

Asset Recovery Branch – Tirupathi

1st Floor, SV Campus Branch, Behind S V University Admin Building, S V University

Branch E-mail- arb.tirupathi@unionbankofindia.bank; Phone:7339047148.

To

1. M/s VPR Constructions, through its partners Mrs. Venati Sri Gowri W/o Paramdhama Reddy & Venati Subbaramamma W/o Late Subramanyam Reddy,
R/o 2nd Floor, 246, kapu Street, Sullurpet, Tirupati Dist -524401

(Borrower)

2. Mrs. Venati Sri Gowri W/o Parandhama Reddy, Represented by her GPA holder Mr. Venati Srikanth Reddy S/o Parandhama Reddy,
R/O Chenugunta Village, Akkampeta Post, Tada Mandal, Tirupati Dist, Andhra Pradesh - 524401

(Partner & Guarantor)

3. Mrs Venati Subbaramamma W/o Late Subramanyam Reddy,
R/O Chenugunta Village, Akkampeta Post, Tada Mandal, Tirupati Dist, Andhra Pradesh - 524401

(Partner & Guarantor)

4. Late Mr. Venati Parandhama Reddy S/o Late Subramanyam Reddy
R/o Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401

(Mortgager & Guarantor)

(Since Diseased through following legal heirs)

- 4.1. Venati Sri Gowri W/o Late Parandhamareddy
Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401
- 4.2. Venati S Keerthi D/o Late Parandhama Reddy
Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401
- 4.3. Venati Srikanth Reddy S/o Late Parandhama Reddy
Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401

5. Mr. Mittapalli Raghava Reddy

(Mortgager /Guarantor)

(Since Diseased through following legal heirs)

- 5.1. Mrs. Mittapalli Prabhavathi W/o Raghava Reddy
R/o H No 18/204, Plot No 135, new Balaji Colony, Tirupathi, Tirupathi Dist

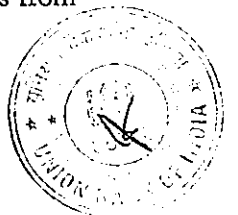


- 5.2. Ms Mittapalli Divija D/o Late Raghava Reddy
R/o H No 18/204, Plot No 135, new Balaji Colony, Tirupathi, Tirupathi Dist
- 5.3. Mittapalli Uday Kumar Reddy S/o Late Raghava Reddy
R/o H No 18/204, Plot No 135, new Balaji Colony, Tirupathi, Tirupathi Dist
6. Venati Srikanth Reddy S/o Parandhama Reddy
R/o Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401
(Guarantor/Mortgager)
7. Mr. Lingareddy Krishna Reddy S/o L. Narayana Reddy
R/o Arlapadu Village, Chembedu (PO), Pellakuru (M), Mellore District.
(Guarantor)
8. Mr. B Sankara Reddy S/o B.Narayana Reddy
R/O D.No.20-2-507/13, Maruthi Nagar, Korlagunta Tirupathi, Tirupathi District
(Gaurantor)
9. Mr. S Sreeramulu S/o Venkatappa
R/O D No 8/183, Gandhi Nagar, Dharmavaram Town, Ananthapur Dist - 515671
(Guarantor)
10. Mr. M Ramana Reddy S/o M Subbappa
R/O D No Otigunta Village, Venketepalli Post, C K Palli Mandal, Ananthapur Dist - 515101
(Guarantor)

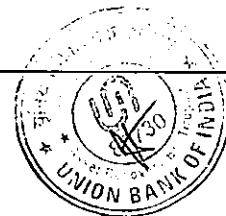
Dear Sir/Madam,

Sub: Notice of 30 days for sale of immovable secured assets under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

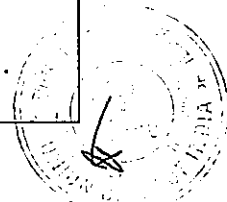
1. Union Bank of India, Sullurupet Branch of the secured creditor, caused a demand notice dated 08.04.2021 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. 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 17.09.2021.
2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken Constructive possession of by the Authorised Officer, will be sold by holding public E-auction on 29-09-2026, 12:00 Noon to 5.00 PM by inviting Bids from the public through online mode on <https://baanknet.com>.
3. The Reserve Price will be as follows



