND TRANSFER to the A/c No.: 35754767051 IFSC: SBIN0018359 NAME: SBI SAMB II, HYDERABAD, No Lien Account Bank: State Bank of India Address: SAMB II Branch, Hyderabad.</td></tr>
</table>

	Bank account in which payment to be remitted. Last Date, Time within which EMD to be remitted:	(The Bidders should get themselves registered on https://BAANKNET.com using their mobile number and email-id. As a part of e-KYC the documents will be verified by system. The intending Bidders/Purchasers have to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, during/before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property, bidders will have to deposit EMD for each property)
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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Property No **SBIN400061779247** Date : 30.09.2026 Time: 11:00 Hrs to 16:00 Hrs.
10	The auction will be conducted online only, through the web portal https://baanknet.com. For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in https://baanknet.com. & https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others	
11	Bid increment amount: Auto extension: Bid currency & unit of measurement	Rs 50,000/- In case bid is placed in the last 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 minutes. In Rupee

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12	Date and Time during which inspection of the movable & immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	From 05.09.2026 to 26.09.2026 Time :11.00 a.m to 4.00 p.m Name: Rajat Kumar Deep Mobile No 96760 48881 Name: Ch Raghavender Rao Mobile No.9908081420
13	Other conditions	
	a) Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents **NOTE: Registration to be completed by bidder well in advance, before e-auction date to avoid last minute issues.** Contact details of EBkray – Email:support.baanknet@psballiance.com. Phone:-+91-8291220220.	
	b) 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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.	
	c) **The Bank/Authorised Officer has taken Physical possession of properties put on sale.**	
	d) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the website and it will be refunded. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.	
	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) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the properties, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be	

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		responsible in any way for any third-party claims/rights/dues. **It shall be the responsibilities of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid(s). It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted.** The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
	g)	It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
	h)	The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e 25 % of sale price after adjusting EMD already paid, to be paid immediately i.e. on the same day or not later than next working day, as the case may be. **The said amount has to be remitted to the Bank No Lien Account No: 35754767051, IFSC: SBIN0018359, Account Name - SBI SAMB II, HYDERABAD, No Lien Account** The sale confirmation advice will be issued on satisfactory verification of the KYC and other formalities.
	i)	The e-Auction/bidding of the above properties would be conducted exactly on the scheduled Date & Time by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiples of the amount mentioned under the column "Bid Increment Amount". At the commencement of Auction, a minimum of one bid should be placed by the bidder. In case bid is placed in the last 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as a Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/ Secured Creditor
	j)	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.
	k)	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.
	l)	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.
	m)	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.
	n)	Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
	o)	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.

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	p) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
	q) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
	r) The EMD of the unsuccessful bidder will be refunded from global EMD wallet to their respective A/c numbers shared with global EMD wallet. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
	s) 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.
	t) 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 it may be subsequently sold.
	u) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST, etc. for transfer of the property in his/her name.
	v) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder only.
	w) 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 off 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 Authorized Officer of the concerned bank branch only.
	x) The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.
	y) The sale shall be subject to provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002.
	z) 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. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.
	aa) Successful auction purchaser has to deduct TDS in the name of the owner of the said property and remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. Sale Certificate shall be issued only on receipt of Form 26QB & Challan for having remitted the TDS.

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	bb) To facilitate the auction purchaser to deduct TDS and furnish Form 26QB & Challan as above, the Authorized Officer will furnish the PAN of the owner of the property to the purchaser. As per the provisions of Section 206 AA of the Income Tax Act, 1961, in the absence of PAN of the deductee (owner of the property), purchaser would be required to deduct TDS at the higher rate prescribed under the said Section.

Date: 28.08.2026
Place: Hyderabad

Asst General Manager & Authorised Officer
State Bank of India
Stressed Assets Management Branch-II,
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