



SALE PROCLAMATION – CUM – E-Auction
GOVERNMENT OF INDIA, MINISTRY OF FINANCE,
DEPARTMENT OF FINANCIAL SERVICES
DEBTS RECOVERY TRIBUNAL-2 - AT HYDERABAD
1ST Floor, Triveni Complex, Abids, HYDERABAD – 500 001.
Ph: 040-24756467.

RP No. **10 of 2024**

Date: **16.03.2026**

**PROCLAMATION OF SALE UNDER RULES 38,52(2) OF SECOND SCHEDULE TO
THE INCOME TAX ACT,1961 READ WITH THE RECOVERY OF DEBTS DUE TO
BANKS AND FINANCIAL INSTITUTIONS ACT, 1993.**

(CH 1) Union Bank Of India (Formerly Corporation Bank)
Branch Office at 4/659, Chintalarayungudi Veedhi, Tadipatri,
Ananthapur, Andhra Pradesh-515411
Rep By Its Authorized Officer -0

Certificate Holder

(CD 1) Nutanapati Deepa
W/o. N. Chithambar,
R/o 11-512, Aravind Nagar, Narpala Village,
Near Shepherd School, Anantapur, Andhra Pradesh-515001

Also At:

Door No. 6-5-486, Sri Nilayam Justice M Ranga Reddy
House, 1st Floor, Near Ram Nagar Bridge, Anantapur
-515004

(CD 2) Malapati Hymavathi
W/o Mr. M. Bhaskar Naidu,
R/o. 15/229, Kamala Nagar, Ananthapur-515001,

(CD 3) Gonuguntla Kulasekhar Naidu
S/o G Venkata Naidu,
R/o 2-1, Main Road, Malyavantham,
Bathalapalli Mandalam, Anantapur, Andhra Pradesh-515661

(CD 4) N Pushpalatha
W/o P. Damodara Prasad,
R/o 3-6-497, Flat No 304, Saikrupa Apartments,
Himayath Nagar, Hyderabad-500029

(CD 5) P Sujatha
W/o P. Nagaraju,
R/o11-512, Aravind Nagar, Narpala Village,
Near Shepherd School, Anantapur, Andhra Pradesh-515001

(CD 6) Nutanapati Chithambar
S/o. N. Venkata Naidu,
R/o 11-512, Aravind Nagar, Narpala Village,
Near Shepherd School, Ananthapur, Andhra Pradesh-515001

Also At:

Door No. 6-5-486, Sri Nilayam, Justice M Ranga Reddy House,
1st Floor, Near Ram Nagar Bridge, Anantapur-515004

(CD 7) Puletipalli Nizam

S/o Puletipally Yerriswamy,

R/o 28-3-191, Tharakanath Colony, Anantapur, Andhra
Pradesh-515001

Certificate Debtors

WHEREAS a Recovery Certificate bearing RP No. **10/2024** dated **10.01.2024** was issued by the Hon'ble Presiding Officer, Debts Recovery Tribunal-II, Hyderabad, under Sec.19(22) of the Recovery of Debts Due to Banks and Financial Institutions Act, 1993.

WHEREAS the undersigned initiated recovery proceedings in RP No. **10/2024** for recovery of **₹5,78,60,459.43 (Rupees Five Crore Seventy Eight Lakhs Sixty Thousands Four Hundred Fifty Nine And Paise Forty Three Only)** with interest, costs, etc specified in the Recovery Certificate aforesaid and the Second and Third Schedules to the Income tax Act, 1961, from the Certificate Debtors

And whereas the undersigned has ordered the sale of the mortgaged/attached property mentioned in the schedule annexed hereto in satisfaction of Recovery Certificate.

And whereas on the **30.04.2026** (the date fixed for sale), there will be due there under a sum of **₹5,78,60,459.43 (Rupees Five Crore Seventy Eight Lakhs Sixty Thousands Four Hundred Fifty Nine And Paise Forty Three Only)** [Decree Amount] plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT (less amount already recovered, if any) from **Nutanapati Deepa & Others.**

NOTICE is hereby given that in the absence of any order of postponement, the said property shall be sold on **30.04.2026** by e-auction and the **bidding shall take place through "Online Electronic Bidding"** through the website **www.baanknet.com** by the Service Provider **"PSB ALLIANCE BAANKNET"**, & Contact No :**+91-8291220220**, Mail id : **support.baanknet@psballiance.com** .

