

E-AUCTION SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY/IES

Under SARFAESI Act, 2002, r/w Rule 8(6) & 9 of Security Interest
(Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers and Guarantors that the below described immovable property/ies mortgaged to the Secured creditor, the possession of which has been taken by the Authorised Officer of Equitas Small Finance Bank Limited, will be sold on "AS IS WHERE IS" "AS IS WHAT IS CONDITION" on 12/07/2025 for recovery of Rs.7,49,48,149/- (Rupees Seven Crores Forty Nine Lakhs Forty Eight Thousand One Hundred and Forty Nine Only) as on 29/05/2025 with further interest from 30/05/2025 due to Equitas Small Finance Bank Limited, from.

A/c. Nos.	Borrower Name	Outstanding Amount Rs.
200001165326, 085BB01210020003 085BB03193040001 & 085TL31201770001	SRI BALAJI COTTON COMPANY	7,49,48,149/-

1. **Mr. VVGS. Sudheer Babu Koppuravuri,**
Proprietor - Sri Balaji Cotton Company,
S/o. Mr. Suryanarayana Koppuravuri,
No. 1-12-1/1, Barampet, Suryasadan,
Narasaraopet, Guntur - 522 601.
Andhra Pradesh.
2. **Mrs. Madhavi Latha Koppuravuri,**
W/o. Sudheer Babu Koppuravuri,
No. 1-12-1/1, Barampet, Suryasadan,
Narasaraopet, Guntur - 522 601.
Andhra Pradesh.

Possession Status	Property Nos.1 & 2 (Vacant Lands) - Physical Possession. Property No.3 (Residential Property) - Constructive Possession.
Reserve Price	Property No.1 - Rs.65,00,000/- (Rupees Sixty Five Lakhs Only). Property No.2 - Rs.1,38,00,000/- (Rupees One Crore and Thirty Eight Lakhs Only).

Page 1 of 6



BEYOND BANKING

When you bank with us, you contribute towards a better society.

Equitas Small Finance Bank Limited
(Previously known as Equitas Finance Limited)

4162463

	Property No.3 - Rs.1,60,00,000/- (Rupees One Crore and Sixty Lakhs Only).
Earnest Money Deposit	Property No1 - Rs.6,50,000/- (Rupees Six Lakhs and Fifty Thousand Only)
	Property No.2 - Rs.13,80,000/- (Rupees Thirteen Lakhs and Eighty Thousand Only)
	Property No.3 - Rs.16,00,000/- (Rupees Sixteen Lakhs Only)
Multiplier Amount	Rs.10,000/- (to improve the bid offer).
Date & Time of Inspection	05/06/2025 to 10/07/2025 - 10.00 AM to 04.00 PM. (Contact No: Mr.A.Sivashankar - Mob. No.9884655547 Mr.Simhadri Veera Raghavendra Rao - Mob. No.9032612007)
Last Date & Time for Submission of EMD along with requisite documents	11/07/2025 - 1 PM
Date & Time of E-Auction Sale	Property No.1 - 12/07/2025 - 02.00 PM to 03.00 PM
	Property No.2 - 12/07/2025 - 03.00 PM to 04.00 PM
	Property No.3 - 12/07/2025 - 04.00 PM to 05.00 PM
E-Auction Portal Name	https://www.bankeauctions.com
Property/ies Address	Property No.1 - T.S No 341, D. No 141/1, Ward No.8, Block No.7, Near Door No.23-34-1/2, Tota Vari Street-2, Guravaiah Colony, Ramalingeswarapet, Tenali Municipality, Guntur-522201
	Property No.2 - D. No. 5/6 & 9/1, Plot No. 67 & 70, in LP.No 106/2008/G, near Janshaida Dargha, Marripalem Village, Tummalapalem Area, Unnava Gram Panchayat, Edlapadu Mandal, CRDA Region, Guntur - 522019.
	Property No.3 - T.S. No 143, Municipal old world No.1, New Ward No.1, Block No.1/1, Old Asst.No. 91, New Asst.No. 1020, Door.No.1-12-1/1, near Vinaya Temple, North Side of Old By-Pass Road, West Side of Sattenapalli Road, Barampet 1st Line, Narasaraopet municipality, Guntur-522601
Communication Address	The Authorised Officer (MSME - LEGAL), Equitas Small Finance Bank Ltd., 4 th Floor, PHASE - II, No.769, Spencer Plaza, Anna Salai, Chennai - 600 002.



