

**यूनियन बैंक Union Bank of India**

**ASSET RECOVERY BRANCH (79170)**  
4th Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520001  
E-mail: arb.vijayawada@unionbankofindia.bank.in

**E-AUCTION SALE NOTICE**

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 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)/ Co-Obligor(s)/ Mortgagee(s)/ Guarantor(s) that the below described Immovable Property/ies Mortgaged / charged to Union Bank of India, Asset Recovery Branch, Vijayawada the possession of which has been taken by the Authorised Officer will be sold through e-auction on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 30-12-2025, for recovery of outstanding dues to Union Bank of India, Asset Recovery Branch, Vijayawada from the following Borrowers and Guarantors. The Details of the reserve price, EMD of the properties are mentioned below against each property and the property would not be sold below the reserve price.

**DATE & TIME OF E-AUCTION: 30-12-2025, 12.00 NOON TO 5.00 PM**  
(with 10 min unlimited auto extensions)

**1. Borrower(s):** 1. Mr. Bellamkonda Sasidhar, S/o Venkata Satyanarayana, H.No 63 mandapala Center, Machavaram, Guntur, Andhra Pradesh -522435, 2. Mr. Bellamkonda Sasidhar, S/o Venkata Satyanarayana, Flat No.514, 5th floor, Kakatiya Towers 2,R.S.No 657/3, Nandigama, Krishna Dist, Andhra Pradesh -521185, 3. Mr. Kanajam Murali Krishna S/o Kanajam Nanchara Rao, D.No.3/10, Ramalayam street, Pedapudi, Movva Mandalam, Krishna, Vijayawada-521135, 4. Mr. Kanajam Murali Krishna, D.No.4-103/1, Gollapudi, Behind Ganganamma Temple, Vijayawada Rural, Krishna, Vijayawada 521135.

**Amount Outstanding:** Rs.42,58,204.46 (Rupees Forty Two Lakhs Fifty Eight Thousand Two Hundred and Four and Forty Six Paise 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:** Equitable Mortgage of Flat Situated at Flat No.514, 5th Floor, Kakatiya towers 2, R.S.No 657/3, Nandigama, Krishna Dist, Andhra Pradesh held in the name of Bellamkonda Sasidhar. **Boundaries of Total Site:** East: Property of Eluri Venkata Durga prasad and Kusu Narasiah, West: Bazar, North: Property of Chirumamilla Srinivasa Rao, South: Property of Ravuri Ravi. **Boundaries of Residential Flat:** East: Open to sky, South: Open to sky, North: Open to sky, West: Joint corridor. Document no: 263/2018, dt.12.01.2018, at SRO Nandigama, Google Co ordinates : 16.766630,80.289681.

**RESERVE PRICE : Rs.13,82,000/- EMD Payable: Rs.1,38,200/- Bid Increment : Rs.13,820/-**

**2. Borrower(s):** 1. Mr. Akula Venkatesh, S/o Nagasatyanarayana, D.R.No. 5-51, Opp kennedy School, Kanuru, Vijayawada Rural, Krishna Dist, Andhra Pradesh -520007, 2. Mr. Akula Venkatesh, S/o Nagasatyanarayana, Flat No.4F-1, 4th Floor, Kakatiya towers, Near Door No. 6-123, Krushi College Road, Nandigama -521185, 3. Mrs. Akula Gangabhanu, W/o Nagasatyanarayana, D.R.No. 5-51, Opp kennedy School, Kanuru, Vijayawada Rural, Krishna Dist, Andhra Pradesh -520007, 4. Mrs. Akula Gangabhanu, W/o Nagasatyanarayana, Flat No.4F-1, 4th Floor, Kakatiya towers, Near Door No. 6-123, Krushi College Road, Nandigama -521185.

