

Contd...from previous page

**20. Borrowers:** 1. Mr. Orsu Nageswara Rao, S/o Srimulu, D.No. 3-36, High School Road, Near Narasimha Swamy Temple, Nunn-521212, NTR-District, 2. Mrs. Orsu Nagamalleswari W/o. Orsu Nageswara Rao, D.No. 3-36, High School Road, Near Narasimha Swamy Temple, Nunn-521212, NTR-District, Mortgagor/Co-obligant/Guarantor: 3. Mr. Orsu Nageswara Rao (Mortgagor) s/o Srimulu, D.No.3-36, High School Road, Near Narasimha Swamy Temple, Nunn-521212, NTR-District, 4. Mrs. Orsu Nagamalleswari W/o. Orsu Nageswara Rao, D.No. 3-36, High School Road, Near Narasimha Swamy Temple, Nunn-521212, NTR-District, Amount Outstanding: Rs.35,51,594.43 (Rupees Thirty-five lakh fifty-one thousand five hundred and ninety-four paisa forty-three only) as on 30.09.2025 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY: A-SCHEDULE:** Mortgage of residential flat with unspecified share of 39.00 sq. Yds in an extent of 1661.31 sq. Yds, Near door no. 43-1061-58 in RS No 17, Flat no 301, 2nd floor of CMR Happy Homes, Near Inner Ring Road, Mutyalampadu Vijayawada, NTR dist-520015. Boundaries to site: East: Property of Cement Factory Employees Society, South: Property of S Lalitha Devi, West: 33' Wide Road, North: 33' Road and property of Yalamanda.

**B-SCHEDULE:** All that piece and parcel of Flat No. 301 in second floor "CMR Happy Homes" With a plinth area of 782.00sq.ft, Common area of 303.50 sq.ft. and Car parking area of 100.00 sq.ft. Constructed in the site shown under Schedule-A being bounded by: **Boundaries to Flat:** East: Open to sky, South: Flat no. 302, West: Common Corridor, North: Open to sky.

Sale deed Doc No. 1089/2017 dated 31.01.2017 at SRO, Vijayawada.

**RESERVE PRICE :** Rs.20,25,000/- **EMD Payable:** Rs.2,02,500/- **Bid Increment :** Rs.20,250/-

**21. Borrowers:** Mr. Pathan Habibulla Khan, S/o. Sattar Khan, D.No: 2-3-11/A, Old Post Office Line, Shambala Garuvi, Guntur Dist, 522004, **Co-Applicant:** Mrs. Pathan Rizwana Fathima Khan, D.No: 2-3-11/A, Old Post office Line, Shambala Garuvi, Guntur Dist, 522004.

**Amount Outstanding:** Rs.37,28,034.34/- (Thirty-seven lakh twenty-eight thousand and thirty-four paisa thirty-four only) as on 30.09.2025 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY:** NTR Dist. Ibrahimpatnam SRO area Kondapally Municipality Ibrahimpatnam RS NO. 185/2, 185/3, 185/18 in this land an apartment constructed in the name of "SRI LAXMI NARASIMHA HOMES" In A,B,C, Block with all amenities situated at Ibrahimpatnam, being bounded by: East: Property of Avula Srinivas Rao, South: Property of Gogineni Arunadevi & Others, West: Road some part, Property of Vegendla Sivasankar, North: Property of Gogineni Aruna Devi & others parts.

**Schedule item-2:** NTR Dist. Ibrahimpatnam SRO area Kondapally Municipality Ibrahimpatnam RS NO. 185/2, in an extent of 5566 sq.yds. land with nearest D.No.20-35 situated at Ibrahimpatnam, being bounded by: East: Property of Bheemireddy Kotireddy, South: Property of Gogineni Arunadevi & Others, West: Road some part, Property of Vegendla Sivasankar, North: Property of Gogineni Aruna Devi & others land & Road some parts.

**Schedule item-3:** In the above said schedule an apartment constructed in the name of "SRI LAXMI NARASIMHA HOMES" C-Block, 3rd Floor, Flat No.320 situated at Ibrahimpatnam, being bounded by: East: Open to sky, Flat no.319, South: Open to sky, West: Corridor, North: Corridor.

In the above four boundaries a plinth area of 940 sq.ft., Common area of 285 sq.ft. Car parking area of 100 sq.ft. with all amenities & easement rights.