S.No	Description	Reserve Price (Amount in Rs)
1.	All that piece and parcel of non-agricultural land admeasuring Ac. 9.43 cents, situated at Tada Village, Tada Mandal, Tirupathie Dist comprising Ac 2.33 cents in Sy No 93/2A/2, Ac 6.50 cents in Sy No 97/1B/2, Ac 0.60 Cents in Sy No 93/2A1. Total an extent of Ac. 9.43 cents in the name of Venati Parandhama Reddy S/o Subramanyam Reddy	Rs. 2,97,00,000/- (Rupees Two Crores Ninety-Seven Lakhs only)
2.	All that piece and parcel of non-agricultural land admeasuring Ac. 2.00 cents, in Sy No 203/10 situated at Andagandala Village, Tada Mandal, Tirupathi District in the name of Venati Srikanth Reddy S/o Parandhama Reddy bounded by East: Puraa Bhumulu South: Puraa Bhumulu West: Puraa Bhumulu North: Puraa Bhumulu	Rs. 60,00,000/- (Rupees Sixty Lakhs only)
3.	All that the part and parcel of land and building described as below Part 1: All the part And parcel of property bearing Plot No. 21 and Plot No 24 admeasuring 2800 square feet, equivalent to 311.11 square yards or 260.089 square me,tres in layout under the name "Chengalamma Nagar" having total extent of 3.60 acres comprised in Patta No. 175, in Survey No. 114-4A, Situated on the eastern side of National Highway No. 5, Tada Kandriga Village, Tada Kandriga Gram Panchayat, Tada Revenue Mandal, Sullurupeta Sub-Registration District, Tirupathi District in the name of Venati Parandhama Reddy as per Title deed No 2164/2014 dated 10.09.2014, land conversion order No 402/2009 dated 25.02.2009, Layout Plan approval No. 31/99 dated 03.01.2000 bounded as under; East: Plot No 22,23 South: 30 Feet wide Layout Road West: Plot No 20,25 North:23 Feet wide layout Road Part 2: All the part And parcel of property bearing Plot No. 20 and Plot No 25 admeasuring 2800 square feet, equivalent to 311.11 square yards or 260.089 square me,tres in layout under the name "Chengalamma Nagar" having total extent of 3.60 acres comprised in Patta No. 175, in Survey No. 114-4A, Situated on the eastern side of National Highway No. 5, Tada Kandriga Village, Tada Kandriga Gram Panchayat, Tada Revenue	Rs. 3,31,68,000/- (Rupees Three Cores Thirty-One Lakhs Sixty-Eight Thousand only)

