

**Asset Recovery Branch (79170), Vijayawada, Located at - 4<sup>th</sup> Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520001**

**E-mail: [arb.vijayawada@unionbankofindia.bank](mailto:arb.vijayawada@unionbankofindia.bank)**

**REF - ARB/VIJ/SALE/17/2022-23**  
**05.04.2023**

**DATE -**

To,

<b>Borrower:</b>	<b>Guarantors:</b>
<p><b>M/s Sri VijayaDurga Oil Products Pvt. Ltd.,</b> Managing Director - Mr. Balamuri Venugopala Rao D No: 16-160B, Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid -521 201, Krishna Dist., A.P.</p>	<p>1) Sri Balumuri Venu Gopala Rao D No: 16-160B, Opp; Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid - 521201, Krishna Dist. A.P.</p>
<p><b>Director: Smt Balumuri Sunitha</b> W/o Balumuri Venu Gopala Rao D No: 16-160B, Opp; Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid - 521201, Krishna Dist., A.P.</p>	<p>2) Smt Balumuri Sunitha W/o Balumuri Venu Gopala Rao D No: 16-160B, Opp; Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid - 521201, Krishna Dist., A.P.</p>
<p><b>M/s Sri Vijaya Durga Agro Industries</b> Proprietor - Mr. Balamuri Venugopala Rao D No: 16-160B, Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid -521 201, Krishna Dist., A.P.</p>	<p>3) Smt BalumuriSarojini Devi D No: 16-160B, Opp; Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid - 521201, Krishna Dist.,A.P.</p>
<p><b>M/s Sri Vijaya Durga Poultries</b> Partner - Mr. Balamuri Venugopala Rao D No: 16-160B, Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid -521 201, Krishna Dist., A.P.</p>	<p>4) Mr Balumuri Joshi LaxmanaRao S/o Balumuri Venugopala Rao D No: 16-160B, Opp: Model Dairy KoppulavelamapetNuzvid- Vissannapet Road, Nuzvid - 521201, Krishna Dist.A.P.</p>
<p><b>Partner: Smt Balumuri Sunitha</b> W/o Balumuri Venu Gopala Rao D No: 16-160B, Opp; Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid - 521201, Krishna Dist.,A.P.</p>	
<p><b>Partner: Mr Balumuri Joshi LaxmanaRao</b> S/o Balumuri Venugopala Rao D No: 16-160B, Opp: Model Dairy KoppulavelamapetNuzvid- Vissannapet Road, Nuzvid - 521201, Krishna Dist., A.P.</p>	

**E- AUCTION SALE NOTICE (for sale of immovable properties)**

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 provision to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor, that the below described immovable properties mortgaged / charged to Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on **26.04.2023**, for recovery of A/cs - **1. M/s Sri Vijaya Durga Agro Industries** for recovery of **Rs.4,57,50,470.20** (Rupees Four Crores Fifty Seven Lakhs Fifty Thousand Four Hundred Seventy and Paise Twenty only) as on 31.10.2022; **2. M/s Sri Vijaya Durga Oil Industries Pvt Ltd.** for recovery of **Rs.7,50,85,861.90** (Rupees Seven Crores Fifty Lakhs Eighty Five Thousand Eight Hundred Sixty One and Paise Nienty only) as on 31.10.2022; **3. M/s Sri Vijaya Durga Poultries** for recovery of **Rs.1,94,01,268.06** (Rupees One Crore Ninty Four Lakhs One Thousand Two

Hundred Sixty Eight and paisa six only) as on 31.10.2022 plus further interest, costs and charges due to the Union Bank of India.

The Reserve Price (“**RP**”) and Earnest Money Deposit (“**EMD**”) of the properties are mentioned against the respective properties

