

आस्ति कसूली शाखा Asset Recovery Branch
Door No 26-15-150 Union Bank Building Changalraopeta
विशाखापटनम VISAKHAPATNAM 530001

Telephone No.0891-2537782 ई मेल email: ubin0817295@unionbankofindia.bank.in

To:

M/s Kesava Pattabhi Dairy Farms:

Principle Borrowers:

1a.	M/s. Kesava Pattabhi Dairy Farms (Partnership Firm) Represented by Managing Partners: a) Mr. Boddu Srinivasu & b) Mr. Vaitla Naveen Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	2a.	Mr. Boddu Srinivasu (Managing Partner), S/o (late) Boddu Chandra Rao M/s. Kesava Pattabhi Dairy Farms (Partnership Firm) Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
3a.	Mr. Vaitla Naveen (Managing Partner), S/o Vaitla Visweswara Rao M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	4a.	Mr. Kora Jagan (Partner), S/o Kora Surya Rao M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
5a.	Smt. Boddu Ramanamma (Partner), W/o (late) Boddu Chandra Rao M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	6a.	Smt. Alapati Durga Prasanna (Partner), W/o Vaitla Naveen, M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
7a.	Mr. Vaitla Visweswara Rao (Partner), S/o V Janaki Ramayya, M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	8a.	Smt. Vaitla Raja Rajeswari, (Partner) W/o Vaitla Visweswara Rao, M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
9a.	Smt. Vaitla Keerthi (Partner), W/o Sateesh Sankaran, M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	10a.	Smt. Boddu Bhagyalakshmi (Partner), W/o Boddu Srinivasu M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
Guarantors:			
11a.	Mr. Boddu Srinivasu S/o (late) Baddu Chandra Rao D.No 9-2 survey no 577, Near Kittaya Cheruvu, Kattamuru Village, Peddapuram Mandal, Kakinada District-533437	12a.	Smt. Boddu Bhagyalakshmi W/o Boddu Srinivasu D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437



13a.	Smt. Boddu Ramanamma W/o (late) Boddu Chandra Rao D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437	14a.	Mr. Kora Jagan S/o Kora Surya Rao D.No. 19-1-357/C/1, Bank Colony, Near LIC office, Peddapuram Mandal Kakinada District -533437
15a.	Mr. Vaitla Naveen S/o Vaitla Visweswara Rao D.No 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.	16a.	Smt. Alapati Durga Prasanna W/o Vaitla Naveen, D.No 15-113, Subbareddy Colony Jangareddigudem, W. Godavari, AP- 534447
17a.	Mr. Vaitla Visweswara Rao, S/o V Janaki Ramayya, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP-533004	18a.	Smt. Vaitla Raja Rajeswari, W/o Vaitla Visweswara Rao, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP-533004
19a.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, D. No. 82, 28th Main, 37B cross, Jayanagar, 9th block, Sanjay Gandhi Hospital, Bangalure South, Karnataka	20a.	Mr. Mullapudi Veera Venkata Satyanarayana rao, S/o M Bojja Raju D.No.7-9-6, Sambamurthy Street, Ramaraopet, Kakinada-533004
21a.	Mr. Alapati Durga Prasad S/o A Jayabrahmananda Swami, D.No 15-113, Subbareddy Colony Jangareddigudem, W. Goadvari, AP- 534447	22a.	Mr. Kora Surya Rao S/o Kora Jaya Rao, D.No. 9-2, SC Peta, Kattamuru Mandal, Peddapuram mandal, AP-533437
23a.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, H. No. 1171, 2 nd Floor, 18A Main, 2 nd B Cross, JP Nagar, 2 nd Phase, Bengaluru, Karnataka - 560078	24a.	Smt. Alapati Durga Prasanna W/o Vaitla Naveen, D. No. 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.

M/s. Venkata Ramana Chandra Agros Private Limited:

Principle Borrower:

1b.	M/s. Venkata Ramana Chandra Agros Pvt Ltd. Rep. by its Managing Director: a) Mr. Boddu Srinivasu & b) Mrs. Boddu Bhagyalakshmi D. No. 9-2, Kattamuru Village, Peddapuram Mandal, East Godavari District, AP - 533437	2b.	Mr. Boddu Srinivasu (Managing Director) S/o (late) Boddu Chandra Rao M/s. Venkata Ramana Chandra Agros Pvt Ltd. D. No. 9-2, Kattamuru Village, Peddapuram Mandal, East Godavari District, AP - 533437
3b.	Smt. Boddu Bhagyalakshmi (Director) W/o Boddu Srinivasu M/s. Venkata Ramana Chandra Agros Pvt Ltd D. No. 9-2, Kattamuru Village, Peddapuram Mandal, East Godavari District, AP - 533437		

Guarantors:

4b.	Mr. Boddu Srinivasu S/o (late) Boddu Chandra Rao D. No 9-2 Survey no 577, Near Kittaya Cheruvu, Kattamuru Village, Peddapuram Mandal, Kakinada District-533437	5b.	Smt. Boddu Bhagyalakshmi W/o Boddu Srinivasu D. No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437
6b.	Smt. Boddu Ramanamma W/o (late) Boddu Chandra Rao D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437.	7b.	Mr. Kora Jagan S/o Kora Surya Rao D.No. 19-1-357/C/1, Bank Colony, Near LIC office, Peddapuram Mandal, Kakinada District -533437.

8b.	Mr. Vaitla Naveen S/o Vaitla Visweswara Rao D.No 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.	9b.	Smt. Alapati Durga Prasanna W/o Vaitla Naveen, D. No 15-113, Subbareddy Colony, Jangareddigudem, W. Godavari, AP- 534447
10b.	Mr. Vaitla Visweswara Rao, S/o V Janaki Ramayya, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP-533004	11b.	Smt. Vaitla Raja Rajeswari, W/o Vaitla Visweswara Rao, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP- 533004
12b.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, D. No. 82, 28th Main 37B cross, Jayanagar 9th block, Sanjay Gandhi Hospital, Bangalore South, Karnataka	13b.	Mr. Mullapudi Veera Venkata Satyanarayana rao, S/o M Bojja Raju D.No.7-9-6, Sambamurthy Street, Ramaraopet, Kakinada-533004
14b.	Mr. Alapati Durga Prasad S/o A Jayabrahmananda Swami, D.No 15-113, Subbareddy Colony Jangareddigudem, W. Goadvari, AP- 534447	15b.	Mr. Kora Surya Rao S/o Kora Jaya Rao, D.No. 9-2, SC Peta, Kattamuru Mandal, Peddapuram mandal, AP-533437
16b.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, H. No. 1171, 2 nd Floor, 18A Main, 2 nd B Cross, JP Nagar, 2 nd Phase, Bengaluru, Karnataka - 560078	17b.	Smt. Alapati Durga Prasanna W/o Mr. Vaitla Naveen D. No 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Suryaraopeta Branch, Kakinada, the secured creditor, caused a demand notice dated 13.12.2023 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken constructive possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 16.10.2024 for Property mentioned in sale notice for sale of immovable properties [Appendix - IV-A].
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 25-03-2026 from 12:00 Noon to 5:00 PM by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be ₹ 9,27,00,000.00 (Rupees Nine Crore and Twenty-Seven Lakh only).
4. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction/property/viewauction-property.aspx> and the same is also enclosed herewith.