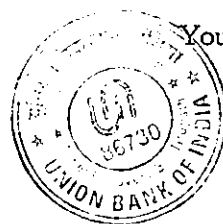


	Mandal, Sullurupeta Sub-Registration District, Tirupathi District in the name of Venati Parandhama Reddy as per Title deed No 2165/2014 dated 10.09.2014, land conversion order No 402/2009 dated 25.02.2009, Layout Plan approval No. 31/99 dated 03.01.2000 bounded as under; East: Plot No 21,24 South: 30 Feet wide Layout Road West: Plot No 19,26 North:23 Feet wide layout Road Part 3: All the part And parcel of property bearing Plot No. 19 and Plot No 26 each admeasuring 1,881.36 square feet, equivalent to 209.04 square yards or 174.757 square metres in layout under the name "Chengalamma Nagar" having total extent of 3.60 acres comprised in Patta No. 175, in Survey No. 114-4A, Situated on the eastern side of National Highway No. 5, Tada Kandriga Village, Tada Kandriga Gram Panchayat, Tada Revenue Mandal, Sullurupeta Sub-Registration District, Tirupathi District in the name of Venati Parandhama Reddy as per Title deed No 2160/2014 dated 10.09.2014, land conversion order No 402/2009 dated 25.02.2009, Layout Plan approval No. 31/99 dated 03.01.2000 bounded as under; <table><tr><td></td><td>Plot No 19</td><td>Plot No 26</td></tr><tr><td>East</td><td>Plot No 20</td><td>Plot No 25</td></tr><tr><td>South</td><td>30 Feet Road</td><td>Plot No 19</td></tr><tr><td>West</td><td>Plot No 18</td><td>Plot No 27</td></tr><tr><td>North</td><td>Plot No 26</td><td>23 Feet Road</td></tr></table>		Plot No 19	Plot No 26	East	Plot No 20	Plot No 25	South	30 Feet Road	Plot No 19	West	Plot No 18	Plot No 27	North	Plot No 26	23 Feet Road						
	Plot No 19	Plot No 26																				
East	Plot No 20	Plot No 25																				
South	30 Feet Road	Plot No 19																				
West	Plot No 18	Plot No 27																				
North	Plot No 26	23 Feet Road																				
4.	All that part and parcel of land located at Andagandala Village, Tada Revenue Mandal, Sullurpet Sub District, SPSR Nellore <table><tr><th>Survey No.</th><th>Extent in Acres</th></tr><tr><td>40/8</td><td>0.20</td></tr><tr><td>138/2</td><td>2.30</td></tr><tr><td>192/11</td><td>0.14</td></tr><tr><td>195/2</td><td>0.17</td></tr><tr><td>197/1</td><td>0.21</td></tr><tr><td>197/3</td><td>0.29</td></tr><tr><td>197/5</td><td>0.44</td></tr><tr><td>203/12</td><td>0.14</td></tr><tr><td>203/11</td><td>0.18</td></tr></table> admeasuring Ac 4.07 Cents stands in the name of Mr. Venati Srikanth Reddy S/o Parandhama Reddy bounded by East: Puraa Bhumulu North: Puraa Bhumulu West: Puraa Bhumulu	Survey No.	Extent in Acres	40/8	0.20	138/2	2.30	192/11	0.14	195/2	0.17	197/1	0.21	197/3	0.29	197/5	0.44	203/12	0.14	203/11	0.18	Rs. 1,28,20,000/- (Rupees One Crore Twenty-Eight Lakhs Twenty Thousand only)
Survey No.	Extent in Acres																					
40/8	0.20																					
138/2	2.30																					
192/11	0.14																					
195/2	0.17																					
197/1	0.21																					
197/3	0.29																					
197/5	0.44																					
203/12	0.14																					
203/11	0.18																					



	South: Puraa Bhumulu	
5.	All that part and parcel of land and commercial building located at D No 201, Old T.S No 4454/2, 4453/2 and New T.S No 4680, 4681, T P Area, 14th Ward, Tirupathi Town Municipal, Tirupathi Urban Mandal, Tirupathi Dist, admeasuring 235 Sq. Feet stands in the name of Mr. Mittapalli Raghava Reddy S/o Chengareddy bounded by East: Tiruchanur Road North: Road West: Compound wall of Chittoor Co-operative Marketing Society South: Railway B-Class land	Rs. 47,75,000/- (Rupees Forty-Seven Lakhs Seventy-Five Thousand only)
6.	All that part and parcel of vacant site located at Sy No: 365, Avilala Village, Tirupathi Rural Mandal, Tirupathi SRO, Tirupathi Dist, admeasuring 25.50 Cents stands in the name of Mr. Mittapalli Raghava Reddy S/o Chengareddy bounded by East: Land of Chandra Sekhar Reddy & Krupanadha Reddy North: Kalava and land of Chandra Sekhar Reddy and Kurpanandha Reddy West: Land of Doraswamy Naidu, Chandra Sekhar Reddy and Krupanadha Reddy South: Swarnamukhi River	Rs. 83,30,000/- (Rupees Eighty-Three Lakhs Thirty Thousand 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.



Yours faithfully

कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्रधिकृत अधिकारी Chief Manager & Authorised Officer

**AUTHORISED OFFICER
FOR UNION BANK OF
INDIA**

Place: Tirupathi
Date: 24.08.2026

Encl: Sale Notice

Asset Recovery Branch – Tirupathi

1st Floor, SV Campus Branch, Behind S V University Admin Building, S V University

Branch E-mail- arb.tirupathi@unionbankofindia.bank; Phone:8328565422.