DESCRIPTION OF THE SECURED PROPERTY/IES

Property No.1

Vacant Residential Site owned by Mr. VVGS Sudheer Babu Koppuravuri

All that pieces and parcels of Property situated at Guntur District, Tenali Sub-District, Tenali Municipal Extension Area, Ward No.8, Block No.7, towards T.S.No.341 of Chinaravuru Village, D.No.141/1, Nearest D.No.23-34-1/2, covering an extent of 255 sq.yds; and out of it 191.25 Sq yds of vacant site presently (Old asbestos sheet shed is removed)

Four Corners of the Property:-

North : Property belongs to Jupudi Punyavathi, 49.2 ft.
South : 15 ft; Wide Road, 48 ft.
East : Property belongs to Burra Prabhakara Sarma, 46.6 ft.
West : 30 ft; Wide Road, 48 ft.

Within these boundaries covering in an extent of 255 Sq yds or 213.21 Sq mts out of it 191.25 Sq yds; or 159.885 Sq mts of vacant site only (Old asbestos sheet shed is removed)

Property No.2

Vacant Residential Site owned by Mrs Madhavi Latha Koppuravuri

All that pieces and parcels of Property situated at Guntur District, Prathipadu Sub-District, Vunnava Gram Panchayath area, Marripalem Village, D.No.5/6, covering in an extent of Ac.0.96 cents, D.No.9/1, covering an extent 1.80 cents, thus both the numbers are combining into a single plot covering in an extent of Ac.2.76 cents, as per D.T.C.P approval bearing L.P.No.106/2008/G, in it Plot bearing No.67 and 70, covering in an extent of 2276 sq.yds. of vacant site.

Four Corners of the Property:-

North : Plot bearing No.68 and 69, 110.0 ft.
South : 33.0 ft., Wide Road, 115.7 ft.
East : 33.0 ft., Wide Road, 260.0 ft.
West : 33.0 ft., Wide Road, 157.4 ft.

Within these boundaries covering in an extent of 2279 Sq yds or 1905.47 Sq mts of vacant site only.



Property No.3

Residential Property owned by Mr. VVGS Sudheer Babu Koppuravuri

All that pieces and parcels of Property situated at Narasarapet Registration District, Narasarapet Sub-District, Narasarapet Municipal Area, Baranpet, towards Northern side Old Bye pass Road, western side Sattenapalli Road, Nearest Ganesh Temple, Narasarapet Municipal Old Ward No.1, New Ward No.1, T.S.No143, Block No. 1/1, Old Asst.No.91, New Asst.No.1020, covering in an extent of 3597 sq.ft; and out of it an extend of Ac.8.25 cents, in its Door No.1-12-1/1, covering in an extent of 276.66 sq.yds; of R.C.C.Roof Residential Building;

Four Corners of the Property:-

- North : House of Bhrugubanda Raghava Tulasamma, 80f.
South : Housed sold by Chandrapatla Brahmam, and Patchipulusu Annapurnamma, and others, to Kanamarlapudi Sairam, 80 ft.
East : Municipal Road 31.9 ft.
West : Municipal Galli Bazaar, 30.6 ft.

Within these boundaries covering in an extent of 276.66 Sq yds or 232.34 Sq mts of RCC R.C.C.Ro of Residential Building with all existing constructions thereon;

Together with all buildings and structure attached to the earth or permanently fastened to anything attached to earth, both present and future and all easamentary / mamool rights annexed thereto.

TERMS & CONDITIONS:

The interested buyers are advised to go through bank's website www.equitasbank.com for detailed terms and conditions. The present notice is also uploaded on the Bank's official website at www.equitasbank.com/notices.

1. The auction sale will be 'On line E-Auction' Bidding through website <https://www.bankeauctions.com>.
2. Bidders are advised to go through the website <https://www.bankeauctions.com> for detailed Terms and Conditions of Auction sale before submitting their bids and taking part in the E-auction sale proceedings.
3. Intending bidders, please contact our Authorised Person of M/S C1 India PVT LTD through their contact person Prabakaran M having support Help Desk No. +917291981124 /25 /26 Mobile no. +91-7418281709 and e-mail ID's tn@c1india.com & support@bankeauctions.com.
4. Prospective bidders may avail online training on e-auction from our Authorised e-Auction Service Provider, M/S C1 India PVT LTD through their contact person



Prabakaran M having support Help Desk No. +917291981124 /25 /26 Mobile no. +91-7418281709 and e-mail ID's tn@c1india.com & support@bankeauctions.com.