**RESERVE PRICE :** Rs.20,37,000/- **EMD Payable:** Rs.2,03,700/- **Bid Increment :** Rs.20,370/-

**22. Borrowers:** 1. Mrs. Pathan Syeda Banu, W/o. Pathan Mahabob Khan, D.No: 22-6/1, Masjid Street, West Ibrahimpatnam, Kondapally Municipality, Ibrahimpatnam Mandal, NTR Dist - 521228, 2. **Mrs. Pathan Syeda Banu, W/o. Pathan Mahabob Khan**, Flat No: 215, 2nd floor, C-Block, Sri Lakshmi Narasimha Homes, Near Ganesh Temple, Gajulapudi, Ibrahimpatnam, Kondapally Municipality, NTR Dist. AP-521456, **Co-Applicant/Guarantors:** 3. Mr. Pathan Mahabob Khan, D.No:22-6/1, Masjid Street, West Ibrahimpatnam, Kondapally Municipality, Ibrahimpatnam Mandal, NTR Dist - 521228, 4. **Mr. Pathan Mahabob Khan**, Flat No: 215, 2nd floor, C-Block, Sri Lakshmi Narasimha Homes, Near Ganesh Temple, Gajulapudi, Ibrahimpatnam, Kondapally Municipality, NTR Dist. AP-521456.

**Amount Outstanding:** Rs.39,39,978.99/- (Rupees Thirty-nine lakh thirty-nine thousand nine hundred and seventy-eight paisa ninety-nine only) as on 30.09.2025 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY: Schedule item 1:** NTR Dist. Ibrahimpatnam SRO area Kondapally Municipality Ibrahimpatnam RS NO. 185/2, 185/3, 185/18 in this land an apartment constructed in the name of "SRI LAXMI NARASIMHA HOMES" In A, B, C, Block with all amenities situated at Ibrahimpatnam, being bounded by: East: Property of Avula Srinivas Rao, South: Property of Gogineni Arunadevi & Others, West: Road some part, Property of Vegendla sivasankar, North: Property of Gogineni Aruna Devi & others parts,

**Schedule item 2:** NTR Dist. Ibrahimpatnam SRO area Kondapally Municipality Ibrahimpatnam RS NO. 185/2, in an extent of 5566 sq.yds. land with nearest D.No.20-35 situated at Ibrahimpatnam, being bounded by: East: Property of Bheemireddy Kotireddy, South: Property of Gogineni Arunadevi & Others, West: Road some part, Property of Vegendla sivasankar, North: Property of Gogineni Aruna Devi & others land.

**Schedule item 3:** In the above said schedule an apartment constructed in the name of "SRI LAXMI NARASIMHA HOMES" C-Block, 3rd Floor, Flat No.320 situated at Ibrahimpatnam, being bounded by: East: Open to sky, Flat no.319, South: Open to sky, West: Corridor, North: Corridor.

In the above four boundaries a plinth area of 940 sq.ft., Common area of 285 sq.ft. Car parking area of 100 sq.ft. with all amenities & easement rights.

**RESERVE PRICE :** Rs.19,45,000/- **EMD Payable:** Rs.1,94,500/- **Bid Increment :** Rs.19,450/-

**23. Borrowers:** 1. Mrs. Pathan Syeda Banu, W/o. Pathan Mahabob Khan, D.No: 22-6/1, Masjid Street, West Ibrahimpatnam, Kondapally Municipality, Ibrahimpatnam Mandal, NTR Dist - 521228, 2. **Mrs. Pathan Syeda Banu, W/o. Pathan Mahabob Khan**, Flat No: 215, 2nd floor, C-Block, Sri Lakshmi Narasimha Homes, Near Ganesh Temple, Gajulapudi, Ibrahimpatnam, Kondapally Municipality, NTR Dist. AP-521456, **Co-Applicant/Guarantors:** 3. Mr. Pathan Mahabob Khan, D.No:22-6/1, Masjid Street, West Ibrahimpatnam, Kondapally Municipality, Ibrahimpatnam Mandal, NTR Dist. AP-521456.

**Amount Outstanding:** Rs.39,39,978.99/- (Rupees Thirty-nine lakh thirty-nine thousand nine hundred and seventy-eight paisa ninety-nine only) as on 30.09.2025 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY: Schedule item 1:** NTR Dist. Ibrahimpatnam SRO area Kondapally Municipality Ibrahimpatnam RS NO. 185/2, 185/3, 185/18 in this land an apartment constructed in the name of "SRI LAXMI NARASIMHA HOMES" In A, B, C, Block with all amenities situated at Ibrahimpatnam, being bounded by: East: Property of Avula Srinivas Rao, South: Property of Gogineni Arunadevi & Others, West: Road some part, Property of Vegendla sivasankar, North: Property of Gogineni Aruna Devi & others parts,

**Schedule item 2:** NTR Dist. Ibrahimpatnam SRO area Kondapally Municipality Ibrahimpatnam RS NO. 185/2, in an extent of 5566 sq.yds. land with nearest D.No.20-35 situated at Ibrahimpatnam, being bounded by: East: Property of Bheemireddy Kotireddy, South: Property of Gogineni Arunadevi & Others, West: Road some part, Property of Vegendla sivasankar, North: Property of Gogineni Aruna Devi & others land.