**Amount Outstanding:** Rs.45,55,060.61 (Rupees Forty Five Lakhs Fifty Five Thousand Sixty and Sixty One Paise only) as on 30.11.2025 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY:** Equitable Mortgage of Flat Situated at Flat No.4F1, 4th Floor, Kakatiya towers -2, R.S.No 657/3, Nandigama, Krishna Dist, Andhra Pradesh held in the name of Akula Venkatesh. **Boundaries of Total site:** East: Property of Eluri Venkata Durga Prasad and Kusu Narasiah, West: bazar, North: Property of Chirumamilla Srinivasa Rao, South: Property of Ravuri Ravi, **Boundaries of Residential Flat:** East: Open to sky, South: open to sky, North: open to sky & Flat No.404, West: joint corridor. Document no : 169/2018, dt.08.11.2018 at SRO Nandigama

**RESERVE PRICE : Rs.12,44,000/- EMD Payable: Rs.1,25,000/- Bid Increment : Rs.12,500/-**

**3. Borrower(s):** 1. Boda Prashanth, S/o Srinivasa Rao, H.No 13-135, Yadav Bazar, Nandigama -521185, 2. Boda Prashanth, S/o Srinivasa Rao, Flat No.401, 4th Floor, Kakateeya Towers, Door No. 6-123, R.S.No 657/3, Krushi College Road, Rythupeta, Nandigama, Andhra Pradesh -521185, 3. Boda Suguna, W/o Sreenivasa Rao, H.No 13-135, Yadav Bazar, Nandigama -521185, 4. Boda Suguna, W/o Sreenivasa Rao, Flat No.401, 4th Floor, Kakateeya Towers, Door No. 6-123, R.S.No 657/3, Krushi College Road, Rythupeta, Nandigama Andhra Pradesh -521185.

**Amount Outstanding:** Rs.46,02,679.71 (Rupees Forty Six Lakhs Two Thousand Six Hundred Seventy Nine and Seventy One Paise only) as on 30.11.2025 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY:** Schedule -A: All that piece and parcel of undivided and unspecified share of land in an extent of 23.00 sq yards out of total extent of 484.00 sq yards situated in R.S. No 657/3, nearest Door No 6-123, Krushi College Road of Nandigama Nagar Panchayat, Krishna District and within the limits of Sub Registrar of Nandigama, Krishna District, with in the following boundaries: **East:** Site and House of Muvva Seshagiri Rao, **South:** Site and House of Nallani Satyanarayana, **North:** Property of Ravuri Aruna, **West:** Bazar. **Schedule -B:** All that piece and parcel of Flat No.401, 4th Floor, with a plinth area of 980.00 sq ft including common area and Balcony with common utilities over water, drainage, passages and stairs etc at Kakatiya Towers Constructed in Schedule-A Property and the said Flat with in the following boundaries: **East:** Joint corridor and steps, **South:** Open to sky, **West:** Open to sky, **North:** Open to sky, Flat No.402.

**Sale Deed Doc No.6017/2017, dt.27.12.2017.**

**RESERVE PRICE : Rs.12,44,000/- EMD Payable: Rs.1,25,000/- Bid Increment : Rs.12,500/-**

**4. Borrower(s):** 1. M/s. Sharon Printers, Rep by Prop Mrs. Nandepu Subhashini, D.No.2-191, K T Road, VSR Colony Road, Jakkampudi Colony, Gollapudi, Vijayawada -521225, 2. Mr. Nandepu Benizman, D.No.42-68-24, Plot No.413, Block No.17, Near Luna Centre, Ajith Singh Nagar, Vijayawada -520015, 3. Mrs. Nandepu Subhashini, W/o Nandepu Benizman, D.No.42-68-24, Plot no 413, Block No.17, Near Luna Centre, Ajith Singh Nagar, Vijayawada -520015.

**Amount Outstanding:** Rs.82,84,306.69 (Rupees Eighty Two Lakhs Eighty Four Thousand Three Hundred Six and Sixty Nine Paise only) as on 30.11.2025 along with further interest at contracted rate and other expenses due to Union Bank of India.

**DESCRIPTION OF IMMOVABLE PROPERTY:** Residential land & building (GF+2) in an extent of 133.33 Sq Yds Located at Plot no 413, RS no 17 (part), D.No.42-68-24, Ajith Singh Nagar, Near Luna Centre Vijayawada -520015. **Boundaries of the Flat:** East: Property in plot no 412, West: Property in plot no 414, South: R.S.No, North: Property in plot no 396, Regd Doc Number: 1469/1999 at SRO Vijayawada dated 20-04-1999.