[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 29.09.2026, 12:00 Noon to 5.00 PM for recovery of Rs.24,88,26,341.39 (Rupees Twenty Four Crores Eighty-Eight Lakhs Twenty Six Thousand Three Hundred Forty One and paise Thirty-Nine only Only) as on 30.06.2026 with further interest/charges there on due to Union Bank of India, Asset Recovery branch – Tirupathi, in the account of M/s V P R Constructions through its partners Mrs. Venati Sri Gowri W/o Late Parandhama Reddy and Venati Subbaramamma W/o Late Subramanyam Reddy from;

1. M/s VPR Constructions, through its partners Mrs. Venati Sri Gowri W/o Paramdhama Reddy & Venati Subbaramamma W/o Late Subramanyam Reddy,
R/o 2nd Floor, 246, kapu Street, Sullurpet, Tirupati Dist -524401

(Borrower)

2. Mrs. Venati Sri Gowri W/o Parandhama Reddy, Represented by her GPA holder Mr. Venati Srikanth Reddy S/o Parandhama Reddy,
R/O Chenugunta Village, Akkampeta Post, Tada Mandal, Tirupati Dist, Andhra Pradesh - 524401

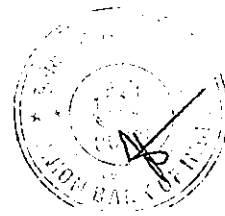
(Partner & Guarantor)

3. Mrs Venati Subbaramamma W/o Late Subramanyam Reddy,
R/O Chenugunta Village, Akkampeta Post, Tada Mandal, Tirupati Dist, Andhra Pradesh - 524401

(Partner & Guarantor)



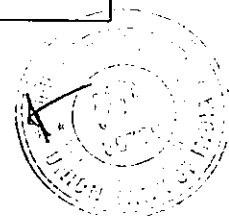
4. **Late Mr. Venati Parandhama Reddy S/o Late Subramanyam Reddy**
R/o Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401
(Mortgager & Guarantor)
- (Since Diseased through following legal heirs)
- 4.1. **Venati Sri Gowri W/o Late Parandhamareddy**
Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401
- 4.2. **Venati S Keerthi D/o Late Parandhama Reddy**
Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401
- 4.3. **Venati Srikanth Reddy S/o Late Parandhama Reddy**
Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401
5. **Mr. Mittapalli Raghava Reddy**
(Mortgager / Guarantor)
- (Since Diseased through following legal heirs)
- 5.1. **Mrs. Mittapalli Prabhavathi W/o Raghava Reddy**
R/o H No 18/204, Plot No 135, new Balaji Colony, Tirupathi, Tirupathi Dist
- 5.2. **Ms Mittapalli Divija D/o Late Raghava Reddy**
R/o H No 18/204, Plot No 135, new Balaji Colony, Tirupathi, Tirupathi Dist
- 5.3. **Mittapalli Uday Kumar Reddy S/o Late Raghava Reddy**
R/o H No 18/204, Plot No 135, new Balaji Colony, Tirupathi, Tirupathi Dist
6. **Venati Srikanth Reddy S/o Parandhama Reddy**
R/o Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401
(Guarantor/Mortgager)
7. **Mr. Lingareddy Krishna Reddy S/o L. Narayana Reddy**
R/o Arlapadu Village, Chembedu (PO), Pellakuru (M), Mellore District.
(Guarantor)
8. **Mr. B Sankara Reddy S/o B.Narayana Reddy**
R/O D.No.20-2-507/13, Maruthi Nagar, Korlagunta Tirupathi, Tirupathi District
(Gaurantor)
9. **Mr. S Sreeramulu S/o Venkatappa**
R/O D No 8/183, Gandhi Nagar, Dharmavaram Town, Ananthapur Dist - 515671
(Guarantor)
10. **Mr. M Ramana Reddy S/o M Subbappa**
R/O D No Otigunta Village, Venketepalli Post, C K Palli Mandal, Ananthapur Dist - 515101
(Guarantor)



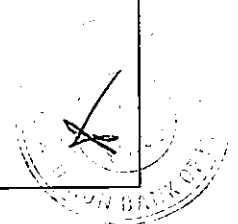
The reserve price and the earnest money deposit will be as follows:

Description of Secured Assets	Reserve Price	Earnest Money Deposit (10% of Reserve Price)	Date of Demand Notice u/s 13/2 and Amount
Property No. 1: All that piece and parcel of non-agricultural land admeasuring Ac. 9.43 cents, situated at Tada Village, Tada Mandal, Tirupathi Dist comprising Ac 2.33 cents in Sy No 93/2A/2, Ac 6.50 cents in Sy No 97/1B/2, Ac 0.60 Cents in Sy No 93/2A1. Total an extent of Ac. 9.43 cents in the name of Venati Parandhama Reddy S/o Subramanyam Reddy	Rs. 2,97,00,000/- (Rupees Two Crores Ninety-Seven Lakhs only)	Rs. 29,70,000/- (Rupees Twenty-Nine Lakh Seventy Thousand only)	08.04.2021 Rs. 20,97,20,824/- as on 31.03.2021.
Property No. 2: All that piece and parcel of non-agriclultural land admeasuring Ac. 2.00 cents, in Sy No 203/10 situated at Andagandala Village, Tada Mandal, Tirupathi District in the name of Venati Srikanth Reddy S/o Parandhama Reddy bounded by East: Puraa Bhumulu South: Puraa Bhumulu West: Puraa Bhumulu North: Puraa Bhumulu	Rs. 60,00,000/- (Rupees Sixty Lakhs only)	Rs. 6,00,000/- (Rupees Six Lakhs only)	
Property No. 3: All that the part and parcel of land and building described as below; Part 1:	Rs. 3,31,00,000/- (Rupees Three Cores	Rs. 33,10,000/- (Rupees Thirty-Three Lakhs Ten Thousand only)	

All the part And parcel of property bearing Plot No. 21 and Plot No 24 admeasuring 2800 square feet, equivalent to 311.11 square yards or 260.089 square me,tres in layout under the name "Chengalamma Nagar" having total extent of 3.60 acres comprised in Patta No. 175, in Survey No. 114-4A, Situated on the eastern side of National Highway No. 5, Tada Kandriga Village, Tada Kandriga Gram Panchayat, Tada Revenue Mandal, Sullurupeta Sub-Registration District, Tirupathi District in the name of Venati Parandhama Reddy as per Title deed No 2164/2014 dated 10.09.2014, land conversion order No 402/2009 dated 25.02.2009, Layout Plan approval No. 31/99 dated 03.01.2000 bounded as under; East: Plot No 22,23 South: 30 Feet wide Layout Road West: Plot No 20,25 North:23 Feet wide layout Road Part 2: All the part And parcel of property bearing Plot No. 20 and Plot No 25 admeasuring 2800 square feet, equivalent to 311.11 square yards or 260.089 square meters in layout under the name "Chengalamma Nagar" having total extent of 3.60	Thirty-One Lakhs only)		
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acres comprised in Patta No. 175, in Survey No. 114-4A, Situated on the eastern side of National Highway No. 5, Tada Kandriga Village, Tada Kandriga Gram Panchayat, Tada Revenue Mandal, Sullurupeta Sub-Registration District, Tirupathi District in the name of Venati Parandhama Reddy as per Title deed No 2165/2014 dated 10.09.2014, land conversion order No 402/2009 dated 25.02.2009, Layout Plan approval No. 31/99 dated 03.01.2000 bounded as under; East: Plot No 21,24 South: 30 Feet wide Layout Road West: Plot No 19,26 North:23 Feet wide layout Road Part 3: All the part And parcel of property bearing Plot No. 19 and Plot No 26 each admeasuring 1,881.36 square feet, equivalent to 209.04 square yards or 174.757 square metres in layout under the name "Chengalamma Nagar" having total extent of 3.60 acres comprised in Patta No. 175, in Survey No. 114-4A, Situated on the eastern side of National Highway No. 5, Tada Kandriga Village, Tada Kandriga Gram Panchayat, Tada Revenue Mandal, Sullurupeta Sub-Registration			
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District, Tirupathi District in the name of Venati Parandhama Reddy as per Title deed No 2160/2014 dated 10.09.2014, land conversion order No 402/2009 dated 25.02.2009, Layout Plan approval No. 31/99 dated 03.01.2000 bounded as under;

	Plot No 19	Plot No 26
East	Plot No 20	Plot No 25
South	30 Feet Road	Plot No 19
West	Plot No 18	Plot No 27
North	Plot No 26	23 Feet Road

Property No. 4:

All that part and parcel of land located at Andagandala Village, Tada Revenue Mandal, Sullurpet Sub District, SPSR Nellore

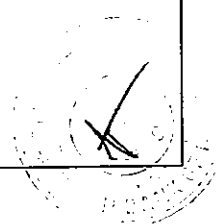
Survey No.	Extent in Acres
40/8	0.20
138/2	2.30
192/11	0.14
195/2	0.17
197/1	0.21
197/3	0.29
197/5	0.44
203/12	0.14
203/11	0.18