**Schedule item 3:** In the above said schedule an apartment constructed in the name of "SRI LAXMI NARASIMHA HOMES" C-Block, 3rd Floor, Flat No.320 situated at Ibrahimpatnam, being bounded by: East: Open to sky, Flat no.319, South: Open to sky, West: Corridor, North: Corridor.

In the above four boundaries a plinth area of 940 sq.ft., Common area of 285 sq.ft. Car parking area of 100 sq.ft. with all amenities & easement rights.

**RESERVE PRICE :** Rs.19,45,000/- **EMD Payable:** Rs.1,94,500/- **Bid Increment :** Rs.19,450/-

**24. Borrowers:** 1. Mrs. Pula Lakshmi Kumari, W/o. Pula Venkateswara Rao, H.No 7-15, Main Road, Jujuju village, Veerulapadu Mandal, NTR District 521181, **Co-Applicant:** Mr. Pula Venkateswara Rao, S/o. Nageswara Rao, H.No 7-15 Main Road, Jujuju village Veerulapadu Mandal, NTR District 521181.

**Amount Outstanding:** Rs.33,26,092.77 (Rupees Thirty-three lakh Twenty-six thousand and Ninety-two paisa Seventy-seven only) as on 30.09.2025 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY:** An Extent of 194 Sq. Yds in RS No 340/5 D No 7-15 With RCC Roofed Ground floor building situated at Main Road Jujuju Village, Veerulapadu Mandal, NTR District. AP-521181. Bounded by: North: Bommisetti Mohan Rao's Property, South: Road, East: Chinnaasetti Atchiah's Property & Ramarao's Property, West: Road.

Doc No.1014/2017, Dated 17.03.2017 at S.R.O Kanchikacherla

**RESERVE PRICE :** Rs.14,32,000/- **EMD Payable:** Rs.1,43,200/- **Bid Increment :** Rs.14,320/-

**24. Borrowers:** 1. Mr. Reddycharla Yuvraju S/o. Late Nagaraju, Flat No: FF-2, first Floor, SKS Enclave, Plot no: 14, Near D No 12-63, Near Ibrahimpatnam Ring, Ibrahimpatnam, NTR District, Andhra Pradesh-521456, 2. Mr. Reddycharla Yuvraju S/o Late Nagaraju, 5-852, Dattatreya Nagar Colony, Nagaram, Rangareddy District,AP-500083, 3. Mr. Reddycharla Yuvraju S/o Late Nagaraju, D.No. 8-13-7, Kattava street, wynctop, Vijayawada, AP-520001.

**Amount Outstanding:** Rs.53,33,164.45 (Rs. fifty-three lakhs thirty-three thousand one hundred and sixty-four paisa forty-five only) as on 30.09.2025 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY:** Schedule-A: An extent of 45.54 sq. Yds of undivided, Unspecified joint site out of 316.8 sq.yds of site in plot no 14 Near to D No.12-63, situated in RS no 220/341, 220/342, Ibrahimpatnam Village and Panchayat, SRO-Ibrahimpatnam, Vijayawada, Andhra Pradesh, East: Plot no 17 of Sankar Koteswara Rao and others; ft 41.0, South: Plot no 13; ft 70.0, West: 33ft Wide road; ft 41.0, North: Plot no 15 sold by Ponnammada Rama Rao; ft 70.0.

**Schedule -B:** Flat no: FF-2, first Floor, SKS Enclave, Flat with plinth area of 1130sq ft. Common area 120sqft. Car parking area 100sqft. with common utilities at Group house called SKS Enclave, Near Ibrahimpatnam Ring, Ibrahimpatnam, Vijayawada, Andhra Pradesh. **Boundaries of property:** East: Open to sky, South: Open to sky, West: Stairs, lift and common corridor, North: Open to sky.

Sale Deed No.2029/2019 dated 24.04.2019.

**RESERVE PRICE :** Rs.23,26,000/- **EMD Payable:** Rs.2,32,600/- **Bid Increment :** Rs.23,260/-

**25. Borrowers:** 1. M/s Royal Agro Implements Pvt. Ltd., Plot No. 54 A & B, IDA Kondapalli, Ibrahimpatnam Mandal, NTR District, A.P. - 521 280, 2. Mr. Divyakulu Ashok Kumar, (Managing Director & Guarantor), S/o Venkat Rao, D.No. 72-24-16, Dhanekulavari Street, Ashok Nagar, Vijayawada-521 456, 3. Mrs. Bojeda Naga Tejaswi (Director & Guarantor), W/o Ashok Kumar, D.No. 72-24-16, Dhanekulavari Street, Ashok Nagar, Vijayawada - 521 456.

