


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-Obligant(s)/ Mortgagor(s)/ Guarantor(s) that the below described Immovable Properties 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 Sashidhar, S/o Venkata Satyanarayana, H.No 6 3 mandapala Center, Machavaram, Guntur, Andhra Pradesh -522435, 2. Mr.Bellamkonda Sashidhar, S/o Venkata Satyanarayana, Flat No.54/5th floor, Kakatiya Towers 2.R.S.No 657/3,nandigama, Krishna Dist, Andhra Pradesh -521135, 3. Mr.Kanajam Murali Krishna S/o Kanajam Nanchara Rao, D.R.No.3/10, Ramalayam street,Pedapudi, Mova Mandalam, Krishna, Vijayawada-521135, 4. Mr.Kanajam Murali Krishna, D.R.No.4-103/1, Gollapudi, Behind Gangamamma Temple,Vijayawada Rural, Krishna, Vijayawada 521135.

Amount Outstanding: Rs.42,58,204.46 (Rupees Forty Two Lakhs Fifty Eighty 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.5/4 ,5th Floor, Kakatiya towers 2, R.S.No 657/3, Nandigama, Krishna Dist, Andhra Pradesh held in the name of **Bellamkonda Sashidhar**. **Boundaries of Total Site:** East: Property of Eluri Venkata Durga prasad and Kusu Narasaiyah, 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, dt12.01.2018, atSRO Nandigama, Google Co ordinates : 16.766630,80.289661.

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 Gangabhanavi,W/o Nagasatyanarayana, D.R.No.5-51 ,Opp kennedy School, Kanuru,Vijayawada Rural, Krishna Dist, Andhra Pradesh -520007, 4. Mrs.Akula Gangabhanavi, W/o Nagasatyanarayana, Flat No.4F-1, 4th Floor, Kakatiya towers, Near Door No. 6-123, Krushi College Road, Nandigama -521185.

Amount Outstanding: Rs:45,55,06,69 (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.4F-1,4th 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 Narasaiyah, 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 dt0 08.01.2018 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, Kakatiya 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, Kakatiya 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 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 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 Proprietor Mr. Nandepu Subhashini, D.No.2-191, K T Road, VSR Colony, Road, Jakkampudi Colony, Golapudi, 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: Road, 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 Kasturi 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. **Guarantors:** 3. 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. Katri Vijaya Lakshmi (legal heirs of Late Tubati Chinnabai) W/o Karu Srinivasa Rao, Door No. 5-55, Ganapavaram Village, Nadendla Mandalam, Guntur District - Pin 522619, 8. Smt. Muppalla Padmavathi viru Chinnamal (legal heirs of Late Tubati Chinnabai) W/o Krishna Rao, Door No. 5-27-13, 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, Chikalakupur, 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 Raghaviah & others, North: 22 links wide bazaar.

RESERVE PRICE : Rs.1,30,12,164/- EMD Payable: Rs.13,01,217/- Bid Increment : Rs.1,30,000/-

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 of Chakradhar Granites, Ganapavaram Village, Nadendla Mandai, Guntur District, Extent of Site - 197.30 Sq.yds, Extent of site considered for Valuation - 197.30 Sq.yds, Regd. Sale deed No. 137/2011 dated 07.01.2011, belonging to Mr.T.RamaRao, East: Wall of Nageswara Rao Granites company, South: Property of Tubati Rama Rao, West: Bazar, North: Land of Gurram 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 Mandai, Guntur District, Extent of Site - 197.33 Sq.yds, Extent of site considered for Valuation - 197.33 Sq.yds, Regd. Sale deed No. 1541/2000 dated 16.04.2008, belonging to Mr.T.RamaRao, East: Property belongs to D Nageswara Rao, South: Land belongs to Malladi Annappumma, West: Bazar left by the vendor, North: Land belongs to Kellampalli Pilla Rao.

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

6. Borrower(s)/ Co-Obligant(s)/ Mortgagor(s)/ Guarantor(s): 1. M/s Vamsadhara Ginning & Pressing Industries Rep. by its Managing Partner and Guarantor Mr. Sontineni Venkateswara Rao, Sy. Nos.665/1B, 668/1, Adjacent to Adanki - Narkettai Interstate Highway, Kammepalli (V), Piduguralla (M), Guntur Dist. A.P. 2. Mr. Sontineni Venkateswara Rao, S/o Peraiah, D.No.7-213/A, Piduguralla, Guntur Dist. AP. 3. Mr. Chintalapudi Purnachandra Rao (Partner & Guarantor), S/o Peraiah, D. No. 7-294, Piduguralla, Guntur Dist. AP. 4. Mr. Sontineni Naveen Chowdary (Partner & Guarantor), S/o Venkateswara Rao, D.No.7-213/A, Piduguralla, Guntur Dist. AP. 5. Mr. Sontineni Lakshmi (Partner & Guarantor), W/o Venkateswara Rao, D.No.7-294, Piduguralla, Guntur Dist. AP. 6. Mrs. Gude Rajeswari (Partner & Guarantor), W/o Sambabisa Rao, D. No. 7-294, Piduguralla, Guntur Dist. AP. 7. Mrs. Yarlagadda Sridevi (Partner & Guarantor) W/o Yarlagadda Anil Kumar, D. No. 7-294, Piduguralla, Guntur Dist. AP. 8. Mr. Ravi Jitendra Dutt (Partner & Guarantor), S/o Ravi Bhagat Dutt, D. No. 11-3-53, Kalash Bhavan Road, Chenchupet, Tenali, Guntur Dist. AP. 9. Mr. Ravi Bhagat Dutt, S/o R HYM Rava, D. No. 11-3-53, Kalash Bhavan Road, Chenchupet, Tenali, Guntur Dist. AP. 10. Mr. Yarlagadda Anil Kumar, S/o Dasaradha Ramaiah, D. No. 7-294, Piduguralla, Guntur Dist. AP. 11. Mrs. Chintalapudi Mangamma, W/o Purnachandra Rao, D. No. 7-294, Piduguralla, Guntur Dist. AP. 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. AP. 13. M/s Vamsadhara Cotton Industries, Represented by its Managing Partner : Mr. Sontineni Venkateswara Rao, Sy No : 787, Opp: BSL Micro Wave System, Piduguralla, Karupudi road, Janapadu (V), Piduguralla (M), Guntur Dist. AP.

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 Vishakapatnam (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 : 27-14-121, Near Municipal compost yard, Burripalem 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.45, 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 & Yarlagadda Naveen Kumar, situated at Flat No.401, 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: Open to Sky, South: Corridor & Flat No. 402, North: Open to Sky, 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/-

PROPERTY 3: 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 & Yarlagadda Naveen Kumar, situated at Flat No.401, 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: Open to Sky, South: Corridor & Flat No. 402, North: Open to Sky, West: Corridor & Flat No. 404, North: 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,