**RESERVE PRICE : Rs.43,04,000/- EMD Payable: Rs.4,31,000/- Bid Increment : Rs.43,100/-**

**5. Borrower(s):** 1. M/s Kasturji Cotton Traders, Rep by Proprietor Mr. Tubati Rama Rao, Door No. 5-55, High School Road, Main Road, Ganapavaram Village, Nadendla Mandalam, Guntur District - Pin 522619, 2. Mr. Tubati Rama Rao, S/o. Late Tubati Chinnabai, High School Road, Main Road, Ganapavaram Village, Nadendla Mandalam, Guntur District - Pin 522619, 4. M/s Sri Lakshmi Cotton Corporation Ganapavaram, Rep. by its Managing Partner- Late Tubati Chinnabai, Door No. 5-55, High School Road, Main Road, Ganapavaram Village, Nadendla Mandalam, Guntur District - Pin 522619, 5. Mrs. Lakshmi Sireesha, Door No. 5-55, High School Road, Main Road, Ganapavaram Village, Nadendla Mandalam, Guntur District - Pin 522619, 6. Smt. Tubati Kasturi (legal heirs of Late Tubati Chinnabai), Door No. 5-678, G.T. Road, NH-5, Ganapavaram Village, Nadendla Mandalam, Guntur District - Pin 522619, 7. Mrs. Katru Vijaya Lakshmi (legal heirs of Late Tubati Chinnabai) **W/o Katru Srinivasa Rao**, Door No. 5-55, Ganapavaram Village, Nadendla Mandalam, Guntur District - Pin 522619, 8. Smt. Muppalla Padmavathi yuruf Chinnammal (legal heirs of Late Tubati Chinnabai) **W/o Krishna Rao**, Door No. 5-27-3, Ganapavaram Village, Nadendla Mandalam, Guntur District - Pin 522619, 9. Smt. Tubati Naga Malleswari & Others (legal heirs of Late Tubati Chinnabai) Door No. 5-678, G.T. Road, NH-5, Ganapavaram Village, Nadendla Mandalam, Guntur District - Pin 522619.

**Amount Outstanding:** Rs.5,17,24,205.57 (Rupees Five Crore Seventeen Lakhs Twenty Four Thousand Two Hundred Five and Fifty Seven Paise 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: PROPERTY 2 :** EMD of Rural Industrial land including the Ginning Mill Property situated at D.No.206 of Ganapavaram village and Panchayat, near Cinema hall road, Chhikaluripet, Guntur District. Extent of site - 1427.74 Sq.Yds (1081.74 + 346.00). Extent of site considered for Valuation - 1427.74 Sq.Yds. Regd sale deed No. 452/1995 dated 25.02.95, Regd Sale deed No. 849/1995 dated 28.03.95 belonging to M/s. Sri Lakshmi Cotton Corporation, Ganapavaram represented by its Managing Partner Mr. Tubati Chinnabai. East: Some extent Bazar and some extent belongs to Sri Lakshmi Cotton Corporation, South: Property belongs to M/S. Sri Lakshmi Corporation, West: Property belongs to Jamani Veera Raghavaiah & others, North: 22 links wide bazaar.

**RESERVE PRICE : Rs.1,30,12,164/- EMD Payable: Rs.13,04,217/- Bid Increment : Rs.1,50,000/-**

**PROPERTY 3 :** EMD of Rural vacant Residential site situated at Survey No.187/A & 187/B of Ganapavaram village, Nearest Door No. 5-40-4/3, East side to Chakradhar Granites, Ganapavaram Village, Nadendla Mandal, Guntur District. Extent of Site - 193.70 Sq.Yds, Extent of site considered for Valuation - 193.70 Sq.Yds, Regd. Sale deed No. 137/2011 dated 07.01.2011, belonging to Mr.T.RamaRao. East: Wall of Nagewara Rao Granites company, South: Property of Tubati Rama Rao, West: Bazar, North: Land of Gurrum Anjaneyulu.

**RESERVE PRICE : Rs.19,35,000/- EMD Payable: Rs.1,93,500/- Bid Increment : Rs.19,500/-**

**PROPERTY 4:** EMD of Rural Vacant Residential site situated at Survey No.187/A & 187/B of Ganapavaram village, nearest Door No. 5-40/4/3, East side of Chakradhar Granites, Ganapavaram Village, Nadendla Mandal, Guntur District. Extent of Site - 755.33 Sq.Yds, Extent of site considered for Valuation - 755.33 Sq.Yds, Regd. Sale deed No. 1541/2008 dated 16.04.2008, belonging to Mr.T.RamaRao. East: Property belongs to D Nagewara Rao, South: Land belongs to Malladi Annampurna, West: Bazar left by the vendor, North: Land belongs to Kellampalli Pulla Rao.