**(SHORT DESCRIPTION OF PROPERTY WITH KNOWN ENCUMBRANCES, IF ANY)**

SI.No	Description Of Immovable Property.
1.	<p>Factory Building and Poultry Sheds (of M/s Sri Vijaya Durga Poultries) and other building thereon and vacant site adjacent to the Poultry at RS No. 174/2,174/3,174/4, 180/2, 180/3,180/4,180/5,180/6 &amp; 192/2C Tiruvur Road, Nuzvid, Krishna Dist., In land admeasuring 13.0275 cents</p> <p>a) Dry Land admeasuring Ac.4.00 cents on Northern Portion in Total extent of Ac.8.01 cents in R S No: 174/2 (Ac.0.30 cents) R.S No:174/3 (Ac.0.11 cents), R.S. No:174/4 (Ac.0.11 cents), R S No:180/2 (Ac.0.66 cents), R.S.No:180/3 (Ac.1.46 cents) R.S.No:180/4 (Ac.2.15 cents), R.S.No:180/5 (Ac.3.22 cents), being single plot at Nuzvid Town, Nuzvid Mandal, Krishna dist, Belonging to Balumuri VenugopalaRao, Bounded :  East : N Rahul Chowdary land and Donka  South : Remaining Land of Ac.4.01 sold to B Papa Rao  West : Land Belonging to N Kalaiah &amp; T Krishna Rao  North : Land Belonging to N Kalaiah &amp; N Rahul chowdary</p> <p>b) Dry Land admeasuring Ac.2.01 cents on Southern Portion in Total extent of Ac.8.01 cents in R S No: 174/2 (Ac.0.30 cents) R.S No:174/3 (Ac.0.11 cents), R.S. No:174/4 (Ac.0.11 cents), R S No:180/2 (Ac.0.66 cents), R.S.No:180/3 (Ac.1.46 cents) R.S.No:180/4 (Ac.2.15 cents), R.S.No:180/5 (Ac.3.22 cents), being single plot at Nuzvid Town, Nuzvid Mandal, Krishna dist, Belonging to Balumuri VenugopalaRao, Bounded :  East : Land of Balumuri Sarojini Devi  South : Land of Balumuri Papa Rao  West: Land of N Kalaiah and T Krishna Rao  North: Land of N Kalaiah and N Rahul Chowdary</p> <p>c) Dry Land admeasuring Ac.2.00 cents on Southern Portion in Total extent of Ac.8.01 cents in R S No: 174/2 (Ac.0.30 cents) R.S No:174/3 (Ac.0.11 cents), R.S. No:174/4 (Ac.0.11 cents), R S No:180/2 (Ac.0.66 cents), R.S.No:180/3 (Ac.1.46 cents) R.S.No:180/4 (Ac.2.15 cents), R.S.No:180/5 (Ac.3.22 cents), being single plot at Nuzvid Town, Nuzvid Mandal, Krishna dist, Belonging to Balumuri VenugopalaRao, Bounded :  East : Land of Balumuri Sarojini Devi  south : Land of Balumuri Sarojini Devi  West: Land of Balumuri Sarojini Devi  North: Land of Balumuri Papa Rao</p> <p>d) Dry Land admeasuring Ac.1.53 cents in R S No: 180/2 (Ac.0.40 cents) R.S No:180/3 (Ac.0.57 cents), R.S. No:174/4 (Ac.0.11 cents), R S No:180/2 (Ac.0.66 cents), R.S.No:180/3 (Ac.1.46 cents) R.S.No:180/4 (Ac.0.37 cents), R.S.No:180/5 (Ac.0.19 cents), being single plot at Nuzvid Town, Nuzvid Mandal, Krishna dist, Belonging to Balumuri VenugopalaRao, Bounded :  East : Donka  South : Land of Balumuri Venu Gopal Rao  West: Land of Torivuru Krishna Rao  North: Donka and Land of T Krishna</p> <p>e) Dry Land admeasuring Ac.1.44 <sup>3</sup>/<sub>4</sub> cents in R S No: 180/6 (Ac.1.20 cents) R.S No:192/2C (Ac.0.24 cents) being single plot at Nuzvid Town, Nuzvid Mandal, Krishna dist, Belonging to Balumuri Venugopala Rao, Bounded :  East : Land of T Nagendra Rao  South : Joint Passage &amp; T Nagendra Rao  West: Land of Joint Passage, Land of T Nagendra Rao &amp; Land o Balumuri Papa Rao  North: Land of Dunnapothula Rama Rao and Land of Teegala Nageswara Rao</p> <p>f) Dry land admeasuring Ac.0.98 cents in R.S.No:174/3 (Ac.0.26 cents) R.S.No:174/4 (Ac.0.67 cents) and R.S.No:180/5 (Ac.0.05 cents) , Tiruvur-Nuzvid Road, Nuzvid, Krishna Dist., A.P. belonging to Mrs Balumuri Sarojini Devi, Bounded :  East : Land of Dasari Gowaraiah &amp; Chalasani Dutt  South : Land of Chalasani Datt  West: Land of Balumuri Sarojini Devi  North: Land of Balumuri Papa Rao</p> <p>g) Dry land admeasuring Ac.0.06 cents in R.S.No:180/5 , Tiruvur-Nuzvid Road, Nuzvid, Krishna Dist., A.P. belonging to Mrs Balumuri Sarojini Devi, Bounded :  East : Land of Dasari Gowaraiah South : Land of Balamuri Sarojini  West: Land of Balumuri Papa Rao &amp; Venu gopala Rao  North: Passage in same survey number leads to Tiruvuru to Nuzvid Road.</p> <p>h) Dry land admeasuring Ac.0.34 cents in R.S.No:180/2 &amp; Ac.0.59 cents in R.S.No:174/2, Tiruvur-Nuzvid Road, Nuzvid, Krishna Dist., A.P. belonging to Mrs Balumuri Sarojini Devi, Bounded :  East : Land of B Papa Rao &amp; B Venu gopal Rao  South : Land of Balamuri Sarojini  West: Land of Tiruvuru Krishna Rao</p>