Place: Visakhapatnam
Date: 04-03-2026

Encl: Sale Notice



कुवे / For
युनियन बैंक ऑफ इंडिया
एसेट रिकवरी ब्रांच (एआरबी)/Asset Recovery Br., (ARB)
Yours faithfully,
Union Bank of India
Kakinada Branch, (ARB)
प्रमाणित हस्ताक्षर
विश्व
AUTHORISED OFFICER
FOR UNION BANK OF INDIA
Kakinada Branch, (ARB)

यूनियन बैंक
ऑफ इंडिया

भारत सरकार का उपक्रम



Union Bank
of India

A Government of India Undertaking

आस्ति वसूली शाखा Asset Recovery Branch

Door No 26-15-150 Union Bank Building Changalraopeta

विशाखापटनम VISAKHAPATNAM 530001 Telephone No.0891-2537782

ई मेल email: ubin0817295@unionbankofindia.bank.in

[Appendix - IV - A]

[See proviso to rule 8(6)]

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 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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25-03-2026 from 12:00 Noon to 5:00 PM, for recovery of Rs. 18,55,13,526.62 (Rupees Eighteen Crore Fifty-Five Lakh Thirteen Thousand Five Hundred and Twenty-Six and Paise Sixty-Two) [out of which Rs. 11,01,62,609.65 (Rupees Eleven Crore One Lakh Sixty-Two Thousand Six Hundred and Nine and Paise Sixty-Five Only) is due from M/s Kesava Pattabhi Dairy Farms and it's Guarantors and Rs. 7,53,50,916.97 (Rupees Seven Crore Fifty-Three Lakh Fifty Thousand Nine Hundred and Sixteen and Paise Ninety-Seven Only) due from M/s Venkata Ramana Chandra Agros Private Limited and it's Guarantors] together with contractual rate of interest as of 31-12-2025 plus further interest, costs and charges due to the Union Bank of India from Borrower and Guarantors of M/s Kesava Pattabhi Dairy Farms and M/s Venkata Ramana Chandra Agros Private Limited respectively:

M/s Kesava Pattabhi Dairy Farms:

Principle Borrowers:			
1a.	M/s. Kesava Pattabhi Dairy Farms (Partnership Firm) Represented by Managing Partners: a) Mr. Boddu Srinivasu & b) Mr. Vaitla Naveen Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E. G. Dist - 533437	2a.	Mr. Boddu Srinivasu (Managing Partner), S/o (late) Boddu Chandra Rao M/s. Kesava Pattabhi Dairy Farms (Partnership Firm) Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E. G. Dist - 533437
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5a.	Smt. Boddu Ramanamma (Partner), W/o (late) Boddu Chandra Rao M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	6a.	Smt. Alapati Durga Prasanna (Partner), W/o Vaitla Naveen, M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437



7a.	Mr. Vaitla Visweswara Rao (Partner), S/o V Janaki Ramayya, M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	8a.	Smt. Vaitla Raja Rajeswari, (Partner) W/o Vaitla Visweswara Rao, M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
9a.	Smt. Vaitla Keerthi (Partner), W/o Sateesh Sankaran, M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	10a.	Smt. Boddu Bhagyalakshmi (Partner), W/o Boddu Srinivasu M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
Guarantors:			
11a.	Mr. Boddu Srinivasu S/o (late) Baddu Chandra Rao D.No 9-2 survey no 577, Near Kittaya Cheruvu, Kattamuru Village, Peddapuram Mandal, Kakinada District	12a.	Smt. Boddu Bhagyalakshmi W/o Boddu Srinivasu D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437
13a.	Smt. Boddu Ramanamma W/o (late) Boddu Chandra Rao D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437	14a.	Mr. Kora Jagan S/o Kora Surya Rao D.No. 19-1-357/C/1, Bank Colony, Near LIC office, Peddapuram Mandal Kakinada District -533437
15a.	Mr. Vaitla Naveen S/o Vaitla Visweswara Rao D.No 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.	16a.	Smt. Alapati Durga Prasanna W/o Vaitla Naveen, D.No 15-113, Subbareddy Colony Jangareddigudem, W. Godavari, AP
17a.	Mr. Vaitla Visweswara Rao, S/o V Janaki Ramayya, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP-533004	18a.	Smt. Vaitla Raja Rajeswari, W/o Vaitla Visweswara Rao, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP-533004
19a.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, D. No. 82, 28th Main, 37B cross, Jayanagar, 9th block, Sanjay Gandhi Hospital, Bangalore South, Karnataka	20a.	Mr. Mullapudi Veera Venkata Satyanarayana rao, S/o M Bojja Raju D.No.7-9-6, Sambamurthy Street, Ramaraopet, Kakinada-533004
21a.	Mr. Alapati Durga Prasad S/o A Jayabrahmananda Swami, D.No 15-113, Subbareddy Colony Jangareddigudem, W. Goadvari, AP	22a.	Mr. Kora Surya Rao S/o Kora Jaya Rao, D.No. 9-2, SC Peta, Kattamuru Mandal, Peddapuram mandal, AP-533437
23a.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, H. No. 1171, 2 nd Floor, 18A Main, 2 nd B Cross, JP Nagar, 2 nd Phase, Bengaluru, Karnataka - 560078	24a.	Smt. Alapati Durga Prasanna W/o Vaitla Naveen, D. No. 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.

M/s. Venkata Ramana Chandra Agros Private Limited:

Principle Borrower:			
1b.	M/s. Venkata Ramana Chandra Agros Pvt Ltd. Rep. by its Managing Director: a) Mr. Boddu Srinivasu & b) Mrs. Boddu Bhagyalakshmi D. No. 9-2, Kattamuru Village, Peddapuram Mandal, East Godavari District, AP - 533437	2b.	Mr. Boddu Srinivasu (Managing Director) S/o (late) Boddu Chandra Rao M/s. Venkata Ramana Chandra Agros Pvt Ltd. D. No. 9-2, Kattamuru Village, Peddapuram Mandal, East Godavari District, AP - 533437

3b.	Smt. Boddu Bhagyalakshmi (Director) M/s. Venkata Ramana Chandra Agros Pvt Ltd D. No. 9-2, Kattamuru Village, Peddapuram Mandal, East Godavari District, AP - 533437	
Guarantors:		
4b.	Mr. Boddu Srinivasu S/o (late) Boddu Chandra Rao D. No 9-2 Survey no 577, Near Kittaya Cheruvu, Kattamuru Village, Peddapuram Mandal, Kakinada District	5b. Smt. Boddu Bhagyalakshmi W/o Boddu Srinivasu D. No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437
6b.	Smt. Boddu Ramanamma W/o (late) Boddu Chandra Rao D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District- 533437.	7b. Mr. Kora Jagan S/o Kora Surya Rao D.No. 19-1-357/C/1, Bank Colony, Near LIC office, Peddapuram Mandal, Kakinada District -533437.
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10b.	Mr. Vaitla Visweswara Rao, S/o V Janaki Ramayya, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP-533004	11b. Smt. Vaitla Raja Rajeswari, W/o Vaitla Visweswara Rao, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP-533004
12b.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, D. No. 82, 28th Main 37B cross, Jayanagar 9th block, Sanjay Gandhi Hospital, Bangalaoe South, Karnataka	13b. Mr. Mullapudi Veera Venkata Satyanarayana rao, S/o M Bojja Raju D.No.7-9-6, Sambamurthy Street, Ramaraopet, Kakinada-533004
14b.	Mr. Alapati Durga Prasad S/o A Jayabrahmananda Swami, D.No 15-113, Subbareddy Colony Jangareddigudem, W. Goadvari, AP	15b. Mr. Kora Surya Rao S/o Kora Jaya Rao, D.No. 9-2, SC Peta, Kattamuru Mandal, Peddapuram mandal, AP-533437
16b.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, H. No. 1171, 2 nd Floor, 18A Main, 2 nd B Cross, JP Nagar, 2 nd Phase, Bengaluru, Karnataka - 560078	17b. Smt. Alapati Durga Prasanna W/o Mr. Vaitla Naveen D. No 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.