**RESERVE PRICE : Rs.74,01,000/- EMD Payable: Rs.7,40,100/- Bid Increment : Rs.744,100/-**

**6. Borrower(s)/ Co-Obligor(s)/ Mortgagee(s)/ Guarantor(s):** 1. M/s Vamsadhara Ginning & Pressing Industries Rep. by its Managing Partner and Guarantor Mr. Sontineni Venkateswara Rao, Sy. No. 665/1B, 668/1, Adjacent to Addanki - Narketpalli Interstate Highway, Kamepalli (V), Piduguralla (M), Guntur Dist. A.P. 2. Mr. Sontineni Venkateswara Rao, S/o Peraiiah, D.No. 7-213/A, Piduguralla, Guntur Dist. A.P. 3. Mr. Chintalapudi Purnachandrarao (Partner & Guarantor), S/o Peraiiah, D.No. 7-294, Piduguralla, Guntur Dist. A.P. 4. Mr. Sontineni Naveen Chowdary (Partner & Guarantor), S/o Venkateswara Rao D.No. 7-213/A, Piduguralla, Guntur Dist. A.P. 5. Mrs. Sontineni Lakshmi (Partner & Guarantor), W/o Venkateswara Rao, D.No. 7-213/A, Piduguralla, Guntur Dist. A.P. 6. Mrs. Gude Rajeswari (Partner & Guarantor), W/o Sambasiva Rao, D.No. 7-294, Piduguralla, Guntur Dist. A.P. 7. Mrs. Yariagadda Sridevi (Partner & Guarantor), W/o Yariagadda Anil Kumar, D.No. 7-294, Bhavan Road, Cherukupet, Tenali, Guntur Dist. A.P. 9. Mr. Ravi Bhagat Dutt, S/o R Hyma Rao, D.No. 11-3-53, Kalish Bhavan Road, Cherukupet, Tenali, Guntur Dist. A.P. 10. Mr. Yariagadda Anil Kumar, S/o Dasaradha Ramaiah, D.No. 7-294, Piduguralla, Guntur Dist. A.P. 11. Mrs. Chintalapudi Mangamma, W/o Purnachandrarao, D.No. 7-294, Piduguralla, Guntur Dist. A.P. 12. M/s Vamsadhara Rice Industries, Rep. by its Managing partner & Guarantor: Mr. Sontineni Venkateswara Rao, Sy. No. 788/1, 817/1, 812-2-816/1, Janapadu (V), Piduguralla (M), Guntur Dist. A.P. 13. M/s Vamsadhara Cotton Industries, Represented by its Managing Partner: Mr. Sontineni Venkateswara Rao, Sy. No. 787, Opp: BSL Micro Wave System, Piduguralla, Karampudi road, Janapadu (V), Piduguralla (M), Guntur Dist. A.P.

**Amount Outstanding :** Vamsadhara Ginning and Pressing - Rs.25,50,66,895.36 as on 30.09.2025 along with further interest at contracted rate and other expenses due to the union bank of India  
Vamsadhara Rice Industries - Rs. 8,70,46,157.92 as on 30.09.2025 along with further interest at contracted rate and other expenses due to the union bank of India

**SA 62/2025 and SA 353/2025 at DRT Vishakhapatnam (Sale confirmation is Subject to outcome of SA )**

**DESCRIPTION OF IMMOVABLE SECURED ASSETS TO BE SOLD: PROPERTY 1:** Semi Urban Residential Land at D.No. 501/1, Plot No. 44, Near Door No. : 27-14-12/1, Near Municipal compost yard, Buripalem Road, Tenali, Guntur Dist. 522201. Extent: 902.22 Sq.Yds. Belongs to Mr. Ravi Jitendra Dutt. Bounded by: East: 103 Ft Site in plot No. 445, South: 80 Ft. Road, Width 40 Ft. West: 100 Ft. site in Plot Nos.42, 43, North: 80 Ft. Site by Ravi Pravas Dutt and Bhagat Dutt to Others.