	<p>North: Land of Tiruvuru Krishna Rao</p> <p>i) Dry land admeasuring Ac.0.59 cents in R.S.No:174/2, Tiruvuru-Nuzvid Road, Nuzvid, Krishna Dist., A.P. belonging to Mrs Balumuri Sarojini Devi, Bounded :  East : Land of B Papa Rao &amp; B Venu gopal Rao &amp; Land of B Sarojini  South : Land of Chalasani Dutt  West: Land of Chalasani Dutt  North: Land of B Papa Rao &amp; B Venu gopal Rao &amp; Land of B Sarojini</p> <p>j) Dry Land admeasuring 345 sq yards (in factory premises) in R S No:180/6 at nearest Door no:16-245, Tiruvuru Road, Nuzvid Town &amp; Municipality, Krishna Dist., A.P. belonging to Balumuri Venugopala Rao Bounded :  East : Claimant's Property  South : Donka Passage (Road 40' width)  West : Claimant's property some extent  North : Joint Donka etc.,</p> <p style="text-align: center;"><b>RP - RS. 9,76,50,000/- AND EMD - RS. 97,65,000/-</b></p>
2	<p><b>Plant &amp; Machinery Hypthecated to M/s Sri Vijaya Durga Oil Products Pvt. Ltd.</b></p> <p><b>RP - RS. 2,70,00,000/- AND EMD - RS. 27,00,000/-</b></p>
3	<p><b>Plant &amp; Machinery Hypothecated to M/s Sri Vijaya Durga Agro Industries</b></p> <p><b>RP - RS. 1,35,90,000/- AND EMD - RS. 13,59,000/-</b></p>
4	<p>Residential Plots admeasuring 1075 sq. yards bearing no:5,6,7 &amp; 8 (L P no:4/2003/GNT) in R.S.No:607,at Nearest door No:18-415, Sri Datta Sai Nagar, Vijayawada Road, Nuzvid Town &amp; Municipality Krishna Dist., A.P. belonging to Balamuri Venugopala Rao, bounded by:  <b>East:</b> Others property  <b>West:</b> Municipal Road (40' width)  <b>North:</b> Vendor Plot No.4  <b>South:</b> Site gifted by vendors to Municipality.</p> <p style="text-align: center;"><b>RP - RS. 34,65,000/- AND EMD - RS. 3,46,500/-</b></p>
5	<p>Residential Plots admeasuring 1006.66 sq. yards bearing Plot No: 23,24,25 &amp; 26 (L.P.No:5/2003/GNT), in R.S. No:607 at Nearest door No:18-415, Sri Datta Sai Nagar, Vijayawada Road, Nuzvid Town &amp; Municipality, Krishna Dist., A.P. belonging to Balamuri Venugopala Rao, bounded by:  <b>East:</b> Municipal Road  <b>West:</b> Others property  <b>North:</b> Municipal Road  <b>South:</b> Others property</p> <p style="text-align: center;"><b>RP - RS. 32,40,000/- AND EMD - RS. 3,24,000/-</b></p>
6	<p>Residential Plots admeasuring 640.32 sq. yards bearing Plot No: 5,6,8 &amp; 9 (L.P.No:9/2003/GNT), in R.S. No:607 &amp; 609/2 at Nearest door No:18-415, Sri Datta Sai Nagar, Vijayawada Road, Nuzvid Town &amp; Municipality, Krishna Dist.,A.P. bounded by:  <b>East:</b> Site Plot No.4 &amp; 10  <b>West:</b> Site of Plot No.7  <b>North:</b> Site of Plot No.11  <b>South:</b> Municipal Road.</p> <p style="text-align: center;"><b>RP - RS. 20,70,000/- AND EMD - RS. 2,70,000/-</b></p>
7	<p>Residential Plots admeasuring 280.00 sq yards bearing Plot No: 10 (L.P.No:5/2003/GNT), in R.S. No:607 at Nearest door No:18-415, Sri Datta Sai Nagar, Vijayawada Road, Nuzvid Town &amp; Municipality, Krishna Dist.,A.P. bounded by:  <b>East:</b> Site Plot No. 7  <b>West:</b> Municipal Road  <b>North:</b> Site of Plot No.11  <b>South:</b> Site Plot No. 11</p> <p style="text-align: center;"><b>RP - RS. 9,00,000/- AND EMD - RS. 90,000/-</b></p>
8	<p><b>Flat No:101</b>, Ground Floor in B- block within the Plinth area of 1025 Sq Feet with car parking area in Un-divided and Un Specified joint share of 52.90 Sq Yds.of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by  <b>East:</b> Open to Sky  <b>West:</b> Common Corridor  <b>North:</b> Open to Sky  <b>South:</b> Open to Sky.</p> <p style="text-align: center;"><b>RP - RS. 20,07,000/- AND EMD - RS. 2,00,700/-</b></p>
9	<p><b>Flat No:109</b>, Ground Floor in B- block within the Plinth area of 1025 Sq Feet with car parking area in Un-divided and Un Specified joint share of 52.90 Sq Yds.of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by  <b>East:</b> Common Corridor  <b>West:</b> Open to Sky</p>