The details of the Reserve price of the secured assets and earnest money deposit are mentioned below:

S. No.	Description of the Immovable Properties	Reserve Price/ EMD/ Bid Increment								
1.	All that Part & Parcel of the Property consisting of commercial/Industrial building and vacant land situated in S.No. 577 which is an extent of Ac 9.00 cents = 43,560 Sq. Yards consisting of RCC Building / AC Shed at Kattamuru Village, Peddapuram Mandal, Kakinada District, SRO Peddapuram, With in the following boundaries: <table><tr><td>EAST</td><td>Land belonging to Adusumilli Veeraraghavamma</td></tr><tr><td>WEST</td><td>Land belonging to Tsaliki Satya Manasa</td></tr><tr><td>NORTH</td><td>Road</td></tr><tr><td>SOUTH</td><td>Land belonging to others</td></tr></table>	EAST	Land belonging to Adusumilli Veeraraghavamma	WEST	Land belonging to Tsaliki Satya Manasa	NORTH	Road	SOUTH	Land belonging to others	Common Reserve Price, EMD and Bid Increment for Property Serial No. 1 to 3. <u>Reserve Price:</u> ₹ 9,27,00,000.00
EAST	Land belonging to Adusumilli Veeraraghavamma									
WEST	Land belonging to Tsaliki Satya Manasa									
NORTH	Road									
SOUTH	Land belonging to others									



Additional Information: [Out of the total extent of Ac 9.00 Cent, an extent of Ac 1.00 Cent is converted into non-agricultural land and remaining Ac 8.00 Cent is not converted as Non- Agricultural Land] Executed MOD in favour of Union Bank of India (E-Andhra Bank) vide 11045/2018 & 1326/2023 by Mr. Mullapudi Veera Venkata Satyanarayana Rao, Mr. Vaitla Visweswara Rao & Mrs. Boddu Ramanamma at Joint Sub Registrar, Kakinada and Joint SRO, Peddapuram respectively.						(Rupees Nine Crore and Twenty-Seven Lakh only) EMD: ₹ 92,70,000.00 (Rupees Ninety-Two Lakh and Seventy Thousand only) Bid Increment: ₹ 9,27,000.00 (Rupees Nine Lakh and Twenty-Seven Thousand Only)
2.	The details of the Plant and Machinery in the account of M/s Kesava Pattabhi Dairy Farm are mentioned below:					
Sl. No.	Description of the Equipment / Machinery	Technical Specs. / S. No./ Capacity	Year of Mfg.	Qty	Date of Purchase	
1	Main Plant & Machinery					
1	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2019	1 Set	24.12.2019	
2	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2020	1 Set	31.08.2020	
3	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2020	1 Set	31.08.2020	
4	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2020	1 Set	11.09.2020	
5	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2021	1 Set	05.02.2021	
6	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2019	1 Set	15.11.2019	
7	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2019	LS	13.11.2019	
8	Milk Filter Sock, Fly Curtain, Fly Sheet.		2021	LS	05.02.2021	
9	Spinning Fans, Swinging Cow Brushes		2020	3,4	31.08.2020	
10	Modules, Automation Kit, Electric Motor, Electric Pump, 63VA Transformer	63 KVA	2020	LS	31.08.2020	
11	Tip Tank ST 250, Water Valve	ST250	2020	LS	31.08.2020	
12	Water Bowls, Calf Box, Cow Shower without FRP		2020	LS	31.08.2020	
13	Feed mixer Wagon		2020	1 Set	31.08.2020	



14	Bucket Milking Machine, Buffalo BMS, Combination Brush, Milk tube with Nipple		2020	LS	21.09.2020
15	Bucket Milking Machine, Buffalo BMS, Combination Brush, Milk tube with Nipple		2020	LS	21.09.2020
16	Clamps with US Bolts		2020	LS	03.12.2020
17	Brush Sets, Fly Curtains, Fly Sheets, Feeding Buckets, Filter Sock		2021	LS	12.01.2021
18	Plug Rubber, Clamp Rings		2021	LS	05.02.2021
19	Spinning Fans		2021	16	09.02.2021
20	Cubicle Divider with Clamps		2019	LS	13.11.2019
21	Straight Blades, Stop Cable Wiper, MCB VFD, Junction Box, Cables, Drive Kit		2019	LS	13.11.2019
22	Milk Filter Sock		2022	LS	25.01.2022
23	Liners, Short P. Tubes		2021	LS	10.12.2021
24	18"X9" Oil Cooled Hammer Mill Pulverizer with Blower, Cyclone attached, with 20HP Motor, Machine Bed with Motor Rails, Belt & Pulley, Make: Selvin	20 HP	2021	LS	04.02.2021
II	Utilities & Services (including pipe fittings & insulations etc)				
25	160 KVA 3 Phase Oil Type Transformer, Make: Kirloskar	160 KVA, 3 Phase	2020	1	07.10.2020
26	DG Set - 62.5KVA, Make: Jakson	62.5 KVA	2020	1	04.09.2020
27	Aluminium Armoured Cables, Copper Armoured Cables		2020	LS	11.12.2020
28	Aluminium Armoured Cables		2021	LS	01.01.2021
29	Racks & Links, UPS Batteries		2021	LS	09.01.2021
30	Electrical Panel Boards		2021	LS	31.01.2021
31	Cable Trays, Junction Boxes, Copper Flex Cables		2021	LS	12.03.2021
32	LED Lights		2020	LS	08.12.2020
33	Flood Lights		2020	LS	15.12.2020
34	Bus Bar Insulators, PG Glands, Lightning Arrestors		2020	LS	29.12.2020
35	Flexible Wires		2020	LS	29.12.2020
36	DC Glands, Aluminium Lugs,		2020	LS	29.12.2020
37	Metal Boxes		2021	LS	02.01.2021
38	DC Glands, Aluminium Lugs,		2021	LS	21.01.2021
39	DC Glands, GI Saddles, Surface Box		2021	LS	03.02.2021



3. The details of the Plant and Machinery in the account of M/s Venkata Ramana Chandra Agros Private Limited are mentioned below:

Sl. No.	Description of the Machinery	Technical Specs. / S No. / Capacity	Year of Mfg.	Qty.	Date of Purchase
I	Main Plant and Machinery				
1	Roller Conveyors, Tripping Bars, SS Electronic Weighing Machines, Weigh Bowls, AISI 304 Tanks for Dumping, NT 50X 49Plates, Centrifugal Pumps, Can Drip Saver, Lid Wash, Can Scrubber, Powder Mixer Single Cone Blender Machine, Centrifugal Pumps - 2nos., AISI 304 Tanks, Centrifugal Milk Pumps, Can Steaming Block, Simplex Filter, SS Machinery for Cleaning, AISI 304 Panner HUPS	AISI 304 specified tanks	2020	LS	28.12.2020
2	AISI 316 Tanks for Dosing Lye and Acid Tanks-2500 Ltrs.	2500 Lts.	2020	5	25.11.2020
3	AISI Tanks For CIP Clean In Process (2.5KL*4)	2500 Lts.	2020	4	25.11.2020
4	AISI 304 Tank 5KL Milk insulated Tanks (5KL*2)	5000 Lts.	2020	2	24.11.2020
5	AISI 316, AISI 304 Tanks for Melting, Boiling, Storage, Multi-Purpose	AISI 316 AISI 304	2020	LS	28.12.2020
6	AISI 304 Pipe & Pipe Fittings, Flow Plates, aisi 304 Tanks for Inoculation, Coagulation	AISI 316 AISI 304	2021	LS	29.01.2021
7	AISI 304 Milk Insulated tanks 10KL*2, 5KL	10 KL	2021	LS	14.07.2021
8	AISI 304 Tank	AISI 304	2021	1	12.07.2021
9	Hot water insulated tank with heaters		2021	LS	07.12.2021
10	Control Panel, AISI 304 Pipe & Pipe Fittings, Pipes	AISI 304	2021	LS	05.02.2021
11	80mm Thick PUFF Insulated Panels for Ceiling walls and Partition, 60mm Thick PUFF Slab for Floor Insulation, Flashing Items.		2020	LS	27.10.2020
12	SS Pipes -72mtrs, Amul Drain Trap - 15nos.,	L- 72 Mts	2020	LS	20.10.2020
13	SS Pipes (For Milk Transfer)		2021	LS	27.03.2021
14	Plate Heat Exchanger - Milk Chiller		2021	1	10.08.2021
15	SS Pipes (For Milk Transfer)		2021	LS	10.08.2021