**RESERVE PRICE : Rs.82,30,000/- EMD Payable: Rs.8,23,000/- Bid Increment : Rs. 83,000/-**

**PROPERTY 2: Schedule A:** Guntur District, Narasaraopet R.D, Piduguralla SRO, Piduguralla Mandal, Piduguralla Municipality, 7th block residential area, to an extent of 633.11 Sq. Yds., in D.No. 520/B1, of Piduguralla Municipality. Bounded by: East: Sontineni Naveen Chowdary property, 84.5 Feet. South: Jayalakshmi picture Palace, 67 Feet. West: Lankapalli Jyothi House, 84 feet and 5 inches. North: Bazar, 68 feet. **Schedule B:** A Residential flat to an extent of 1143 Sq. Ft. both Plinth and Common area along with undivided and unspecified area of 31.65 Sq. Yds belonging to Mr. Sontineni Naveen Chowdary & Yariagadda Naveen Kumar, situated at Flat No. 402, 3rd floor, in "Nani Paradise" Apartment in D.No.520/B1, Door no 7-215/5 of Piduguralla Municipality, Piduguralla Mandal, Guntur. A.P Bounded by: East: Corridor & Flat No. 404, West: Corridor & Flat No. 404, North: Open to Sky.

**RESERVE PRICE : Rs.18,65,000/- EMD Payable: Rs.1,86,500/- Bid Increment : Rs.19,000/-**

**PROPERTY3: Schedule A:** Guntur District, Narasaraopet R.D, Piduguralla SRO, Piduguralla Mandal, Piduguralla Municipality, 7th block residential area, to an extent of 633.11 Sq. Yds., in D.No. 520/B1, of Piduguralla Municipality. Bounded by: East: Sontineni Naveen Chowdary property, 84.5 Feet. South: Jayalakshmi picture Palace, 67 Feet. West: Lankapalli Jyothi House, 84 feet and 5 inches. North: Bazar, 68 feet. **Schedule B:** A Residential flat to an extent of 1143 Sq. Ft. both Plinth and Common area along with undivided and unspecified area of 31.65 Sq. Yds belonging to Mr. Sontineni Naveen Chowdary & Yariagadda Naveen Kumar, situated at Flat No. 402, 3rd floor, in "Nani Paradise" Apartment in D.No.520/B1, Door no 7-215/5 of Piduguralla Municipality, Piduguralla Mandal, Guntur. A.P Bounded by: East: Corridor & Flat No. 404, West: Corridor & Flat No. 404, North: Open to Sky, South: Open to Sky.

**RESERVE PRICE : Rs.18,70,000/- EMD Payable: Rs.1,87,000/- Bid Increment : Rs.19,000/-**

**PROPERTY 4: Schedule A:** Guntur District, Narasaraopet R.D, Piduguralla SRO, Piduguralla Mandal, Piduguralla Municipality, 7th block residential area, to an extent of 633.11 Sq. Yds., in D.No. 520/B1, of Piduguralla Municipality. Bounded by: East: Sontineni Naveen Chowdary property, 84.5 Feet. South: Jayalakshmi picture Palace, 67 Feet. West: Lankapalli Jyothi House, 84 feet and 5 inches. North: Bazar, 68 feet. **Schedule B:** A Residential flat to an extent of 1143 Sq. Ft. both Plinth and Common area along with undivided and unspecified area of 31.65 Sq. Yds belonging to Mr. Sontineni Naveen Chowdary & Yariagadda Naveen Kumar, situated at Flat No. 402, 3rd floor, in "Nani Paradise" Apartment in D.No.520/B1, Door no 7-215/5 of Piduguralla Municipality, Piduguralla Mandal, Guntur. A.P Bounded by: East: Corridor & Flat No. 404, West: Corridor & Flat No. 404, North: Open to Sky, South: Open to Sky.

**RESERVE PRICE : Rs.18,66,000/- EMD Payable: Rs.1,86,600/- Bid Increment : Rs.19,000/-**

**PROPERTY 6: Schedule A:** Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with still, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and Bounded by: East: 183.6 ft. Site in Plot Nos.987. South: 230 Ft. Site of Vemuri Seshagiri Rao. West: 183.6 Ft. Site in plot No.13. North: 230Ft. Road, Width 40Ft.

**Schedule B:** An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq.Yds along with a flat therein, bearing No.201( Block 2), located in the First Floor of the residential apartment under the name and Style as "Srinivasam Hills(A Schedule), with plinth area of 1010 Sq. Ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the still floor of "A" Schedule, bounded by: East: Open to Sky, South: Open to Sky, West: Open to Sky & Stair case & Common Corridor.