Rs.
1,28,00,000/-
(Rupees One
Crore
Twenty-Eight
Lakhs only)

Rs. 12,80,000/-
(Rupees Twelve
Lakh Eighty
Thousand only)



admeasuring Ac 4.07 Cents stands in the name of Mr. Venati Srikanth Reddy S/o Parandhama Reddy bounded by East: Puraa Bhumulu North: Puraa Bhumulu West: Puraa Bhumulu South: Puraa Bhumulu			
Property No. 5: All that part and parcel of land and commercial building located at D No 201, Old T.S No 4454/2, 4453/2 and New T.S No 4680, 4681, T P Area, 14th Ward, Tirupathi Town Municipal, Tirupathi Urban Mandal, Tirupathi Dist, admeasuring 235 Sq. Feet stands in the name of Mr. Mittapalli Raghava Reddy S/o Chengareddy bounded by East: Tiruchanur Road North: Road West: Compound wall of Chittoor Co-operative Marketing Society South: Railway B-Class land	Rs. 47,75,000/- (Rupees Forty-Seven Lakhs Seventy-Five Thousand only)	Rs. 4,77,500/- (Rupees Four Lakh Seventy-Seven Thousand Five Hundred only)	
Property No. 6: All that part and parcel of vacant site located at Sy No: 365, Avilala Village, Tirupathi Rural Mandal, Tirupathi SRO, Tirupathi Dist, admeasuring 25.50 Cents stands in the name of Mr. Mittapalli	Rs. 83,30,000/- (Rupees Eighty-Three Lakhs Thirty Thousand only)	Rs. 8,33,000/- (Rupees Three Lakh Thirty-Three Thousand only)	



Raghava Reddy S/o Chengareddy bounded by East: Land of Chandra Sekhar Reddy & Krupanadha Reddy North: Kalava and land of Chandra Sekhar Reddy and Kurpanandha Reddy West: Land of Doraswamy Naidu, Chandra Sekhar Reddy and Krupanadha Reddy South: Swarnamukhi River			
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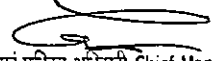
Details of Encumbrances if any – no known encumbrance

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.

Place: Tirupathi

Date: 24-08-2026

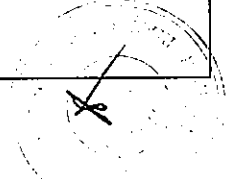
युनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi


मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer
AUTHORISED OFFICER
FOR UNION BANK OF
INDIA

Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	1. M/s VPR Constructions, through its partners Mrs. Venati Sri Gowri W/o Paramdhama Reddy & Venati Subbaramamma W/o Late Subramanyam Reddy, R/o 2nd Floor, 246, kapu Street, Sullurpet, Tirupati Dist 524401 (Borrower) 2. Mrs. Venati Sri Gowri W/o Parandhama Reddy, Represented by her GPA holder Mr. Venati Srikanth Reddy S/o Parandhama Reddy, R/O Chenugunta Village, Akkampeta Post, Tada Mandal, Tirupati Dist, Andhra Pradesh - 524401 (Partner & Guarantor) 3. Mrs Venati Subbaramamma W/o Late Subramanyam Reddy, R/O Chenugunta Village, Akkampeta Post, Tada Mandal, Tirupati Dist, Andhra Pradesh - 524401 (Partner & Guarantor) 4. Late Mr. Venati Parandhama Reddy S/o Late Subramanyam Reddy R/o Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401 (Mortgager & Guarantor) (Since Diseased through following legal heirs) 4.1. Venati Sri Gowri W/o Late Parandhamareddy Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401 4.2. Venati S Keerthi D/o Late Parandhama Reddy Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401 4.3. Venati Srikanth Reddy S/o Late Parandhama Reddy Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401 5. Mr. Mittapalli Raghava Reddy
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	(Mortgager / Guarantor) (Since Diseased through following legal heirs) 5.1. Mrs. Mittapalli Prabhavathi W/o Raghava Reddy R/o H No 18/204, Plot No 135, new Balaji Colony, Tirupathi, Tirupathi Dist 5.2. Ms Mittapalli Divija D/o Late Raghava Reddy R/o H No 18/204, Plot No 135, new Balaji Colony, Tirupathi, Tirupathi Dist 5.3. Mittapalli Uday Kumar Reddy S/o Late Raghava Reddy R/o H No 18/204, Plot No 135, new Balaji Colony, Tirupathi, Tirupathi Dist 6. Venati Srikanth Reddy S/o Parandhama Reddy R/o Chenigunta Village, Akkampet Post, Tada Mandal, Tirupati Dist - 524401 (Guarantor/Mortgager) 7. Mr. Lingareddy Krishna Reddy S/o L. Narayana Reddy R/o Arlapadu Village, Chembedu (PO), Pellakuru (M), Mellore District. (Guarantor) 8. Mr. B Sankara Reddy S/o B.Narayana Reddy R/O D.No.20-2-507/13, Maruthi Nagar, Korlagunta Tirupathi, Tirupathi District (Gaurantor) 9. Mr. S Sreeramulu S/o Venkatappa R/O D No 8/183, Gandhi Nagar, Dharmavaram Town, Ananthapur Dist - 515671 (Guarantor) 10. Mr. M Ramana Reddy S/o M Subbappa R/O D No Otigunta Village, Venketepalli Post, C K Palli Mandal, Ananthapur Dist - 515101 (Guarantor)
2. Name and address of the Secured Creditor:	Union Bank of India, Asset Recovery Branch, SVU Campus, first floor of S.V.U Campus branch, Tirupathi-517501