16	Centrifugal Milk Pump, Stools, Lid wash		2021	LS	23.09.2021
17	Milk Analysers 05 Nos		2021	LS	30.10.2021
18	Milk Analysers 10 Nos		2021	LS	
19	Continuous butter melting VAT (Ghee Section)		2021	LS	27.10.2021
20	Working Tables & Plungers		2021	LS	15.09.2021
21	Metaflex Hinged Door and Chute Door.		2020	LS	28.11.2020
22	Air Cooled Condensing Unit for Milk Cold Room, Blast Chiller, Curd Cold Room, High Efficiency Evaporators, Axial Flow Fans, for Milk Cold Room, Curd Blast Chiller, Curd Cold Room, Control Panels for Curd Blast Chiller & Curd cold room refrigeration units, Refrigerant Piping with Suction Line Insulation, Control Cabling, Refrigeration controls for Cold Store Units, Heater Coil for Induction Room		2020	LS	17.12.2020
23	IBT System for Milk Chilling		2021	1	01.04.2021
24	IBT System for Milk Chilling		2021		04.01.2021
25	Silicon Sealants, Rivets, Fasteners, PVC Grippers, Floor Insulation Accessories like Bitumen, Tarfelt & Shalacote		2020	LS	17.12.2020
26	Crate washer, rolling conveyor near packing machines.		2021	LS	22.10.2021
27	Crate Conveyer - 15mts, with Packing Tables and servo motor		2021	LS	10.08.2021
28	Glass Bottles for milk packing (Farm Fresh Milk)		2021	LS	12.04.2021
29	Date Coding Machine for Packing Machine		2021	LS	27.07.2021
30	Date Coding Machine (Ink Jet)		2022	LS	27.07.2022
31	Paneer vacuum packing double head machine.		2021	LS	30.12.2021
32	Hand Sealing Machine for ghee packing		2022	LS	28.05.2022
33	Empty Buckets for curd packing		2022	LS	03.01.2022
34	Curd Cup filling machine Alteration charges from 200gm and 400gm		2021	LS	08.05.2021
35	5Kl Per Hr Milk/Curd Packing machine	5KL/Hr	2021	LS	03.03.2021



36	5Kl Per Hr Milk/Curd Packing machine	5KL/Hr	2021	LS	03.03.2021
37	Cup Curd Filling machine		2021	LS	03.03.2021
38	Ghee Sealing machine for glass jars (Vad Sealing)		2022	LS	28.05.2022
39	Curd Milk Pasteurization Module, Cream Separation Station - 5000LPH Capacity, Ghee Clarification Station - 800LPH capacity	5KL/Hr 800L/Hr	2020	LS	12.11.2020
40	Stabilizers for packing machines		2022	LS	13.05.2022
41	Homogenizer Tetra Alex Machine		2020	LS	12.11.2020
42	PH Booster, Make: CHEMBOND		2021	LS	21.12.2021
43	5000LPH Fully Automatic R.O. Water Plant, 1KL SS Tank	5KL/Hr	2021	LS	25.04.2021
44	Lab Equipment viz., Digital Water Bath, Hot Air Oven, Auto Clave, Laboratory Centrifuge, Hot Plate, Medium Duty Stirrer, BOD Incubator, Laminar Air Flow, Balance		2021	LS	31.08.2021
45	Nilkamal 10 Ltr milk crates 2000 Nos	10 KL	2021	LS	31.08.2021
46	Nilkamal 12 Ltr milk crates 2000 Nos	12 KL	2021	LS	20.07.2021
47	Nilkamal 12 Ltr glass bottle crates 2500 Nos	12 KL	2021	LS	20.07.2021
48	Nilkamal 24 Nos glass bottle crates 2000 Nos	24 capacity	2021	LS	31.08.2021
49	Geeta SS Cans for milk procurement	SS cans	2022	LS	29.01.2022
50	Lab Material glass tubes, pipets, borosil brand.		2021	LS	08.09.2021
51	Shellmax Boiler model: SM 10DH/10.54, Gas Fired	Gas Fired	2020	1	30.12.2020
52	Pipes and fittings of boiler and IBT erection charges, GI pipes, Alm Insulators, Glass Whool, Thermocol Insulation, M.S Pipes, Pressure Valves, Butterfly valves.		2020	LS	29.10.2020
53	Wood Boiler 0.7 Ton	0.7 Ton	2022	LS	12.05.2022
54	For Wood Boiler attachments		2020	LS	25.05.2020
55	Economizer for wood Boiler		2020	LS	31.05.2020
56	MS Tubes, GP Tubes, GI Tubes (Structural Material of Boiler)		2021	LS	23.01.2021
57	MS Plates, MS Angles, MS Rounds (Structural Material of Boiler)		2021	LS	12.02.2021



58	GI Tubes, GP Tubes, MS Rounds (Structural Material of Boiler)		2020	LS	26.09.2020
59	GP Tubes, MS Flats, GP Sheets (Structural Material of Boiler)		2020	LS	18.08.2020
60	Aluminum Armoured Cables		2020	LS	11.12.2020
61	Copper Armoured Cables, Aluminum Armoured Cables,		2021	LS	01.01.2021
62	15KVA 3PH Stabilizers - 2nos.,	15KVA, 3 Phase	2021	2	09.01.2021
63	MCC Panel Board with Electrical Items, Bus Bar, Wiring		2021	LS	19.03.2021
64	Panel Board, Cable Trays		2021	LS	27.03.2021
65	Panel Board Electrical Consumables		2020	LS	12.11.2020
66	Copper Armoured Cables, Aluminums Armoured Cables,		2021	LS	05.01.2021
67	Flexible Cables, Copper Lus, GI perforated Trays, Bus Bar, Hooters		2021	LS	06.04.2021
68	Core Flexible Cables, Copper Armored Cables		2021	LS	06.10.2021
69	3Pole Capacitor Duty Contactor, Make: Siemens		2022	1	17.06.2022
70	Cable Trays		2021	5	16.06.2021
71	MCCB's, Relays, Voltmeters, PVC Junction Boxes		2021	LS	30.06.2021
72	Direct On-Line Starters, 16Amps Sockets & Switches		2021	LS	07.01.2021
73	25KVAR Capacitor Duty Contactors	25 KVAR	2022	2	02.07.2022
74	8 Stage Relays		2022	1	14.07.2022
75	Direct On-Line Starters, Copper Flexible Cables, Relays		2021	LS	06.07.2021
76	Copper Flexible wires, Flexible Pipes, Junction Boxes, Surface Boxes, 3 Pin Sockets, Bus Bars, Glands PG		2021	LS	11.08.2021
77	Starter Panels, Direct On Line Starters, Relays, MCCB's		2021	LS	11.08.2021
78	Starter Panels, Relays		2021	LS	11.08.2021
79	100A Bus Bar, MCB Channels 16A Plug & Socket, DOL Starters	100A Bus Bar	2021	LS	21.08.2021
80	18" Exhaust Fans, 18" Pedestal Air circulators	18"	2021	5	23.08.2021
81	Core Copper Flexible Cables, MCB's, Copper Lugs		2021	LS	02.09.2021



82	PVC Boxes, Modular Plates, Sockets, Copper Flexible Cables		2021	LS	01.10.2021
83	MCC Panel		2021	1 Set	08.01.2021
84	6A Plug Tops, 3Pin Plug Tops, Switches & Sockets		2021	LS	13.10.2021
85	Copper Flexible Cables, DC Glands		2021	LS	12.01.2021
86	Transformer Boxes, 3Phase MCCB's		2021	LS	19.01.2021
87	Auxiliary Contactors,		2021	LS	03.12.2021
88	Handles, Auxiliary Contact Blocks		2021	LS	27.12.2021
89	Electrical Goods, glands, PVC and ss glands		2021	LS	04.10.2021
90	Electrical Goods, glands, PVC and ss glands		2021	LS	26.04.2021
91	Electrical Goods, glands, PVC and ss glands		2021	LS	26.04.2021
92	Channels for tanks and supporting pillars		2021	LS	30.04.2021
93	Supporting structure for silos and other machines.		2021	LS	04.08.2021
94	Spares for Air compressors		2021	LS	04.06.2021
95	Spares for machine in the processing plant		2021	LS	15.04.2021
96	Milk Crates 12ltr (Blue Crates)	12 Ltrs	2022	LS	14.05.2022
97	Paneer Hoops For Panner Making		2021	LS	26.08.2021
98	Glass Bottles Manual Cleaning Machine		2022	LS	19.02.2022
99	Spares for cold-rooms		2020	LS	17.12.2020
100	SS Cans		2020	LS	
101	Turn Tables, Bottle Rinsing Machine, 6-Head Automatic Filling Machine, Automatic Capping Machine with Auto Cap Dispenser, SS Slat Chain Conveyer with Motor, Gear Boxes		2021	LS	03.03.2021
102	Printers - Domino AX Series - AX 150 Printer Standard	AX-150	2021	LS	27.07.2021
103	Printer - Domino TTO, RH IM Printer, V20i - 2nos., Touch Pad	V20i	2021	LS	22.07.2021
104	Air Compressor, Make: ELGI, with 500l Air Tank, Air Dryer and other accessories	ELGI	2020	LS	03.11.2020
II	Utilities & Services (including pipe fittings & insulations etc.)				
105	3 Phase Oil Type Copper Wound Distribution 500KVA Transformer, Make: Kirloskar	500KVA	2020	1	07.10.2020
106	Electrical Consumables		2021	LS	28.07.2021