**RESERVE PRICE : Rs.13,81,000/- EMD Payable: Rs.1,38,100/- Bid Increment : Rs.14,000/-**

**PROPERTY 7: Schedule A:** Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with still, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and Bounded by: East: 183.6 ft. Site in Plot Nos.987. South: 230 Ft. Site of Vemuri Seshagiri Rao. West: 183.6 Ft. Site in plot No.13. North: 230Ft. Road, Width 40Ft.

**Schedule B:** An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq.Yds along with a flat therein, bearing No.202( Block 2), located in the First Floor of the residential apartment under the name and Style as "Srinivasam Hills(A Schedule), with plinth area of 1012 Sq. Ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the still floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and bounded by: East: Open to Sky, South: Open to Sky, West: Open to Sky, North: Open to Sky & Stair case.

**RESERVE PRICE : Rs.13,83,000/- EMD Payable: Rs.1,38,300/- Bid Increment : Rs.14,000/-**

**PROPERTY 8: Schedule A:** Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with still, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and Bounded by: East: 183.6 ft. Site in Plot Nos.987. South: 230 Ft. Site of Vemuri Seshagiri Rao. West: 183.6 Ft. Site in plot No.13. North: 230Ft. Road, Width 40Ft.

**Schedule B:** An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq.Yds along with a flat therein, bearing No.301( Block 2), located in the Second Floor of the residential apartment under the name and Style as "Srinivasam Hills(A Schedule), with plinth area of 1010 Sq. Ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the still floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and bounded by: East: Open to Sky, South: Open to Sky, West: Open to Sky, North: Open to Sky & Stair case & Common Corridor.

**RESERVE PRICE : Rs.13,81,000/- EMD Payable: Rs.1,38,100/- Bid Increment : Rs.14,000/-**

**PROPERTY 9: Schedule A:** Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with still, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and Bounded by: East: 183.6 ft. Site in Plot Nos.987. South: 230 Ft. Site of Vemuri Seshagiri Rao. West: 183.6 Ft. Site in plot No.13. North: 230Ft. Road, Width 40Ft.

**Schedule B:** An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq.Yds along with a flat therein, bearing No.402( Block 2), located in the Third Floor of the residential apartment under the name and Style as "Srinivasam Hills" (A Schedule), with plinth area of 1012 Sq. Ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the still floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and bounded by: East: Open to Sky, South: Open to Sky, West: Open to Sky, North: Open to Sky & Stair case & Common Corridor.

**RESERVE PRICE : Rs.13,83,000/- EMD Payable: Rs.1,38,300/- Bid Increment : Rs.14,000/-**

**PROPERTY 10: Schedule A:** Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with still, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and Bounded by: East: 183.6 ft. Site in Plot Nos.987. South: 230 Ft. Site of Vemuri Seshagiri Rao. West: 183.6 Ft. Site in plot No.13. North: 230Ft. Road, Width 40Ft.

**Schedule B:** An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq.Yds along with a flat therein, bearing No.508 ( Block 1), located in the Fourth Floor of the residential apartment under the name and Style as "Srinivasam Hills (A Schedule), with plinth area of 1054 Sq. Ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the still floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and bounded by: East: Open to Sky, South: Open to Sky, West: Open to Sky, Stair Case & Common Corridor. North: Open to Sky.

**RESERVE PRICE : Rs.14,20,000/- EMD Payable: Rs.1,42,000/- Bid Increment : Rs.15,000/-**

**PROPERTY 12: EMD of Semi-urban Residential Land & Building at D.No. 416/A, Bearing D.No.7-213/A, Old Assessment No. 3316, Present Assessment No. 1132001847, Revenue Ward No. 7, Back-side of Jayalakshmi Theatre, Piduguralla- 522413. Total Extent 275.30 Sq. Yards Bounded by: East: Property of Vudhala Umamaheswara Rao, South: Property of A Gurusulu & CH Malleswari, West: property of V Venkata Subba Rao, North: Bazar.**

**RESERVE PRICE : Rs.66,96,000/- EMD Payable: Rs.6,69,600/- Bid Increment : Rs.70,000/-**

**PROPERTY 13:** EMD of residential house consists of Ground Floor & First Floor situated at D.No. 7-294, Gas Office Road extent of 428.74 (net extent considered for valuation is 375.41 Sq. Yards) Piduguralla, Guntur-522413, belonging to Ch. Purna Chandra Rao, Ch. Mangamma, Y. Sri Devi, G. Rajeswari. Bounded by: East: 7 Links Wide bazar, South: Road, West: Property of Raviipati Venkateswarlu, North: Property of Polla Padmayathi.

