

STATE BANK OF INDIA

Stressed Assets Recovery Branch: Administrative Office Campus, Balaji Nagar, Siripuram Junction, Visakhapatnam - 530003. Ph : 0891 - 2739126, Mobile : 98482 49289, E-mail: sbi.10077@sbi.co.in

Authorised Officer's Details: Name: Sri G. Nageswara Rao, Mobile No.97045 57261

Appendix – IV – A [See Proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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 Borrowers and Guarantors 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 secure creditor will be sold on **"As is Where is", "As is What is" and "Whatever there is"** on **16-10-2026** for recovery of **Rs.22,29,731/-** (Rupees Twenty two Lakhs Twenty Nine Thousand Seven Hundred Thirty one Only) as on **09.08.2024** and present total dues being **Rs.29,56,585/-** (Rupees Twenty Nine Lakhs Fifty Six Thousand Five Hundred Eighty Five Only) as on **24.09.2026** (post payments made if any) and are also liable to pay future interest w.e.f **25.09.2026** together with all incidental expenses, cost, charges etc due to secured creditor from **Borrower: Sri.Ajay Biswant Kalwar**, S/o Biswanth Kalwar, D.No.1-192/A, Near SBI Branch, Pudimadaka Village, Atchuthapuram Mandal, Anakapalli District-531011. **Also at: Sri Ajay Biswant Kalwar**, S/o Biswanth kalwar, Emp.Code: 10600744, RHMS Department, ABHIJEET Ferrotech Ltd., Plot No.50 & 51, Atchuthapuram Mandal, Anakapalli District-531011. **Also at: Sri Ajay Biswant Kalwar**, S/o Biswanth Kalwar, Flat No.402, 4th Floor, Block No.6, M/s Sree Kruthi Infra, Chodapalli Village, Atchuthapuram Mandal, Anakapalli District-531011. **Co-Borrower: Smt.Chabita Kalwar**, W/o Ajay Biswant Kalwar, D.No.1-192/A, Near SBI Branch, Pudimadaka Village, Atchuthapuram Mandal, Anakapalli District-531011.

The Bidders Should get themselves registered on <https://baanknet.com/eauction-psb/x-login> by providing requisite KYC documents and registration fee as per the practice followed by <https://baanknet.com/eauction-psb/x-login> well before the auction date.

Date & Time of Public E-Auction : 16-10-2026 from 11:00 AM to 4:00 PM with unlimited extension of 10 minutes each.

Details of Property	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid Increase Amount (Rs.)	Date & Time of Inspection
Immovable Property mortgaged by Sri Ajay Biswanth Kalwar and Smt. Chabita Kalwar: All that part and parcel of property RCC Flat No.402 with a super built-up area of 900.06 Sq Ft (inclusive of common areas and balconies) in Fourth floor and Car parking ad measuring 100 Sq Ft in Stilt floor of Block-6, UDS an extent of 37.50 Sq Yds or 31.354 Sq.Mts out of undivided and un-specified share of 450 Sq. Yds, Out of total extent of 750 Sq.Yds. situated at Plot No.134 M/s SREE KRUTHI INFRA , Eastern part of Plot No.135 in the layout approved by DTCP, Hyderabad vide C.No.1091/2009/V, Ref No.338/2008/V/1 dt.16.07 2009 of RDDTP,VSP confirmed T.L.P No.50/2009/V and the above said plots lies in Sy No.218 of Chodapalli Village & Panchayat, Atchuthapuram Mandal, Yelamanchil Sub-Registrar, Anakapalli Registration Dist: Visakhapatnam, belongs to Sri Ajay Biswanth Kalwar and Smt Chabita Kalwar vide Regd.Sale Deed No.9856/2021 dated 30.12.2021. Boundaries of Plot: East: Plot No.133, South: Plot No.138 & 139, West: Remaining site in Plot No.135, North: 40 Feet wide Road. Measurements: East: 90 Ft or 27.432 Mts, South: 75 Ft or 22.860 Mts, West: 90 Ft or 27.432 Mts, North: 75 Ft or 22.860 Mts. Flat No.402 Boundaries: East: Common Corridor, South: Setback Open Space after that flat No.401, West: Setback Open Space, North: Setback Open Space facing to 40 ft wide Road.	16,65,000/-	1,66,500/-	10,000/-	29-09-2026 to 15-10-2026 From 10.00 A.M to 04.00 P.M.

Encumbrances: To the best of knowledge and information of the Authorized Officer, there are no encumbrance advised to the Bank. The intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims / rights / dues/ affecting the property 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 Authorized Officer / Secured Creditors shall not be responsible in any way for any third-party claims / rights / dues. TDS / GST / other taxes to be borne by purchaser and The purchaser shall bear the applicable stamp duty/ additional stamp duty/ transfer charges, fee etc. and also all the statutory / non-statutory dues, taxes, rates, assessment charges, fees etc.

For detailed terms and conditions of the 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-notices. For Registration, EMD, Auction Details etc., visit <https://baanknet.com/eauction-psb/x-login> of the service provider : **M/s PSB Alliance and M/s. Baanknet**, e-Auction Portal: <https://baanknet.com> & Toll free Number : + 91 - 8291220220, Mail ID : support.baanknet@psballiance.com or contact to **CM/Case Lead Officer Mob.No.97045 57261 & City Case Officer Mob.No.98482 49289**.

As per Section 194-IA of the Income Tax Act 1961, **TDS @ 1%** will be applicable on the sale proceeds where the sale consideration is **Rs.50,00,000/-** (Rupees fifty lakhs) and above. The successful bidder/purchaser shall deduct the TDS from the sale price / Government guideline value, whichever is higher and deposit the same with the Income Tax Department and submit the original receipt of the TDS Certificate to the Bank.

Date: 24-09-2026, Place: VISAKHAPATNAM

Sd/-Authorized Officer, STATE BANK OF INDIA