	<p><b>North:</b> Open to Sky <b>South:</b> Open to Sky.</p> <p style="text-align: center;"><b>RP - RS. 20,07,000/- AND EMD - RS. 2,00,700/-</b></p>
10	<p><b>Flat No:202</b>, First Floor in B- block within the Plinth area of 1025 Sq Feet with car parking area in Un- divided and Un Specified joint share of 52.90 Sq Yds.of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by <b>East:</b> Open to Sky <b>West:</b> Common Corridor <b>North:</b> Open to Sky <b>South:</b> Open to Sky.</p> <p style="text-align: center;"><b>RP - RS. 20,07,000/- AND EMD - RS. 2,00,700/-</b></p>
11	<p><b>Flat No:208</b>, First Floor in B- block within the Plinth area of 1025 Sq Feet with car parking area in Un- divided and Un Specified joint share of 52.90 Sq Yds.of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by <b>East:</b> Common Corridor <b>West:</b> Open to Sky <b>North:</b> Open to Sky <b>South:</b> Open to Sky.</p> <p style="text-align: center;"><b>RP - RS. 20,07,000/- AND EMD - RS. 2,00,700/-</b></p>
12	<p><b>Flat No:307</b>, Second Floor in B- Block within the Plinth area of 1025 Sq. Feet with car parking area in Un- divided and Un Specified joint share of 52.90 Sq. Yds. of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by <b>East:</b> Common Corridor <b>West:</b> Open to Sky <b>North:</b> Open to Sky <b>South:</b> Open to Sky.</p> <p style="text-align: center;"><b>RP - RS. 20,07,000/- AND EMD - RS. 2,00,700/-</b></p>
13	<p><b>Flat No:308</b>, Second Floor in B- block within the Plinth area of 1025 Sq Feet with car parking area in Un- divided and Un Specified joint share of 52.90 Sq Yds.of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Sunitha Rao, Bounded by <b>East:</b> Common Corridor <b>West:</b> Open to Sky <b>North:</b> Open to Sky <b>South:</b> Open to Sky.</p> <p style="text-align: center;"><b>RP - RS. 20,07,000/- AND EMD - RS. 2,00,700/-</b></p>
14	<p><b>Flat No:501</b>, Fourth Floor in B- Block within the Plinth area of 1025 Sq. Feet with car parking area in Un- divided and Un Specified joint share of 52.90 Sq. Yds. of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by <b>East:</b> Open to Sky <b>West:</b> Common Corridor <b>North:</b> Common Corridor <b>South:</b> Common Corridor.</p> <p style="text-align: center;"><b>RP - RS. 20,07,000/- AND EMD - RS. 2,00,700/-</b></p>
15	<p><b>Flat No:505</b>, Fourth Floor in B- Block within the Plinth area of 1025 Sq. Feet with car parking area in Un- divided and Un Specified joint share of 52.90 Sq. Yds. of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by <b>East:</b> Open to Sky <b>West:</b> Common Corridor <b>North:</b> Open to Sky <b>South:</b> Open to Sky.</p> <p style="text-align: center;"><b>RP - RS. 20,07,000/- AND EMD - RS. 2,00,700/-</b></p>
16	<p><b>Flat No:510</b>, Fourth Floor in B- Block within the Plinth area of 1025 Sq. Feet with car parking area in Un- divided and Un Specified joint share of 52.90 Sq. Yds. of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Sunitha, Bounded by <b>East:</b> Common Corridor <b>West:</b> Open to Sky <b>North:</b> Open to Sky <b>South:</b> Open to Sky.</p> <p style="text-align: center;"><b>RP - RS. 20,07,000/- AND EMD - RS. 2,00,700/-</b></p>

Please note that this shall also be treated as a Sale notice under Rule 8(6) of the Security Interest (Enforcement) Rules of 2002.

For details terms and conditions of sale, please refer to the link provided in Secured Creditor's website i.e., [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in)

**Date: 05.04.2023**  
**Place: Vijayawada**

**Chief Manager &  
Authorised Officer  
Asset Recovery Branch, Vijayawada**

**Asset Recovery Branch (79170), Vijayawada, Located at - 4<sup>th</sup> Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520001**