**RESERVE PRICE : Rs.1,12,32,000/- EMD Payable: Rs.11,23,200/- Bid Increment : Rs.1,20,000/-**

**7. Borrower(s):** M/s. Sri Venkateswara Business House, Door No 54-20-9-2, Plot No.2,3rd lane, Bharathi Nagar, Vijayawada - 520008. Rep. by the Partners: 1. Shri Moturi Ravi Kumar (Partner & Guarantor), S/o Satyanarayana D.No.54-14-5-1, Plot No-9, Road No -11, 4th lane Bharathi Nagar, Vijayawada-520008. 2. Shri Moturi Anil Kumar (Partner & Guarantor): S/o Satyanarayana, D.No. 54-14-8-31A, Plot No 2,3rd Lane Bharathi Nagar Vijayawada. 3. Shri Nerella Gangadhara Rao (Partner & Guarantors), S/o N.V Subbaratnam D.No. 8-3-168, E 57A, Rajeev Nagar Near Community Hall, Hyderabad-500045. 4. Shri Vasireddy Murthy Nagar Prasad (Partner & Guarantor) S/o. Surya Narayana, H.No. 1-2-48, VK- 602, Venkata Kalyana Residency, Nizampet Road, Opp 7 Hills Temple Hyderabad 500072, 5. Ms. Vasireddy Nirmala (Partner & Guarantor), W/o Suryadevara Subba Rao, D.No 2-62-1, Sekuru Chebrolu, Guntur District 522213, Guarantors: 6. Ms. Kanumuri Shirisha, W/o Neralla Gangadhara Rao, H.No. 8-3-168, E57 A, Rajeev Nagar, Near Community Hall, Hyderabad-500045, 7. Ms. Suryadevara Kanaka Durga, W/o Vittal Daya Sagar, D.No. 64-1-16, Opp Indian Bank, Patamata Branch, Patamata Lanka, Vijayawada - 520008.

**Amount Outstanding:** Rs.5,88,63,112.36 (Rupees Five Crore Eighty Eight Lakhs Sixty Three Thousand One Hundred Twelve and Thirty Six Paise 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: PROPERTY 1 :** EM of RCC Residential Land and Building Measuring 257.50 Sq. Yards Situated At R.S No 66/4, Door No. 64-1-16, Revenue Ward No.10, Near D Mart Patamata, Krishna Veni School Road, Patamata, Vijaywada, Krishna Dt. Andhra Pradesh. Standing In The Name Of Mrs. Suryadevara Kanaka Durga. Bounded by: East: Property of Chennupati Raja Rao, South: Property of Valluru Chandra Sekhara Rao, West: Property of Chennupati Shakuntala, North: 9' Wide Road.

**The Sale is Subject to outcome of SA. No. 64/2024 at DRT Vishakhapatnam**

**SA 64/2024 at DRT Vishakhapatnam (Sale is Subject to Confirmation of Outcome of SA )**

**RESERVE PRICE : Rs.1,01,21,000/- EMD Payable: Rs.10,12,100/- Bid Increment : Rs.1,50,000/-**

**8. Borrower(s)/Coobligant/Mortgagor/Guarantor:** 1.M/s Vijay Engineering Works, Rep by its Proprietor Mr. Talluri Vijaya Kumar, D.No.54-1-30, Cloughpeta 5th Line, Chennaiya Veedhi, Ongole, 523001, 2. Mr. Talluri Dileep (Coobligant), S/o Polaiah, D.No.54-1-30, Cloughpeta 5th Line, Chennaiya Veedhi Ongole, 523001, 3. Mrs. Talluri Mary(Mortgagor), D.No.54-1-30, Cloughpeta 5th Line, Chennaiya Veedhi Ongole, 523001.