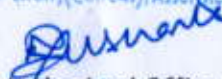
107	24W, 18W, 18W, 20W LED Lights	LED	2021	LS	19.08.2021
108	24Watt LED Light	LED	2020	9	15.12.2020
109	Dummy Plates & Metal Boxes	24watt	2020	LS	24.12.2020
110	DL Glands, MCB Encloser, Core Flexible Wires		2021	LS	01.03.2021
111	Flexible Pipes		2021	LS	15.06.2021
112	Dummy Plates & Fan Regulators		2021	LS	30.07.2021
113	Dummy Plates, 6A Switches, 5Pin Sockets, Fan Regulators	6A	2021	LS	18.09.2021
114	Switches, Sockets, Fan Regulators, Indicators		2021	LS	18.09.2021
115	Pole Isolators, MCB's Ceiling Plates, Angle Holders & Batten Holders		2021	LS	18.09.2021
116	PVC Saddles, Dummy Plates, LED Lights		2021	LS	20.09.2021
117	MCB switches		2021	LS	05.11.2021
118	Wire Coils, Sockets & Switches		2022	LS	02.07.2022
119	4 Way Connectors, Metal Boxes, LED Bulbs, Dummy Plates		2020	LS	12.12.2020
120	Post Lights, Flood Lights, LED Lights		2020	LS	12.08.2020
121	GI Flats of different sizes		2020	LS	19.11.2020
122	Weighing scales for plant purpose.		2021	LS	26.10.2021

Encumbrances as mentioned in Terms and condition available in the bank's website.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> . The same is also enclosed herewith.

कुते / For
यूनियन बैंक ऑफ इंडिया/Union Bank of India
एसेट रिकवरी शाखा, (एआरबी)/Asset Recovery Br., (ARB)

Place: Visakhapatnam
Date: 04-03-2026


प्रमाणित हस्ताक्षर / Authorized Officer
विशाखapatnam
Union Bank of India

Encl: Terms of sale



TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower(s):	M/s. Kesava Pattabhi Dairy Farms	
	M/s. Kesava Pattabhi Dairy Farms (Partnership Firm) Represented by Managing Partners: 1a. a) Mr. Boddu Srinivasu & b) Mr. Vaitla Naveen Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	
	Mr. Boddu Srinivasu (Managing Partner), S/o (late) Boddu Chandra Rao	
	2a. M/s. Kesava Pattabhi Dairy Farms (Partnership Firm) Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	
	Mr. Vaitla Naveen (Managing Partner), S/o Vaitla Visweswara Rao	
	3a. M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	
	Mr. Kora Jagan (Partner), S/o Kora Surya Rao	
	4a. M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	
	Smt. Boddu Ramanamma (Partner), W/o (late) Boddu Chandra Rao	
	5a. M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	
	Smt. Alapati Durga Prasanna (Partner), W/o Vaitla Naveen,	
	6a. M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	
	Mr. Vaitla Visweswara Rao (Partner), S/o V Janaki Ramayya,	
	7a. M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	
	Smt. Vaitla Raja Rajeswari, (Partner) W/o Vaitla Visweswara Rao,	
	8a. M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	
	Smt. Vaitla Keerthi (Partner), W/o Sateesh Sankaran,	
	9a. M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	
	Smt. Boddu Bhagyalakshmi (Partner), W/o Boddu Srinivasu	
	10a. M/s. Kesava Pattabhi Dairy Farms Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G. Dist. - 533437	



	M/s. Venkata Ramana Chandra Agros Private Limited:	
	1b.	M/s. Venkata Ramana Chandra Agros Pvt Ltd. Rep. by its Managing Director: a) Mr. Boddu Srinivasu & b) Mrs. Boddu Bhagyalakshmi D. No. 9-2, Kattamuru Village, Peddapuram Mandal, East Godavari District, AP - 533437
	2b.	Mr. Boddu Srinivasu (Managing Director) S/o (late) Boddu Chandra Rao M/s. Venkata Ramana Chandra Agros Pvt Ltd. D. No. 9-2, Kattamuru Village, Peddapuram Mandal, East Godavari District, AP - 533437
	3b.	Smt. Boddu Bhagyalakshmi (Director) W/o Boddu Srinivasu M/s. Venkata Ramana Chandra Agros Pvt Ltd D. No. 9-2, Kattamuru Village, Peddapuram Mandal, East Godavari District, AP - 533437
Name and address of the Guarantor(s)	Guarantors of M/s Kesava Pattabhi Dairy Farms:	
	11a.	Mr. Boddu Srinivasu S/o (late) Baddu Chandra Rao D.No 9-2 survey no 577, Near Kittaya Cheruvu, Kattamuru Village, Peddapuram Mandal, Kakinada District-533437
	12a.	Smt. Boddu Bhagyalakshmi W/o Boddu Srinivasu D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437
	13a.	Smt. Boddu Ramanamma W/o (late) Boddu Chandra Rao D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437
	14a.	Mr. Kora Jagan S/o Kora Surya Rao D.No. 19-1-357/C/1, Bank Colony, Near LIC office, Peddapuram Mandal, Kakinada District -533437
	15a.	Mr. Vaitla Naveen S/o Vaitla Visweswara Rao D.No 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.
	16a.	Smt. Alapati Durga Prasanna W/o Vaitla Naveen, D.No 15-113, Subbareddy Colony, Jangareddigudem, West Godavari, AP-534447
	17a.	Mr. Vaitla Visweswara Rao, S/o V Janaki Ramayya, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP-533004
	18a.	Smt. Vaitla Raja Rajeswari, W/o Vaitla Visweswara Rao, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP-533004
	19a.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, D. No. 82, 28th Main, 37B cross, Jayanagar, 9th block, Sanjay Gandhi Hospital, Bangalaoe South, Karnataka
	20a.	Mr. Mullapudi Veera Venkata Satyanarayana rao, S/o M Bojja Raju D.No.7-9-6, Sambamurthy Street, Ramaraopet, Kakinada-533004
	21a.	Mr. Alapati Durga Prasad S/o A Jayabrahmananda Swami, D.No 15-113, Subbareddy Colony, Jangareddigudem, West Goadvari, AP-534447
	22a.	Mr. Kora Surya Rao S/o Kora Jaya Rao, D.No. 9-2, SC Peta, Kattamuru Mandal, Peddapuram mandal, AP-533437



23a.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, H. No. 1171, 2 nd Floor, 18A Main, 2 nd B Cross, JP Nagar, 2 nd Phase, Bengaluru, Karnataka - 560078
24a.	Smt. Alapati Durga Prasanna W/o Vaitla Naveen, D. No. 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.