**E-mail: [arb.vijayawada@unionbankofindia.bank](mailto:arb.vijayawada@unionbankofindia.bank)**

**TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS**

<p>1. Name and address of the Borrower, Co-Applicant and Guarantor</p>	<p>Borrower:</p> <p><b>M/s Sri VijayaDurga Oil Products Pvt. Ltd.,</b> Managing Director – Mr. Balamuri Venugopala Rao D No: 16-160B, Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid -521 201, Krishna Dist., A.P.</p> <p>Director: Smt Balumuri Sunitha W/o Balumuri Venu Gopala Rao D No: 16-160B, Opp; Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid – 521201, Krishna Dist., A.P.</p> <p><b>M/s Sri Vijaya Durga Agro Industries</b> Proprietor - Mr. Balamuri Venugopala Rao D No: 16-160B, Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid -521 201, Krishna Dist., A.P.</p> <p><b>M/s Sri Vijaya Durga Poultries</b> Partner - Mr. Balamuri Venugopala Rao D No: 16-160B, Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid -521 201, Krishna Dist., A.P.</p> <p>Partner: Smt Balumuri Sunitha W/o Balumuri Venu Gopala Rao D No: 16-160B, Opp; Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid – 521201, Krishna Dist.,A.P. Partner: Mr Balumuri Joshi LaxmanaRao S/o Balumuri Venugopala Rao D No: 16-160B, Opp: Model Dairy KoppulavelamapetNuzvid- Vissannapet Road, Nuzvid – 521201, Krishna Dist., A.P.</p> <p>Guarantors:</p> <p>1) Sri Balumuri Venu Gopala Rao D No: 16-160B, Opp; Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid – 521201, Krishna Dist. A.P.</p> <p>2) Smt Balumuri Sunitha W/o Balumuri Venu Gopala Rao D No: 16-160B, Opp; Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid – 521201, Krishna Dist., A.P.</p> <p>3) Smt BalumuriSarojini Devi D No: 16-160B, Opp; Opp: Model Dairy Koppulavelamapet, Nuzvid- Vissannapet Road, Nuzvid – 521201, Krishna Dist.,A.P.</p> <p>4) Mr Balumuri Joshi LaxmanaRao S/o Balumuri Venugopala Rao D No: 16-160B, Opp: Model Dairy KoppulavelamapetNuzvid- Vissannapet Road,</p>
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	Nuzvid - 521201, Krishna Dist.A.P.
2. Name and address of the Secured Creditor:	Union Bank of India, Asset recovery branch, Vijayawada Located at - 4 <sup>th</sup> Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520001
<b>DESCRIPTION OF THE PROPERTY:</b>	
<p>PROPERTY 1 -</p> <p>Factory Building and Poultry Sheds (of M/s Sri Vijaya Durga Poultries) and other building thereon and vacant site adjacent to the Poultry at RS No. 174/2,174/3,174/4, 180/2, 180/3,180/4,180/5,180/6 &amp; 192/2C Tiruvur Road, Nuzvid, Krishna Dist., In land admeasuring 13.0275 cents</p> <p>a) Dry Land admeasuring Ac.4.00 cents on Northern Portion in Total extent of Ac.8.01 cents in R S No: 174/2 (Ac.0.30 cents) R.S No:174/3 (Ac.0.11 cents), R.S. No:174/4 (Ac.0.11 cents), R S No:180/2 (Ac.0.66 cents), R.S.No:180/3 (Ac.1.46 cents) R.S.No:180/4 (Ac.2.15 cents), R.S.No:180/5 (Ac.3.22 cents), being single plot at Nuzvid Town, Nuzvid Mandal, Krishna dist, Belonging to Balumuri VenugopalaRao, Bounded :  East : N Rahul Chowdary land and Donka  South : Remaining Land of Ac.4.01 sold to B Papa Rao  West : Land Belonging to N Kalaiah &amp; T Krishna Rao  North : Land Belonging to N Kalaiah &amp; N Rahul chowdary</p> <p>b) Dry Land admeasuring Ac.2.01 cents on Southern Portion in Total extent of Ac.8.01 cents in R S No: 174/2 (Ac.0.30 cents) R.S No:174/3 (Ac.0.11 cents), R.S. No:174/4 (Ac.0.11 cents), R S No:180/2 (Ac.0.66 cents), R.S.No:180/3 (Ac.1.46 cents) R.S.No:180/4 (Ac.2.15 cents), R.S.No:180/5 (Ac.3.22 cents), being single plot at Nuzvid Town, Nuzvid Mandal, Krishna dist, Belonging to Balumuri VenugopalaRao, Bounded :  East : Land of Balumuri Sarojini Devi  South : Land of Balumuri Papa Rao  West: Land of N Kalaiah and T Krishna Rao  North: Land of N Kalaiah and N Rahul Chowdary</p> <p>c) Dry Land admeasuring Ac.2.00 cents on Southern Portion in Total extent of Ac.8.01 cents in R S No: 174/2 (Ac.0.30 cents) R.S No:174/3 (Ac.0.11 cents), R.S. No:174/4 (Ac.0.11 cents), R S No:180/2 (Ac.0.66 cents), R.S.No:180/3 (Ac.1.46 cents) R.S.No:180/4 (Ac.2.15 cents), R.S.No:180/5 (Ac.3.22 cents), being single plot at Nuzvid Town, Nuzvid Mandal, Krishna dist, Belonging to Balumuri VenugopalaRao, Bounded :  East : Land of Balumuri Sarojini Devi  south : Land of Balumuri Sarojini Devi  West: Land of Balumuri Sarojini Devi  North: Land of Balumuri Papa Rao</p> <p>d) Dry Land admeasuring Ac.1.53 cents in R S No: 180/2 (Ac.0.40 cents) R.S No:180/3 (Ac.0.57 cents), R.S. No:174/4 (Ac.0.11 cents), R S No:180/2 (Ac.0.66 cents), R.S.No:180/3 (Ac.1.46 cents) R.S.No:180/4 (Ac.0.37 cents), R.S.No:180/5 (Ac.0.19 cents), being single plot at Nuzvid Town, Nuzvid Mandal, Krishna dist, Belonging to Balumuri VenugopalaRao, Bounded :  East : Donka  South : Land of Balumuri Venu Gopal Rao  West: Land of Torivuru Krishna Rao  North: Donka and Land of T Krishna</p> <p>e) Dry Land admeasuring Ac.1.44 ¾ cents in R S No: 180/6 (Ac.1.20 cents) R.S No:192/2C (Ac.0.24 cents) being single plot at Nuzvid Town, Nuzvid Mandal, Krishna dist, Belonging to Balumuri VenugopalaRao, Bounded :  East : Land of T Nagendra Rao  South : Joint Passage &amp; T Nagendra Rao  West: Land of Joint Passage, Land of T Nagendra Rao &amp; Land o Balumuri Papa Rao  North: Land of Dunnapothula Rama Rao and Land of Teegala Nageswara Rao</p> <p>f) Dry land admeasuring Ac.0.98 cents in R.S.No:174/3 (Ac.0.26 cents) R.S.No:174/4 (Ac.0.67 cents) and R.S.No:180/5 (Ac.0.05 cents) , Tiruvur-Nuzvid Road, Nuzvid, Krishna Dist., A.P. belonging to Mrs Balumuri Sarojini Devi, Bounded :  East : Land of Dasari Gowaraiah &amp; Chalasani Dutt  South : Land of Chalasani Datt  West: Land of Balumuri Sarojini Devi  North: Land of Balumuri Papa Rao</p> <p>g) Dry land admeasuring Ac.0.06 cents in R.S.No:180/5 , Tiruvur-Nuzvid Road, Nuzvid, Krishna Dist., A.P. belonging to Mrs Balumuri Sarojini Devi, Bounded :  East : Land of Dasari Gowaraiah South : Land of Balamuri Sarojini  West: Land of Balumuri Papa Rao &amp; Venu gopala Rao  North: Passage in same survey number leads to Tiruvuru to Nuzvid Road.</p> <p>h) Dry land admeasuring Ac.0.34 cents in R.S.No:180/2 &amp; Ac.0.59 cents in R.S.No:174/2, Tiruvur-Nuzvid Road, Nuzvid, Krishna Dist., A.P. belonging to Mrs Balumuri Sarojini Devi, Bounded :  East : Land of B Papa Rao &amp; B Venu gopal Rao</p>	