**Amount Outstanding:** Rs.41,20,322.56 (Rupees Forty One Lakhs Sixty Twenty Thousand Three Hundred Twenty Two and Fifty Six Paise 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: PROPERTY: Item No. 1:** Land RCC roofed Residential building belonging to Mrs. Talluri Mary admeasuring 145.8/9 Sq Yards or 1316 Sq ft as per Document,(Actuals) 134.33 Sq Yds situated at D.No. 53-1-30/1 in Plot No. 8 T.S No. 461,5th lane,6th Ward, Cloughpeta Municipal Corporation, Ongole, Prakasam District and bounded by: North: Property belonging to Gangavarapu Samuel-62.6ft, East: 30 Ft wide Municipal Road-19.9ft, South: Gangavarapu Eliyazer Property-62.6ft, West: Thalluri Daas Aliyas Babu Property-22.2ft.

**Item No. 2:** All the part and parcel of Land and RCC Residential building admeasuring 11.7/9 Sq Yards or 106 Sq Ft as per Document (Actuals) 13.88 Sq yds as per EVR dt.01.11.2024/ of land belonging to Mrs. Talluri Mary, situated at D.No. 53-1-30/1 in Plot No. 8, T.S No. 461, Cloughpeta, 5th Line, 6th Ward, Municipal Corporation, Ongole, Prakasam District and bounded by North: House of Gangavarapu Pullaiah-27.1ft, East: House of Gangavarapu Pullaiah-07ft, South: House of Talluri Mary/Item No.1 mentioned above-26ft, West: House of Thalluri Daas Aliyas Babu-01ft.

**(Combined Land of Item 1 and Item 2 extent is equivalent to 157.89 Sq Yds or 1421 Sq Ft as per Document/Actuals) 148.20 sq yds as per EVR dated 01-11-2024)**

**(Rectification & Settlement Deed Doc No. 10317/2015 DT.19/12/2015 & 4872/2015 DT.19.05.2015 SRO Ongole & MOD 8418/2017 DT.22.11.2017 & 8876/2017 Dated 06/12/2017)**

**RESERVE PRICE : Rs.31,49,000/- EMD Payable: Rs.3,14,900/- Bid Increment : Rs.32,000/-**

Bidders are advised to go through the website <https://baanet.com>, and [www.unionbankofindia.co.in/auction-property/view-auction-property.aspx](http://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx) for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. To the best information and knowledge of the Authorized Officer, there is no encumbrance on the property. The interested bidder may contact the AUTHORISED OFFICER/CHIEF MANAGER ascertaining the details of auction and inspection of property. Mail ID:arb.vijayawada@unionbankofindia.bank

**Place : Vijayawada**  
**Sd/- Authorised Officer,**  
**Union Bank of India, Asset Recovery Branch, Vijayawada.**

**HINDUJA HOUSING FINANCE LIMITED**  
Corporate office at #161-169, 2nd Floor, Little Mount, Saidapet, Chennai- 600 015.

**APPENDIX -IV Possession Notice (For Immovable Property)**

Whereas, the undersigned being the Authorized Officer of Hinduja Housing Finance Limited (HHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of HHFL for an amount as mentioned herein under with interest thereon.

| Name of the Borrower/ Co-Borrower/Guarantor/LAN No.   | Demand Notice Date and Amount  | DATE OF POSSESSION |
|---|--|--------------------|
| 1. Mr. Bade Miya Shaik, R/o. D.No. 10-129, Pendyal Village, Kanchikachari Mandal, NTR District, Vijayawada-521185...Borrower                                    | 19-08-2025<br>Rs.6,46,750/-<br>(Rupees)  | 10-12-2025         |
| 2. Mrs. Shaik Hassan Bano, R/o. D.No. 10-129, Pendyal Village, Kanchikachari Mandal, NTR District, Vijayawada-521185...Co-Borrower                              | Six Lakhs Forty Six Thousand Seven Hundred and Fifty Only  |                    |
| 1.Mr. Balu Naki Jarapala R/o. D.No. 2-858, Sugali Colony, near Library, Near 34' Ward Sachivalayam, Purushothapattanam Chikaluripet, Guntur District...Borrower | 11-08-2025<br>Rs.9,45,297/-<br>(Rupees Nine Lakhs Forty Five Thousand Two Hundred and Ninety Seven Only) | 13-12-2025         |
| 2.Mrs. Hanimi Bai Jarapala R/o. D.No. 2-858, Sugali Colony  |  |                    |