Guarantors of M/s. Venkata Ramana Chandra Agros Private Limited:

4b.	Mr. Boddu Srinivasu S/o (late) Boddu Chandra Rao D. No 9-2 Survey no 577, Near Kittaya Cheruvu, Kattamuru Village, Peddapuram Mandal, Kakinada District-533437.
5b.	Smt. Boddu Bhagyalakshmi W/o Boddu Srinivasu D. No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District- 533437.
6b.	Smt. Boddu Ramanamma W/o (late) Boddu Chandra Rao D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District- 533437.
7b.	Mr. Kora Jagan S/o Kora Surya Rao D.No. 19-1-357/C/1, Bank Colony, Near LIC office, Peddapuram Mandal, Kakinada District -533437.
8b.	Mr. Vaitla Naveen S/o Vaitla Visweswara Rao D.No 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.
9b.	Smt. Alapati Durga Prasanna W/o Vaitla Naveen, D. No 15-113, Subbareddy Colony, Jangareddigudem, West Godavari, AP- 534447.
10b.	Mr. Vaitla Visweswara Rao, S/o V Janaki Ramayya, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP- 533004.
11b.	Smt. Vaitla Raja Rajeswari, W/o Vaitla Visweswara Rao, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP- 533004
12b.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, D. No. 82, 28th Main 37B cross, Jayanagar 9th block, Sanjay Gandhi Hospital, Bangalaoe South, Karnataka
13b.	Mr. Mullapudi Veera Venkata Satyanarayana rao, S/o M Bojja Raju D.No.7-9-6, Sambamurthy Street, Ramaraopet, Kakinada-533004
14b.	Mr. Alapati Durga Prasad S/o A Jayabrahmananda Swami, D.No 15-113, Subbareddy Colony, Jangareddigudem, West Goadvari, AP- 534447
15b.	Mr. Kora Surya Rao S/o Kora Jaya Rao, D.No. 9-2, SC Peta, Kattamuru Mandal, Peddapuram mandal, AP-533437
16b.	Smt. Vaitla Keerthi, W/o Sateesh Sankaran, H. No. 1171, 2 nd Floor, 18A Main, 2 nd B Cross, JP Nagar, 2 nd Phase, Bengaluru, Karnataka - 560078



17b.	Smt. Alapati Durga Prasanna W/o Mr. Vaitla Naveen D. No 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.				
2. Name and address of the Secured Creditor	Base Branch: Suryaraopeta Branch, Kakinada. Presently the Account is in Union Bank of India, Asset Recovery Branch, Door No. 26-15-150, Andhra Bank Building, Changalraopeta, Visakhapatnam 530 001.				
3. Description of immovable secured assets to be Sold: -					
Description of the Immovable Properties					
Property No. 1: All that Part & Parcel of the Property consisting of commercial/Industrial building and vacant land situated in S.No. 577 which is an extent of Ac 9.00 cents = 43,560 sq.yards consisting of RCC Building / AC Shed at Kattamuru Village, Peddapuram Mandal, Kakinada District, SRO Peddapuram, With in the following boundaries:					
EAST	Land belonging to Adusumilli Veeraraghavamma				
WEST	Land belonging to Tsaliki Satya Manasa				
NORTH	Road				
SOUTH	Land belonging to others				
Additional Information: [Out of the total extent of Ac 9.00 Cent, an extent of Ac 1.00 Cent is converted into non-agricultural land and remaining Ac 8.00 Cent is not converted as Non- Agricultural Land]					
Executed MOD in favour of Union Bank of India (E-Andhra Bank) vide 11045/2018 & 1326/2023 by Mr. Mullapudi Veera Venkata Satyanarayana Rao, Mr. Vaitla Visweswara Rao & Mrs. Boddu Ramanamma at Joint Sub Registrar, Kakinada and Joint SRO, Peddapuram respectively.					
Property No. 2: The details of the Plant and Machinery in the account of M/s Kesava Pattabhi Dairy Farm are mentioned below:					
Sl. No.	Description of the Equipment/ Machinery	Technical Specs./ S. No./ Capacity	Year of Mfg.	Qty	Date of Purchase
I	Main Plant & Machinery				
1	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2019	1 Set	24.12.2019
2	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2020	1 Set	31.08.2020
3	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2020	1 Set	31.08.2020
4	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2020	1 Set	11.09.2020
5	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2021	1 Set	05.02.2021
6	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2019	1 Set	15.11.2019
7	Equipment for Milking System 2x8 HB 50 LL in conjunction with Dairy Machinery.	2x8 HB 50 LL	2019	LS	13.11.2019
8	Milk Filter Sock, Fly Curtain, FlySheet.		2021	LS	05.02.2021
9	Spinning Fans, Swinging Cow Brushes		2020	3,4	31.08.2020
10	Modules, Automation Kit, Electric Motor, Electric Pump, 63VA Transformer	63 KVA	2020	LS	31.08.2020
11	Tip Tank ST 250, Water Valve	ST250	2020	LS	31.08.2020

12	Water Bowls, Calf Box, Cow Shower without FRP		2020	LS	31.08.2020
13	Feed mixer Wagon		2020	1 Set	31.08.2020
14	Bucket Milking Machine, Buffalo BMS, Combination Brush, Milk tube with Nipple		2020	LS	21.09.2020
15	Bucket Milking Machine, Buffalo BMS, Combination Brush, Milk tube with Nipple		2020	LS	21.09.2020
16	Clamps with US Bolts		2020	LS	03.12.2020
17	Brush Sets, Fly Curtains, Fly Sheets, Feeding Buckets, Filter Sock		2021	LS	12.01.2021
18	Plug Rubber, Clamp Rings		2021	LS	05.02.2021
19	Spinning Fans		2021	16	09.02.2021
20	Cubicle Divider with Clamps		2019	LS	13.11.2019
21	Straight Blades, Stop Cable Wiper, MCB VFD, Junction Box, Cables, Drive Kit		2019	LS	13.11.2019
22	Milk Filter Sock		2022	LS	25.01.2022
23	Liners, Short P.Tubes		2021	LS	10.12.2021
24	18"X9" Oil Cooled Hammer Mill Pulverizer with Blower, Cyclone attached, with 20HP Motor, Machine Bed with Motor Rails, Belt & Pulley, Make:: Selvin	20 HP	2021	LS	04.02.2021
II	Utilities & Services (including pipe fittings & insulations etc)				
25	160kva 3pHASE Oil Type Transformer, Make:: Kirloskar	160 KVA, 3 Phase	2020	1	07.10.2020
26	DG Set - 62.5KVA, Make:: Jakson	62.5 KVA	2020	1	04.09.2020
27	Aluminum Armoured Cables, Copper Armoured Cables		2020	LS	11.12.2020
28	Aluminum Armoured Cables		2021	LS	01.01.2021
29	Racks & Links, UPS Batteries		2021	LS	09.01.2021
30	Electrical Panel Boards		2021	LS	31.01.2021
31	Cable Trays, Junction Boxes, Copper Flex Cables		2021	LS	12.03.2021
32	LED Lights		2020	LS	08.12.2020
33	Flood Lights		2020	LS	15.12.2020
34	Bus Bar Insulators, PG Glands, Lightning Arrestors		2020	LS	29.12.2020
35	Flexible Wires		2020	LS	29.12.2020
36	DC Glands, Aluminum Lugs,		2020	LS	29.12.2020
37	Metal Boxes		2021	LS	02.01.2021
38	DC Glands, Aluminum Lugs,		2021	LS	21.01.2021
39	DC Glands, GI Saddles, Surface Box		2021	LS	03.02.2021

Property No. 3:

The details of the Plant and Machinery in the account of M/s Venkata Ramana Chandra Agros Private Limited are mentioned below:

Sl. No.	Description of the Machinery	Technical Specs./ S No./ Capacity	Year of Mfg.	Qty.	Date of Purchase
I	Main Plant and Machinery				
1	Roller Conveyors, Tripping Bars, SS Electronic Weighing Machines, Weigh Bowls, AISI 304 Tanks for Dumping, NT 50X 49 Plates, Centrifugal Pumps, Can Drip Saver, Lid Wash, Can Scrubber, Powder Mixer Single Cone Blender Machine, Centrifugal Pumps - 2nos.,	AISI 304 specified tanks	2020	LS	28.12.2020