**Amount Outstanding:** Rs.3,60,46,118.47 (Rs. thirty three crore sixty lakh Forty-six thousand One hundred Eighteen and Forty -seven paisa only) as on 31.12.2024 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY:** a) Equitable Mortgage of Industrial land admeasuring 1392.37 Sq. Yds. Situated at RS No. 45, Plot No. 54 - A, IDA, Kondapalli Municipality, Ibrahimpatnam Mandal, NTR District held in the name of M/s Royal Agro Implements Pvt. Ltd. Represented by its Manging Director Mr. Divyakulu Ashok Kumar. (Document No. 606/1996 dated 27.03.1996 & Document No. 233/2018 dated 03.01.2018) is being bounded by: - East: 12 Meters Wide Road, South: Plot No.54 - C, West: Plot No.54 - B, North: 12 Meters Wide Road. Google Coordinates: 16.652509, 80.554154.

**RESERVE PRICE :** Rs.87,87,300/- **EMD Payable:** Rs.8,79,000/- **Bid Increment :** Rs.87,900/-

b) Equitable Mortgage of Industrial land admeasuring 978.49 Sq. Yds. Situated at RS No. 45, Plot No. 54 - B, IDA, Kondapalli Municipality, Ibrahimpatnam Mandal, NTR District held in the name of M/s Royal Agro Implements Pvt. Ltd. Represented by its Manging Director Mr. Divyakulu Ashok Kumar. (Document No. 605/1996 dated 27.03.1996) is being bounded by: East: Plot No. 54 - A & 54 - C, West: 12 Meters Wide Road, North: 12 Meters Wide Road, South: Plot No. 54 - E.

Google Coordinates: 16.652509, 80.554154.

**RESERVE PRICE :** Rs.55,38,600/- **EMD Payable:** Rs.5,54,000/- **Bid Increment :** Rs.55,400/-

**26. Borrowers:** 1. M/s Sahasralakshmi Industries, Prop. Rohini Dhanalakshmi, D.No 39/2A,39/2B, Nadimpalem Village, Prathipadu Mandal,Guntur Dist-522019, 2. Mrs. Rohini Dhanalakshmi(Proprietor), W/o Rohini Ram Kumar, D.No. 25-17-134, 60 Feet Road, Near Water Tank, Srinivasa Rao Thota, Guntur Dist-522004, 3. Mr. Rohini Ram Kumar,(Guarantor), S/o Rohini Sambasiva Rao, D.No.25-17-134, 60 feet Road, Near Water Tank, Srinivasa Rao Thota, guntur Dist-522004.

**Amount Outstanding:** Rs.1,00,39,532.16 (One crore thirty-nine thousand five hundred and thirty-two paisa sixteen only) as on 30.09.2025 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY:** Industrial Site admeasuring 2274.80 sq. yards including AC roof shed constructed there on situated at D No. 39/2A & 39/2B of Nadimpalem, Nadimpalem Village, Prathipadu Mandal, Guntur District belonging to Mrs. Rohini Dhanalakshmi (S/o Rohini Ram Kumar, D.No. 25-17-134, 60 Feet Road, Near Water Tank, Srinivasa Rao Thota, Guntur Dist-522004, 3. Mr. Rohini Ram Kumar,(Guarantor), S/o Rohini Sambasiva Rao, D.No.25-17-134, 60 feet Road, Near Water Tank, Srinivasa Rao Thota, guntur Dist-522004).

Dated 19.02.2016; **Boundaries of the site:** - East: Property sold by Makani Venkateswara others, West: Property belongs to Rohini Ram Kumar, South: Crop Canal, North: Z.P Road.

**RESERVE PRICE :** Rs.61,83,000/- **EMD Payable:** Rs.6,18,300/- **Bid Increment :** Rs.61,830/-

**27. Borrowers:** 1. M/s Sankara Sai Cotton Traders, D.No. 9-71, NH - 5, Lalapuram Road, Guntur, A.P. - 522 003, 2. Proprietor: Mr. Annem Ramana Reddy, S/o Annem Peddi Reddy, D.No. 19-11-06, Boypatirav Street, Sangadigunta, Guntur Bazar, Guntur, A.P. - 522 003. 3. Mr. Annem Venkata Naga Siva Reddy, S/o Ramana Reddy, D.No. 19-11-20, Boypatirav Street, Sangadigunta, Guntur Bazar, Guntur, A.P. - 522 003, 4. Mrs. Macherla Kasamma, W/o Kasaiah, D.No. 19-15-334, Indira Priyadarshini Colony, 10th Lane, Guntur, A.P. - 522 003.

**Amount Outstanding:** Rs.1,98,53,557.02 (Rupees One Crore Ninety - Eight lakh Fifty - three thousand Five hundred Fifty - seven and Two paisa Only) as on 29.11.2020 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY:** a) Equitable Mortgage of an extent of 106.80 Sq. Yds. Open site situated at T.S. No. 731, Ward No