For more details contact **P Naga Siva Kumar, Chief Manager, Union Bank of India, Tadipatri Branch, Mobile No.9502184699, Mail id: ubin0805521@unionbankofindia.bank** for query, Inspection of Schedule Property, perusal of copies of the title deeds and latest Encumbrance Certificate to exercise due diligence and satisfy themselves about title of the property under Auction Sale.

TERMS AND CONDITIONS

1. The sale will be of the immovable property as mentioned in the schedule.
2. The reserve price below which the properties shall not be sold is **Lot No.1 Rs.2,90,00,000/-, Lot No.2 Rs.1,17,00,000/-, Lot No.3 Rs.89,00,000/-, Lot No.4 Rs.87,00,000/-, Lot No.5 Rs.74,00,000/-, Lot No.6 Rs.78,00,000/-**
3. The properties will be put for auction on **30.04.2026** as per details annexure.

4. No Officer or other person, having any duty to perform in connection with this sale shall however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961, and the income tax certificate proceedings Rules 1962, the rules made there under.
5. Bidders are advised to go through the website www.baanknet.com for detailed terms and conditions of auction sale, procedure and application form etc... before submitting their Bids for taking part in the e-auction sale proceedings.
6. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.
7. The highest bidder shall be declared to be the purchaser of the property provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate so as to make it inadvisable to do so.
8. The EMD to the extent of **10 %** reserve price shall be deposited by the bidder by **28.04.2026** either by RTGS/NEFT/Funds Transfer to credit of Account No.**311221980050000** Name of the Account : **Inward RTGS Account** and IFSC Code : **UBIN0931128** or by Demand Draft/Pay Order in favour of "Registrar", DRT-2, Hyderabad, or Bidder has to be register on baanknet site (buyer registration), deposit the EMD money and transfer from baanknet valet.
9. **The successful bidder shall have to pay 25% of the purchase consideration after adjustment of 10% EMD on being knocked down by next day i.e by 3.00 PM in the said account as per details mentioned in Para 8 above. If the next day is Holiday or Sunday, then on next working day. Balance 75% of the purchase consideration is to be remitted within 15 days from the date of auction.**
10. In addition to the above, the purchaser shall also deposit poundage fee *with Registrar, DRT-2 Hyderabad @ 2% up to Rs. 1000/- and @ 1 % of the excess of the said amount of Rs. 1000/- through **DD in favour of "Registrar DRT-2 Hyderabad"**.*
11. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.
12. Purchaser bidding for the property shall ensure to abide by the prevailing applicable laws. The property is being sold on : "As is where is" and "As is what is" condition. The bidders should make their own enquiries regarding ownership, encumbrances, charges or statutory dues such as taxes etc.. with respect to the property. It shall be deemed that the bidders have done their own due diligence before submitting the bids.
13. The property is being sold on **"As is where is & As is what is basis"**.
14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason

Specification of property
Description of Lot-1 property
(As per MODT – 8164/2015)

(Property belonging to Defendant No. 1)

Property situated within Chamuluru Village Fields and Grama Panchayat, within SRD of Singanamala & RD of Anantapuramu

Item No. 1:

Sy. No.	Full Extent	Actual Extent
204	Acres 15.89 Cents paiki	Acres 7.60 Cents

Bounded by:

East : Land belongs to Gangappa
West : Land belongs to Savithramma
North : Land belongs to Adinarayana and Nadimidoddi Talari Peddanna
South : Land belongs to Cherish Creatives

Item No. 2:

Sy. No.	Full Extent	Actual Extent
202	Acres 19.28 Cents paiki	Acres 6.70 Cents

Bounded by:

East : Land belongs to Fakruddin
South : Land belongs to N. Hymavathi in the same Survey Number
West : Land belongs to M. Balaramaiah and Gangappa
North : Land to an extent of Ac. 0.04 Cts. In Sy. No. 214 belongs to M. Balaramaiah

Item No. 3:

Sy. No.	Full Extent	Actual Extent
205/2	Acres 19.43 Cents paiki	Acres 2.52 Cents

Bounded by:

East : Land belongs to N. Chithambar
South : Ralla Gutta and land belongs to Rajendra
West : Land belongs to Savithramma
North : Land belongs to Gangappa

Item No. 4:

Sy. No.	Full Extent	Actual Extent
205/2	Acres 19.43 Cents paiki	Acres 4.43Cents

Bounded by:

East : Land in Sy. No. 202
South : Land in Sy. No. 202

West : Land belongs to Cherish Creatives
North : Land belongs to Gangappa

Item No. 5:

Sy. No.	Full Extent	Actual Extent
205/1	Acres 18.60 Cents paiki	Acres 3.04 Cents

Bounded by:

East : Below Item No. 6 Property
South : Land belongs to M. Rajendra
West : Land belongs to Cherish Creatives
North : Land belongs to Cherish Creatives

Item No. 6:

Sy. No.	Full Extent	Actual Extent
205/1	Acres 18.60 Cents paiki	Acres 1.02 Cents

Bounded by:

East : Land belongs to P. Jayaramanna
South : Land belongs to M. Rajendra
West : Land belongs to Pedda Guru Murthy
North : Land belongs to Cherish Creatives.

Item No. 7:

Sy. No.	Full Extent	Actual Extent
205/1	Acres 18.60 Cents paiki	Acres 0.63 Cents

Bounded by:

East : Land belongs to Cherish Creatives
South : Land belongs to Cherish Creatives
West : Land belongs to Pedda Guru Murthy
North : Well in an extent of Acres 0.56 Cts joint in the same Sy. No.

Item No. 8:

Sy. No.	Full Extent	Actual Extent
205/1	Acres 18.60 Cents paiki	Acres 0.15 Cents

Bounded by:

East : Well
South : Land belongs to Peddaa Guru Murthy
West : Land belongs to Adi Narayana
North : Land belongs to Cherish Creatives

Item No. 9:

Sy. No.	Full Extent	Actual Extent
205/1	Acres 18.60 Cents paiki	Acres 0.14 Cents

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Bounded by:

East : Land belongs to Cherish Creatives
 South : Land belongs to Cherish Creatives, Pedda Guru Murthy and above Item No. 3 property.
 West : Rastha
 North : Land belongs to N. Deepa.

Item No. 10:

Sy. No.	Full Extent	Actual Extent
205/2	Acres 19.43 Cents paiki	Acres 2.91 Cents

Bounded by:

East : Land belongs to PeddaSubbarayudu
 South : Land belongs to M. Rajendra
 West : Land in Sy. No. 205/1
 North : Land belongs to Cherish Creatives

Description of Lot-2 property

(As per MODT 8164/2015)

(Property belonging to Defendant No. 2)

All that residential site situated within Anantapuramu Corporation area within SRO & RD of Anantapuramu

Ward	T.S. No.	Extent	Door No.	Asst. No.
Old: 4 New:4 Present: 6	233/1	Ac 0.06-88 Cts Or 332.99 Sq. Yds.	Old – Nil New: 378-G2 Present: 604 At present: 6-3-954	Old – Nil New – 1458 Present – 4872 At Present - 1001040818

(Demolished House)

Boundaries:

East : House bearing door no. 6-3-953 belongs to the Applicant
 South : Road
 West : House belongs to Sumagalamma
 North : House belongs to Narasappa

Measurements:

East – West : 30 Feet or 9.14 Mtrs
 North – South : 100 Feet or 30.50 Mtrs
 Total Extent : 333.33 Sy. Yds.,

Description of Lot-3 property

(As per MODT 5006/2016)

(Property belonging to Defendant No. 2)

All that property situated in the registration district and sub-registration district of Anantapur and within the limits of Anantapur Municipal Corporation Limits, Ward:

Present – 11, Old – TS No. 2679/5, New TS No. 2680/5, Old Plot No. 26, New Plot No. 28, Present LP No. 227/1981, Site Area: 278.30 Sq. Yds bounded by:

East : Present New Plot No. 21
South : Present New Plot No. 29
West : 30' road
North : Present New Plot No. 27
This property nearest D. No. 11-309

Description of Lot-4 property

(As per MODT 8163/2015 and Letter of Continuity dated 24-10-2016)

(Property belonging to Defendant No. 2)

Property situated within Chamuluru Village Fields and Grama Panchayat, within SRD of Singanamala & RD of Anantapuramu

Item No. 1:

Sy. No.	Full Extent	Actual Extent
205/1	Acres 18.60 Cents paiki	Acres 8.32 Cents

Bounded by:

East : Land belongs to M Hymavathi
West : Land belongs to N Deepa
North : Land belongs to N Deepa
South : Land belongs to N Deepa

Item No. 2:

Sy. No.	Full Extent	Actual Extent
196/1A	Acres 15.23 Cents paiki	Acres 2.65 Cents

Bounded by:

East : Land belongs to D Muthyala Reddy
West : Land belongs to Gangappa
North : Rasta and Canal
South : Land belongs to N Deepa , Lakshmi Devi & Fakruddin

Item No. 3:

Sy. No.	Full Extent	Actual Extent
205/2	Acres 19.43 Cents paiki	Acres 2.52 Cents

Bounded by:

East : Land belongs to N Deepa
West : Land belongs to Cherish Creatives & Deepa
North : Land belongs to Gangappa
South : Land belongs to Rajendra

Description of Lot-5 property

(As per MODT 8163/2015 and Letter of Continuity dated 24-10-2016)

(Property belonging to Defendant No. 7)

Property situated with in Anantapur municipal corporation area , with in SRD & RD of Anantapur .Ward No :12 , Sy no: 268, Extent Ac 1.05 Cts paiki Ac 0.52 ½ Cts paiki Ac 0.10 Cts E-paikion Northern side Ac 0.04 cents

Bounded by:

East : Land belongs to K Narayana in Sy no 267
West : 80 feet road
North : Plot to an extent of Ac 0.02 Cents belongs to the applicant
South : Plot to an extent of Ac 0.06 Cents belongs to the P Pushpalatha

Measurements :

East -West on Southern side : 96.5 feet or 29.2 Mts
East -West on Northern side : 94.6 feet or 28.6 Mts
North -South on Eastern side : 26 feet or 7.8 Mts
North-South on Western side : 11 feet or 3.3 Mts
Total Extent : 196.3 Sq yards

Description of Lot-6 property

(As per MODT 8165/2015 and Letter of Continuity dated 24-10-2016)

(Property belonging to Defendant No. 3)

Property situated within Chamuluru Village Fields and Grama Panchayat, within SRD of Singanamala & RD of Anantapuramu

Item No. 1:

Sy. No.	Full Extent	Actual Extent
205/2	Acres 19.43 Cents paiki	Acres 3.05 Cents

Bounded by:

East : Land belongs to N Chithambar
West : Land belongs to N Chithambar
North : Land belongs to N Deepa
South : Land belongs to N Deepa & Gangappa

Item No. 2:

Sy. No.	Full Extent	Actual Extent
205/2	Acres 19.43 Cents paiki	Acres 4.00 Cents

Bounded by:

East : Land belongs to N Deepa
West : Land belongs to N Deepa
North : Land belongs to N Deepa in Sy no 213
South : Land belongs to Gangappa

Item No. 3:

Sy. No.	Full Extent	Actual Extent
202	Acres 19.28 Cents paiki	Acres 0.94 Cents

Bounded by:

East : Land belongs to Fakruddin
West : Land belongs to Rami Reddy
North : Land belongs to N Deepa in the same Sy no
South : Land belongs to Fakruddin

DETAILS OF AUCTION

LOT NO	DATE OF AUCTION	LAST DATE OF BID SUBMISSION	TIME OF AUCTION	RESERVE PRICE	10% EMD AMOUNT	BID INCREMENT AMOUNT
Lot No.1	30.04.2026	28.04.2026	02:30 PM TO 03:00 PM	2,90,00,000/-	29,00,000/-	1,00,000/-
Lot No.2			03:00 PM TO 03:30 PM	1,17,00,000/-	11,70,000/-	1,00,000/-
Lot No.3			03:30 PM TO 04:00 PM	89,00,000/-	8,90,000/-	1,00,000/-
Lot No.4			04:00 PM TO 04:30 PM	87,00,000/-	8,70,000/-	1,00,000/-
Lot No.5			04:30 PM TO 05:00 PM	74,00,000/-	7,40,000/-	1,00,000/-
Lot No.6			05:00 PM TO 05:30 PM	78,00,000/-	7,80,000/-	1,00,000/-

Given under my hand & seal of this Tribunal at on this 16th day of March 2026

(D V SUBRAHMANYAM)
RECOVERY OFFICER
DEBT RECOVERY TRIBUNAL-2
HYDERABAD-500001.

Enclosed :

1. Terms & Condition,
2. Bid Form

Copy to

1. Notice Board, DRT -2, Hyderabad,
2. **Union Bank of India, Tadipatri Branch.**
3. **PSB ALLIANCE BAANKNET**: - for uploading in the website