	AISI 304 Tanks, Centrifugal Milk Pumps, Can Steaming Block, Simplex Filter, SS Machinery for Cleaning, AISI 304 Panner HUPS				
2	AISI 316 Tanks for Dosing Lye and Acid Tanks- 2500 Lts.	2500 Lts.	2020	5	25.11.2020
3	AISI Tanks For CIP Clean In Process (2.5KL*4)	2500 Lts.	2020	4	25.11.2020
4	AISI 304 Tank 5KL Milk insulated Tanks (5KL*2)	5000 Lts.	2020	2	24.11.2020
5	AISI 316, AISI 304 Tanks for Melting, Boiling, Storage, Multi Purpose	AISI 316 AISI 304	2020	LS	28.12.2020
6	AISI 304 Pipe & Pipe Fittings, Flow Plates, aisi 304 Tanks for Inoculation, Coagulation	AISI 316 AISI 304	2021	LS	29.01.2021
7	AISI 304 Milk Insulated tanks 10KL*2, 5KL	10 KL	2021	LS	14.07.2021
8	AISI 304 Tank	AISI 304	2021	1	12.07.2021
9	Hot water insulated tank with heaters		2021	LS	07.12.2021
10	Control Panel, AISI 304 Pipe & Pipe Fittings, Pipes	AISI 304	2021	LS	05.02.2021
11	80mm Thick PUFF Insulated Panels for Ceiling walls and Partition, 60mm Thick PUFF Slab for Floor Insulation, Flashing Items.		2020	LS	27.10.2020
12	SS Pipes -72mtrs, Amul Drain Trap - 15nos.,	L- 72 Mts	2020	LS	20.10.2020
13	SS Pipes (For Milk Transfer)		2021	LS	27.03.2021
14	Plate Heat Exchanger - Milk Chiller		2021	1	10.08.2021
15	SS Pipes (For Milk Transfer)		2021	LS	10.08.2021
16	Centrifugal Milk Pump, Stools, Lid wash		2021	LS	23.09.2021
17	Milk Analysers 05nos		2021	LS	30.10.2021
18	Milk Analysers 10nos		2021	LS	
19	Continuous butter melting VAT (Ghee Section)		2021	LS	27.10.2021
20	Working Tables & Plungers		2021	LS	15.09.2021
21	Metaflex Hinged Door and Chute Door.		2020	LS	28.11.2020
22	Air Cooled Condensing Unit for Milk Cold Room, Blast Chiller, Curd Cold Room, High Efficiency Evaporators, aXIAL Flow Fans, for Milk Cold Room, Curd Blast Chiller, Curd Cold Room, Control Panels for Curd Blast Chiller & Curd cold room refrigeration units, Refrigerant Piping with Suction Line Insulation, Control Cabling, Refrigeration controls for Cold Store Units, Heater Coil for Induction Room		2020	LS	17.12.2020
23	IBT System for Milk Chilling		2021	1	01.04.2021
24	IBT System for Milk Chilling		2021		04.01.2021
25	Silicon Sealants, Rivets, Fasteners, PVC Grippers, Floor Insulation Accessories like Bitumen, Tarfelt & Shalacote		2020	LS	17.12.2020
26	Crate washer, rolling coveyer near packing machines.		2021	LS	22.10.2021
27	Crate Conveyer - 15mts, with Packing Tables and servo motor		2021	LS	10.08.2021
28	Glass Bottles for milk packing (Farm Fresh Milk)		2021	LS	12.04.2021
29	Date Coding Machine for Packing Machine		2021	LS	27.07.2021
30	Date Coding Machine (Ink Jet)		2022	LS	27.07.2022
31	Paneer vaccum packing double head machine.		2021	LS	30.12.2021
32	Hand Sealing Machine for ghee packing		2022	LS	28.05.2022
33	Empty Buckets for curd packing		2022	LS	03.01.2022
34	Curd Cup friiling machine Alteration charges from 200gm and 400gm		2021	LS	08.05.2021



35	5Kl Per hr Milk/Curd Packing machine	5KL/Hr	2021	LS	03.03.2021
36	5Kl Per hr Milk/Curd Packing machine	5KL/Hr	2021	LS	03.03.2021
37	Cup Curd Filling machine		2021	LS	03.03.2021
38	Ghee Sealing machine for glass jars (Vad Sealing)		2022	LS	28.05.2022
39	Curd Milk Pasteurisation Module, Cream Separation Station - 5000LPH Capacity, Ghee Clarification Station - 800LPH capacity	5KL/Hr 800L/Hr	2020	LS	12.11.2020
40	Stabilizers for packing machines		2022	LS	13.05.2022
41	Homogenizer Tetra Alex Machine		2020	LS	12.11.2020
42	PH Booster, Make:: CHEMBOND		2021	LS	21.12.2021
43	5000LPH Fully Automatic R.O. Water Plant, 1KL SS Tank	5KL/Hr	2021	LS	25.04.2021
44	Lab Equipment viz., DIGITAL Water Bath, Hot Air Oven, Auto Clave, Laboratory Centrifuge, Hot Plate, Medium Duty Stirrer, BOD Incubator, Laminar Air Flow, Balance		2021	LS	31.08.2021
45	Nilkamal 10ltr milk crates 2000nos	10 KL	2021	LS	31.08.2021
46	Nilkamal 12ltr milk crates 2000nos	12 KL	2021	LS	20.07.2021
47	Nilkamal 12Ltr glass bottle crates 2500nos	12 KL	2021	LS	20.07.2021
48	Nilkamal 24nos glass bottle crates 2000nos	24 capacity	2021	LS	31.08.2021
49	Geeta SS Cans for milk procurement	SS cans	2022	LS	29.01.2022
50	Lab Material glass tubes, pipets, borosil brand.		2021	LS	08.09.2021
51	Shellmax Boiler model:: SM 10DH/10.54, Gas Fired	Gas Fired	2020	1	30.12.2020
52	Pipes and fittings of boiler and IBT erection charges, GI pipes, Alm Insulators, Glass Wool, Thermocol Insulation, M.S Pipes, Pressure Valves, Butterfly valves.		2020	LS	29.10.2020
53	Wood Boiler 0.7 Ton	0.7 Ton	2022	LS	12.05.2022
54	For Wood Boiler attachments		2020	LS	25.05.2020
55	Economizer for wood Boiler		2020	LS	31.05.2020
56	MS Tubes, GP Tubes, GI Tubes (Structural Material of Boiler)		2021	LS	23.01.2021
57	MS Plates, MS Angles, MS Rounds (Structural Material of Boiler)		2021	LS	12.02.2021
58	GI Tubes, GP Tubes, MS Rounds (Structural Material of Boiler)		2020	LS	26.09.2020
59	GP Tubes, MS Flats, GP Sheets (Structural Material of Boiler)		2020	LS	18.08.2020
60	Aluminum Armoured Cables		2020	LS	11.12.2020
61	Copper Armoured Cables, Aluminum Armoured Cables,		2021	LS	01.01.2021
62	15KVA 3PH Stabilizers - 2nos.,	15KVA, 3 Phase	2021	2	09.01.2021
63	MCC Panel Board with Electrical Items, Bus Bar, Wiring		2021	LS	19.03.2021
64	Panel Board, Cable Trays		2021	LS	27.03.2021
65	Panel Board Electrical Consumables		2020	LS	12.11.2020
66	Copper Armoured Cables, Alluminium Armoured Cables,		2021	LS	05.01.2021
67	Flexible Cables, Copper Bus, GI perforated Trays, Bus Bar, Hooters		2021	LS	06.04.2021
68	Core Flexible Cables, Copper Armoured Cables		2021	LS	06.10.2021