South : Land of Balamuri Sarojini  
West: Land of Tiruvuru Krishna Rao  
North: Land of Tiruvuru Krishna Rao

i) Dry land admeasuring Ac.0.59 cents in R.S.No:174/2, Tiruvur-Nuzvid Road, Nuzvid, Krishna Dist., A.P. belonging to Mrs Balumuri Sarojini Devi, Bounded :  
East : Land of B Papa Rao & B Venu gopal Rao & Land of B Sarojini  
South : Land of Chalasani Dutt  
West: Land of Chalasani Dutt  
North: Land of B Papa Rao & B Venu gopal Rao & Land of B Sarojini

j) Dry Land admeasuring 345 sq yards (in factory premises) in R S No:180/6 at nearest Door no:16-245, Tiruvur Road, Nuzvid Town & Municipality, Krishna Dist., A.P. belonging to Balumuri Venugopala Rao Bounded :  
East : Claimant's Property  
South : Donka Passage (Road 40' width)  
West : Claimant's property some extent  
North : Joint Donka etc.

**PROPERTY 2 -**

Plant & Machinery Hypthecated to M/s Sri Vijaya Durga Oil Products Pvt. Ltd.

**PROPERTY 3 -**

Plant & Machinery Hypothecated to M/s Sri Vijaya Durga Agro Industries.

**PROPERTY 4 -**

Residential Plots admeasuring 1075 sq. yards bearing no:5,6,7 & 8 (L P no:4/2003/GNT) in R.S.No:607,at Nearest door No:18-415, Sri Datta Sai Nagar, Vijayawada Road, Nuzvid Town & Municipality Krishna Dist., A.P. belonging to Balamuri Venugopala Rao, bounded by:

**East:** Others property

**West:** Municipal Road (40' width)

**North:** Vendor Plot No.4

**South:** Site gifted by vendors to Municipality.

**PROPERTY 5 -**

Residential Plots admeasuring 1006.66 sq. yards bearing Plot No: 23,24,25 & 26 (L.P.No:5/2003/GNT), in R.S. No:607 at Nearest door No:18-415, Sri Datta Sai Nagar, Vijayawada Road, Nuzvid Town & Municipality, Krishna Dist., A.P. belonging to Balamuri Venugopala Rao, bounded by:

**East:** Municipal Road

**West:** Others property

**North:** Municipal Road

**South:** Others property

**PROPERTY 6 -**

Residential Plots admeasuring 640.32 sq. yards bearing Plot No: 5,6,8 & 9 (L.P.No:9/2003/GNT), in R.S. No:607 & 609/2 at Nearest door No:18-415, Sri Datta Sai Nagar, Vijayawada Road, Nuzvid Town & Municipality, Krishna Dist.,A.P.