5. Bids shall be submitted through online procedure only in the prescribed format with relevant details.
6. Earnest Money Deposit (EMD) shall be deposited in favour of Equitas Small Finance Bank Limited, through Electronic mode (RTGS/NEFT) to credit of Account No.200000702553, Equitas Small Finance Bank Ltd, T. Nagar branch, Bhaggyam Galleria, New No. 18, Bazulla Road, T. Nagar, Chennai - 600 017, IFSC Code: ESFB0001001, before submitting the bids online on or before as mentioned in the above table.
7. A copy of the bid form along with Online Transfer Details shall be handed over to the Authorized Officer, Equitas Small Finance Bank Ltd, No. 769, IV Floor, Phase II, Spencer Plaza, Anna Salai, Chennai - 600 002, **on or before** as mentioned in the above table. The interested buyer/s may contact the Authorized Officer in the above said address.
8. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs.10,000/- (Rupees Ten Thousand only).
9. 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 responsible in any manner whatsoever for any third party claims/rights/dues. The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor on a later date.
10. If any participant/bidder intends to bid for more than 1 property under sale proceedings/auction. Then, the participant/bidder has to submit a separate bid for each of the properties by following the process as mentioned above. The bid amount submitted shall be above the Reserve Price.
11. In case of more than 1 bid, the highest amount mentioned bid will be accepted.
12. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money, already paid), immediately on closure of the sale proceedings on the same day or next working day of the sale in the same mode as stipulated in above.
13. On failure to make the payment of above said 25% including EMD amount already remitted, the bank will be entitled and reserve its right to deduct 50% of the EMD amount remitted along with bid form.
14. The balance of the purchase price shall have to be paid within 15 days of acceptance & confirmation of sale conveyed to them failing which, the bank is at liberty to forfeit the amount deposited by the successful bidder without any notice.
15. The EMD of the unsuccessful participants/bidders will be returned within 10 working days from the closure of the sale proceedings without any interest.
16. The sale is subject to confirmation of the Bank. If the borrowers/co-borrowers/guarantor pay the amount due to the bank in full before date of sale, no sale will be conducted.

Page 5 of 6



BEYOND BANKING

When you bank with us, you contribute towards a better society.

Equitas Small Finance Bank Limited
(Previously known as Equitas Finance Limited)

4162467

4th Floor, Phase II, Spencer Plaza, No.769, Mount Road, Anna Salai, Chennai, Tamil Nadu, India - 600 002
T: +91 44 4299 5000 | F: +91 44 4299 5050 | corporate@equitas.in | www.equitasbank.com | Toll Free: 1800 103 1222 | CIN No: L65191TN1993PLC025280

17. The property is sold in "as is where is basis and as is what is condition" and the intending participants/bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the bank's charges and should satisfy themselves about the title extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the tender/bid.
18. The property particulars 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. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
20. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
21. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and The Security Interest (Enforcement) Rules 2002 amended w.e.f: 04.11.2016.
22. Neither the Bank nor the service provider will be responsible for the any network connectivity issue, system error and electricity problem occurs while submitting the online bids/participating in the auction sale.

SALE NOTICE TO BORROWERS/CO-BORROWERS/GUARANTORS

(Under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002).

Notice is hereby given to you that the date fixed for sale of the properties and will be sold under SARFAESI Act, 2002. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place : Chennai

Date : 02/06/2025.

For Equitas Small Finance Bank Limited,



Authorised Officer.



भारतीय डाक

डाक सेवा - जन सेवा



RT718159397IN IVR:82847181593

RL ANNA ROAD H.O <600002>

Counter No:7,02/06/2025,18:16

To:VVGS SUDHEER ,.

PIN:522601, Narasaraopet H.O

From:EQUITAS SMA,MD 769 MOUNT ROA

Wt:40gms Ack Fee:3.00,REG=17.0

Amt:35.40,Tax:5.40,Amt.Paid:35.00(Cash)

<Track on www.indiapost.gov.in>

<Dial 18002666868><Wear mask -Stay safe>

भारतीय डाक

डाक सेवा - जन सेवा



RT718159406IN IVR:82847181594

RL ANNA ROAD H.O <600002>

Counter No:7,02/06/2025,18:16

To:MADHAVI LATHA KOPPURAVURI,.

PIN:522601, Narasaraopet H.O

From:EQUITAS SMA,MD 769 MOUNT ROA

Wt:40gms Ack Fee:3.00,REG=17.0

Amt:35.40,Tax:5.40,Amt.Paid:35.00(Cash)

<Track on www.indiapost.gov.in>