69	3Pole Capacitor Duty Contactor, Make:: Siemens		2022	1	17.06.2022
70	Cable Trays		2021	5	16.06.2021
71	MCCB's, Relays, Voltmeters, PVC Junction Boxes		2021	LS	30.06.2021
72	Direct On-Line Starters, 16Amps Sockets & Switches		2021	LS	07.01.2021
73	25KVAR Capacitor Duty Contactors	25 KVAR	2022	2	02.07.2022
74	8 Stage Relays		2022	1	14.07.2022
75	Direct On-Line Starters, Copper Flexible Cables, Relays		2021	LS	06.07.2021
76	Copper Flexible wires, Flexible Pipes, Junction Boxes, Surface Boxes, 3 Pin Sockets, Bus Bars, Glands PG		2021	LS	11.08.2021
77	Starter Panels, Direct On Line Starters, Relays, MCCB's		2021	LS	11.08.2021
78	Starter Panels, Relays		2021	LS	11.08.2021
79	100A Bus Bar, MCB Channels 16A Plug & Socket, DOL Starters	100A Bus Bar	2021	LS	21.08.2021
80	18" Exhaust Fans, 18" Pedestal Air circulators	18"	2021	5	23.08.2021
81	Core Copper Flexible Cables, MCB's, Copper Lugs		2021	LS	02.09.2021
82	PVC Boxes, Modular Plates, Sockets, Copper Flexible Cables		2021	LS	01.10.2021
83	MCC Panel		2021	1 Set	08.01.2021
84	6A Plug Tops, 3Pin Plug Tops, Switches & Sockets		2021	LS	13.10.2021
85	Copper Flexible Cables, DC Glands		2021	LS	12.01.2021
86	Transformer Boxes, 3Phase MCCB's		2021	LS	19.01.2021
87	Auxiliary Contactors,		2021	LS	03.12.2021
88	Handles, Auxiliary Contact Blocks		2021	LS	27.12.2021
89	Electrical Goods, glands, pvc and ss glands		2021	LS	04.10.2021
90	Electrical Goods, glands, pvc and ss glands		2021	LS	26.04.2021
91	Electrical Goods, glands, pvc and ss glands		2021	LS	26.04.2021
92	Channels for tanks and supporting pillars		2021	LS	30.04.2021
93	Supporting structure for silos and other machines.		2021	LS	04.08.2021
94	Spares for Air compressors		2021	LS	04.06.2021
95	Spares for machine in the processing plant		2021	LS	15.04.2021
96	Milk Crates 12ltr (Blue Crates)	12 Ltrs	2022	LS	14.05.2022
97	Panner Hoops For panner Making		2021	LS	26.08.2021
98	Glass Bottles Manual Cleaning Machine		2022	LS	19.02.2022
99	Spares for coldrooms		2020	LS	17.12.2020
100	SS Cans		2020	LS	
101	Turn Tables, Bottle Rinsing Machine, 6-Head Automatic Filling Machine, Automatic Capping Machine with Auto Cap Dispenser, SS Slat Chain Conveyer with Motor, Gear Boxes		2021	LS	03.03.2021
102	Printers - Domino AX Series - AX 150 Printer Standard	AX-150	2021	LS	27.07.2021
103	Printer - Domino TTO, RH IM Printer, V20i - 2nos., Touch Pad	V20i	2021	LS	22.07.2021
104	Air Compressor, Make:: ELGI, with 500l Air Tank, Air Dryer and other accessories	ELGI	2020	LS	03.11.2020
II	Utilities & Services (including pipe fittings & insulations etc)				
105	3Phase Oil Type Copper Wound Distribution 500KVA Transformer, Make :: Kirloskar	500KVA	2020	1	07.10.2020



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106	Electrical Consumables		2021	LS	28.07.2021
107	24W, 18W, 18W, 20W LED Lights	LED	2021	LS	19.08.2021
108	24Watt LED Light	LED	2020	9	15.12.2020
109	Dummy Plates & Metal Boxes	24watt	2020	LS	24.12.2020
110	DL Glands, MCB Encloser, Core Flexible Wires		2021	LS	01.03.2021
111	Flexible Pipes		2021	LS	15.06.2021
112	Dummy Plates & Fan Regulators		2021	LS	30.07.2021
113	Dummy Plates, 6A Switches, 5Pin Sockets, Fan Regulators	6A	2021	LS	18.09.2021
114	Switches, Sockets, Fan Regulators, Indicators		2021	LS	18.09.2021
115	Pole Isolators, MCB's Ceiling Plates, Angle Holders & Batten Holders		2021	LS	18.09.2021
116	PVC Saddles, Dummy Plates, LED Lights		2021	LS	20.09.2021
117	MCB switches		2021	LS	05.11.2021
118	Wire Coils, Sockets & Switches		2022	LS	02.07.2022
119	4 Way Connectors, Metal Boxes, LED Bulbs, Dummy Plates		2020	LS	12.12.2020
120	Post Lights, Flood Lights, LED Lights		2020	LS	12.08.2020
121	GI Flats of different sizes		2020	LS	19.11.2020
122	Weighing scales for plant purpose.		2021	LS	26.10.2021

Note: Common reserve price, EMD and Bid increment for property S.No.1,2 and 3

4. The details of encumbrances, if any known to the Secured Creditor	NIL
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc	The sale of the property is subject to the outcome of <u>S.A. No. 209/2025 & S.A. No. 43/2025</u> , which is pending before Honorable Debt Recovery Tribunal, Visakhapatnam.
6. Last date for submission of EMD	EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	<u>25-03-2026, Wednesday from 12:00 NOON to 05:00 PM</u> (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8. The secured debt for the recovery of which the immovable secured asset is to be sold	<u>Total Dues as of 31-12-2025:</u> Rs. 18,55,13,526.62 (Rupees Eighteen Crore Fifty-Five Lakh Thirteen Thousand Five Hundred and Twenty-Six and Paise Sixty-Two) [out of which Rs. 11,01,62,609.65 (Rupees Eleven Crore One Lakh Sixty-Two Thousand Six Hundred and Nine and Paise Sixty-Five Only) is due from M/s Kesava Pattabhi Dairy Farms and it's Guarantors and Rs. 7,53,50,916.97 (Rupees Seven Crore Fifty-Three Lakh Fifty Thousand Nine Hundred and Sixteen and Paise Ninety-Seven Only) due from M/s Venkata Ramana Chandra Agros Private Limited and it's Guarantors] together with contractual rate of interest as of 31-12-2025 plus further interest, costs and charges due to the Union Bank of India from Borrower/Guarantor
9.1. Reserve price for the property / Properties below which the property	Common Reserve Price for property Serial No. 1, 2 and 3: ₹ 9,27,00,000.00 (Rupees Nine Crore and Twenty-Seven Lakh only)



will not be sold	Properties below which the property will not be sold: Reserve price of the property mentioned above plus one bid increment for each property.
9.2. EMD Payable	10% of the Reserve Price mentioned above. ₹ 92,70,000.00 (Rupees Ninety-Two Lakh and Seventy Thousand only)
10.1. Registration The Online E-Auction will be held through web portal/website https://baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through https://baanknet.com (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website	
10.2. KYC Verification While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.	
10.3. EMD Payment On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.	
10.4 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.	
10.5. Help Desk ➤ For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com ➤ For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com ➤ For auction related queries e-mail to ubin0817295@unionbankofindia.bank or contact 9324517291	
10.6 Steps Involved ➤ Register on https://baanknet.com using mobile number and email ID. ➤ Upload requisite KYC Documents. ➤ Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet. ➤ Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID ➤ 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.	
Bidders are advised to go through the website: https://baanknet.com and https://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. Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process.	
11. 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.	



12. (a) In case of bidding, the bid increment shall not be less than ₹ 9,27,000.00 (Rupees Nine Lakh and Twenty-Seven Thousand Only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value than ₹ 9,27,000.00 (Rupees Nine Lakh and Twenty-Seven Thousand Only).
(b) Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.
13. 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.
14. 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.
15. 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 Bank in the Account bearing Number 172911980050000 in the Name of INWARD RTGS, IFSC: UBIN0817295 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.
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. 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 amount already deposited by the auction purchaser 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.
16. 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. 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.
17. 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.
18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.
19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value 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 quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land).
In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.
20. The Authorised Officer will deliver the property on the basis of 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.
21. 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



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who submitted the bid/participated in the auction shall be entertained.
22. 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 https://baanknet.com The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank
25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
26. The above immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.
27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues, maintenance charges and other dues/charges if any, shall be settled by the proposed purchaser out of his own sources.
28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property except as stated above in point No.4 & 5. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
29. The Sale of property/ies is/are subject to the outcome of S. A. No. 209/2025 & S. A. No. 43/2025 filed before Honourable Debt Recovery Tribunal, Visakhapatnam.

Place: Visakhapatnam

Date: 04-03-2026

कृत / For
यूनिऑन बैंक ऑफ इंडिया/Union Bank of India
एसेट रिकवरी शाखा (एआरबी)/Asset Recovery Br. (ARB)
[Signature]
AUTHORISED OFFICER
FOR UNION BANK OF INDIA
विशाखपट्टणम/Visakhapatnam