bounded by:

**East:** Site Plot No.4 & 10

**West:** Site of Plot No.7

**North:** Site of Plot No.11

**South:** Municipal Road.

**PROPERTY 7 -**

Residential Plots admeasuring 280.00 sq yards bearing Plot No: 10 (L.P.No:5/2003/GNT), in R.S. No:607 at Nearest door No:18-415, Sri Datta Sai Nagar, Vijayawada Road, Nuzvid Town & Municipality, Krishna Dist.,A.P. bounded by:

**East:** Site Plot No. 7

**West:** Municipal Road

**North:** Site of Plot No.11

**South:** Site Plot No. 11

**PROPERTY 8 -**

**Flat No:101**, Ground Floor in B- block within the Plinth area of 1025 Sq Feet with car parking area in Un-divided and Un Specified joint share of 52.90 Sq Yds.of site in total extent of 3767.80 Sq. yds in the name and



style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by

**East:** Open to Sky

**West:** Common Corridor

**North:** Open to Sky

**South:** Open to Sky.

**PROPERTY 9 -**

**Flat No:109**, Ground Floor in B- block within the Plinth area of 1025 Sq Feet with car parking area in Un-divided and Un Specified joint share of 52.90 Sq Yds.of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by

**East:** Common Corridor

**West:** Open to Sky

**North:** Open to Sky

**South:** Open to Sky.

**PROPERTY 10 -**

**Flat No:202**, First Floor in B- block within the Plinth area of 1025 Sq Feet with car parking area in Un- divided and Un Specified joint share of 52.90 Sq Yds.of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by

**East:** Open to Sky

**West:** Common Corridor

**North:** Open to Sky

**South:** Open to Sky.

**PROPERTY 11 -**

**Flat No:208**, First Floor in B- block within the Plinth area of 1025 Sq Feet with car parking area in Un- divided and Un Specified joint share of 52.90 Sq Yds.of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by

**East:** Common Corridor

**West:** Open to Sky

**North:** Open to Sky

**South:** Open to Sky.

**PROPERTY 12 -**

**Flat No:307**, Second Floor in B- Block within the Plinth area of 1025 Sq. Feet with car parking area in Un-divided and Un Specified joint share of 52.90 Sq. Yds. of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by

**East:** Common Corridor

**West:** Open to Sky

**North:** Open to Sky

**South:** Open to Sky.

**PROPERTY 13 -**

**Flat No:308**, Second Floor in B- block within the Plinth area of 1025 Sq Feet with car parking area in Un-divided and Un Specified joint share of 52.90 Sq Yds.of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Sunitha Rao, Bounded by

**East:** Common Corridor

**West:** Open to Sky

**North:** Open to Sky

**South:** Open to Sky

**PROPERTY 14 -**

**Flat No:501**, Fourth Floor in B- Block within the Plinth area of 1025 Sq. Feet with car parking area in Un-divided and Un Specified joint share of 52.90 Sq. Yds. of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by

**East:** Open to Sky

**West:** Common Corridor  
**North:** Common Corridor  
**South:** Common Corridor.

**PROPERTY 15 -**

**Flat No:505**, Fourth Floor in B- Block within the Plinth area of 1025 Sq. Feet with car parking area in Un-divided and Un Specified joint share of 52.90 Sq. Yds. of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Venugopal Rao, Bounded by

**East:** Open to Sky  
**West:** Common Corridor  
**North:** Open to Sky  
**South:** Open to Sky.

**PROPERTY 16 -**

**Flat No:510**, Fourth Floor in B- Block within the Plinth area of 1025 Sq. Feet with car parking area in Un-divided and Un Specified joint share of 52.90 Sq. Yds. of site in total extent of 3767.80 Sq. yds in the name and style of "Gandharva Apartments" at Nuzivid Municipality, Krishna Dist., A.P belonging to Mr. Balamuri Sunitha, Bounded by

**East:** Common Corridor  
**West:** Open to Sky  
**North:** Open to Sky  
**South:** Open to Sky.

4.The details of encumbrances, if any known to the Secured Creditor	To the best of the knowledge of the secured creditor there exists no encumbrance on the properties
5. Last date for submission of EMD	On or before the commencement
6. Date & Time of auction	<b>26.04.2023 from 11.00 AM to 5.00 PM</b> (with 10 min unlimited auto extensions) E-auction website: <a href="http://www.mstcecommerce.com">www.mstcecommerce.com</a>
7.The secured debt for the recovery of which the immovable secured asset is to be sold:	A/cs - <b>1. M/s Sri Vijaya Durga Agro Industries</b> for recovery of <b>Rs.4,57,50,470.20 Ps</b> (Rupees Four Crores Fifty Seven Lakhs Fifty Thousand Four Hundred Seventy and Paise Twenty only) as on 31.10.2022; <b>2. M/s Sri Vijaya Durga Oil Industries Pvt Ltd.</b> for recovery of <b>Rs.7,50,85,861.90 Ps</b> (Rupees Seven Crores Fifty Lakhs Eighty Five Thousand Eight Hundred Sixty One and Paise Nienty only) as on 31.10.2022; <b>3. M/s Sri Vijaya Durga Poultries</b> for recovery of <b>Rs.1,94,01,268.06 Ps</b> (Rupees One Crore Ninty Four Lakhs One Thousand Two Hundred Sixty Eight and paise six only) as on 31.10.2022 plus further interest, costs and charges due to the Union Bank of India.
<b>8.1</b> Reserve price for the properties below which the immovable property may not be sold: <b>8.2</b> EMD Payable	<u>SPECIFIED AGAINST EACH PROPERTY</u>

**9. 1. Registration**

The Online E-Auction will be held through web portal/website [www.mstcecommerce.com](http://www.mstcecommerce.com) on the date and time mentioned abovewith unlimited extension of 10 minutes.

The intending bidders / purchasers required to register through <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> by using their mobile number and valid email-id. They are further required to upload KYC documents and Bank Details.

**9. 2. KYC Verification**

On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. KYC documents shall be verified by e-auction service

provider which may take 2 to 3 working days. Hence the registration and uploading formalities are to be completed well in advance.

### 9.3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers are required to pay EMD through NEFT/RTGS/NET BANKING/UPI by generating a Challan through this website in his/their Global EMD Wallet. Payment should be made within 3 days after generating the Challan for NEFT / RTGS otherwise the Challan shall become invalid. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in their Global Wallet, they will not be allowed to participate. Payment of EMD in any other mode will not be accepted.

The Earnest Money Deposit shall not bear any interest and in case of unsuccessful bid, the same will be returned to the unsuccessful bidder by the service provider without interest.

### 9.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in <https://ibapi.in> ). The property will be visible in 'Live Auctions' on [www.mstcecommerce.com](http://www.mstcecommerce.com) one day prior to the date of auction.

### 9.5. Help Desk

- For Registration related queries e-mail to [ibapiop@mstcecommerce.com](mailto:ibapiop@mstcecommerce.com)
- For EMD payment/refund related queries e-mail to [ibapifin@mstcecommerce.com](mailto:ibapifin@mstcecommerce.com).
- For Registration and Login and Bidding Rules visit <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> and Click "Buyer Guide for Login and Registration"
- Intending bidders may download at free of cost, copies of sale notice, Terms and Conditions of e.auction Help Manual on operational part of e-auction from e-Bkay - IBAPI portal (<https://www.ibapi.in> )
- For auction related queries e-mail to [sarfaesi@unionbankofindia.com](mailto:sarfaesi@unionbankofindia.com) or contact the Authorised Officer, Union Bank of India, Asset Recovery Branch, Vijayawada, Andhra Pradesh located at Asset Recovery Branch (79170), Vijayawada, Located at - 4th Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520001

### 9.6 Steps Involved

- Register on e-auction portal [www.mstcecommerce.com](http://www.mstcecommerce.com). using mobile number and email ID.
- Upload requisite KYC Documents.
- Generate challan and transfer EMD amount to bidder's global EMD Wallet.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.
- In case of unsuccessful Bid, request for refund to be made in the MSTC website and refund will be made directly by the MSTC.

Bidders are advised to go through the website <https://www.ibapi.in>, and [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in) for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process.

**10.** The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

**11.** In case of bidding, the bid increment shall not be less than Rs. 10,000/- in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 10,000/-

**12.** The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

<p><b>13.</b> Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.</p>
<p><b>14.1</b> The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheque subject to realisation, immediately on the sale day or not later than next working day with the Authorised Officer in the account bearing Number <b>791701980050000</b> of the Union Bank of India Asset Recovery Branch, IFSC Code <b>UBIN0579173</b> and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months.</p> <p><b>14.2</b> In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.</p> <p><b>14.3</b> In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the deposit of 25% of the amount of sale price made shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.</p>
<p><b>15.1</b> The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.</p> <p><b>15.2</b> On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.</p>
<p><b>16.</b> On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002</p>
<p><b>17.</b> Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.</p>
<p><b>18.</b>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 and deposit the same with the Income Tax Department in Form No. 16-B, containing the Bank's name and the PAN number as a seller and submit the original receipt of the TDS Certificate to the Bank. (Applicable for immovable property, other than Agricultural land)</p>
<p><b>19.</b> The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.</p>
<p><b>20.</b> The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.</p>
<p><b>21.</b> The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>. The EMD of unsuccessful bidders will be refunded on request to their respective A/c No. as registered in e-Auction Portal <a href="http://www.mstcecommerce.com">www.mstcecommerce.com</a>. The bidders will not be entitled to claim any interest, costs, expenses</p>

and any other charges (if any).

**Date: 05.04.2023**  
**Place: Vijayawada**

**Chief Manager &  
Authorised Officer  
Asset Recovery Branch, Vijayawada**