Property No. 1:

All that piece and parcel of non-agricultural land admeasuring Ac. 9.43 cents, situated at Tada Village, Tada Mandal, Tirupathie Dist comprising Ac 2.33 cents in Sy No 93/2A/2, Ac 6.50 cents in Sy No 97/1B/2, Ac 0.60 Cents in Sy No 93/2A1. Total an extent of Ac. 9.43 cents in the name of Venati Parandhama Reddy S/o Subramanyam Reddy

Property No. 2:

All that piece and parcel of non-agricultural land admeasuring Ac. 2.00 cents, in Sy No 203/10 situated at Andagandala Village, Tada Mandal, Tirupathi District in the name of Venati Srikanth Reddy S/o Parandhama Reddy bounded by

East: Puraa Bhumulu

South: Puraa Bhumulu

West: Puraa Bhumulu

North: Puraa Bhumulu

Property No. 3:

All that the part and parcel of land and building described as below

Part 1:

All the part And parcel of property bearing Plot No. 21 and Plot No 24 admeasuring 2800 square feet, equivalent to 311.11 square yards or 260.089 square me,tres in layout under the name "Chengalamma Nagar" having total extent of 3.60 acres comprised in Patta No. 175, in Survey No. 114-4A, Situated on the eastern side of National Highway No. 5, Tada Kandriga Village, Tada Kandriga Gram Panchayat, Tada Revenue Mandal, Sullurupeta Sub-Registration District, Tirupathi District in the name of Venati Parandhama Reddy as per Title deed No 2164/2014 dated 10.09.2014, land conversion order No 402/2009 dated 25.02.2009, Layout Plan approval No. 31/99 dated 03.01.2000 bounded as under;

East: Plot No 22,23

South: 30 Feet wide Layout Road

West: Plot No 20,25

North:23 Feet wide layout Road

Part 2:

All the part And parcel of property bearing Plot No. 20 and Plot No 25 admeasuring 2800 square feet, equivalent to 311.11 square yards or 260.089 square me,tres in layout under the name "Chengalamma Nagar" having total extent of 3.60 acres comprised in Patta No. 175, in Survey No. 114-4A, Situated on the eastern side of National Highway No. 5, Tada Kandriga Village, Tada Kandriga Gram Panchayat, Tada Revenue Mandal, Sullurupeta Sub-Registration District, Tirupathi District in the name of Venati



Parandhama Reddy as per Title deed No 2165/2014 dated 10.09.2014, land conversion order No 402/2009 dated 25.02.2009, Layout Plan approval No. 31/99 dated 03.01.2000 bounded as under;

East: Plot No 21,24

South: 30 Feet wide Layout Road

West: Plot No 19,26

North: 23 Feet wide layout Road

Part 3:

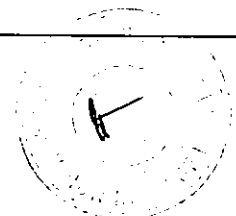
All the part And parcel of property bearing Plot No. 19 and Plot No 26 each admeasuring 1,881.36 square feet, equivalent to 209.04 square yards or 174.757 square metres in layout under the name "Chengalamma Nagar" having total extent of 3.60 acres comprised in Patta No. 175, in Survey No. 114-4A, Situated on the eastern side of National Highway No. 5, Tada Kandriga Village, Tada Kandriga Gram Panchayat, Tada Revenue Mandal, Sullurupeta Sub-Registration District, Tirupathi District in the name of Venati Parandhama Reddy as per Title deed No 2160/2014 dated 10.09.2014, land conversion order No 402/2009 dated 25.02.2009, Layout Plan approval No. 31/99 dated 03.01.2000 bounded as under;

	Plot No 19	Plot No 26
East	Plot No 20	Plot No 25
South	30 Feet Road	Plot No 19
West	Plot No 18	Plot No 27
North	Plot No 26	23 Feet Road

Property No. 4:

All that part and parcel of land located at Andagandala Village, Tada Revenue Mandal, Sullurpet Sub District, SPSR Nellore

Survey No.	Extent in Acres
40/8	0.20
138/2	2.30
192/11	0.14
195/2	0.17
197/1	0.21
197/3	0.29
197/5	0.44
203/12	0.14
203/11	0.18



admeasuring Ac 4.07 Cents stands in the name of **Mr. Venati Srikanth Reddy S/o Parandhama Reddy** bounded by

East: Puraa Bhumulu

North: Puraa Bhumulu

West: Puraa Bhumulu

South: Puraa Bhumulu

Property No. 5:

All that part and parcel of land and commercial building located at D No 201, Old T.S No 4454/2, 4453/2 and New T.S No 4680, 4681, T P Area, 14th Ward, Tirupathi Town Municipal, Tirupathi Urban Mandal, Tirupathi Dist, admeasuring 235 Sq. Feet stands in the name of **Mr. Mittapalli Raghava Reddy S/o Chengareddy** bounded by

East: Tiruchanur Road

North: Road

West: Compound wall of Chittoor Co-operative Marketing Society

South: Railway B-Class land

Property No. 6:

All that part and parcel of vacant site located at Sy No: 365, Avilala Village, Tirupathi Rural Mandal, Tirupathi SRO, Tirupathi Dist, admeasuring 25.50 Cents stands in the name of **Mr. Mittapalli Raghava Reddy S/o Chengareddy** bounded by

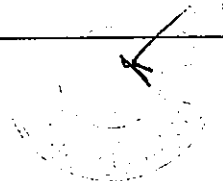
East: Land of Chandra Sekhar Reddy & Krupanadha Reddy

North: Kalava and land of Chandra Sekhar Reddy and Kurpanandha Reddy

West: Land of Doraswamy Naidu, Chandra Sekhar Reddy and Krupanadha Reddy

South: Swarnamukhi River

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. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.,	Nil
6. Last Date & Time for submission of EMD	Before the end of e-Auction. 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	29.09.2026 time 12:00 Noon to 5.00 PM (with 10 minutes 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:	Rs.24,88,26,341.39 (Rupees Twenty-Four Crores Eighty-Eight Lakhs Twenty-Six Thousand Three Hundred Forty One and paise Thirty-Nine only Only) as on 30.06.2026 with further costs, expenses and interest thereon due to the Union Bank of India.
9.1. Reserve price for the property / Properties below which the property will not be sold:	Property No 1: Rs. 2,97,00,000/- (Rupees Two Crores Ninety-Seven Lakhs only) Property No 2: Rs. 60,00,000/- (Rupees Sixty Lakhs only) Property No 3: Rs. 3,31,00,000/- (Rupees Three Cores Thirty-One Lakhs only) Property No 4: Rs. 1,28,00,000/- (Rupees One Crore Twenty-Eight Lakhs only) Property No 5: Rs. 47,75,000/- (Rupees Forty Seven Lakhs Seventy Five Thousand only) Property No 6: Rs. 83,30,000/- (Rupees Eighty-Three Lakhs Thirty Thousand only)
9.2 EMD Payable	Property No 1: Rs. 29,70,000/- (Rupees Twenty-Nine Lakh Seventy Thousand only) Property No 2: Rs. 6,00,000/- (Rupees Six Lakhs only) Property No 3: Rs. 33,10,000/- (Rupees Thirty-Three Lakhs Ten Thousand only) Property No 4: Rs. 12,80,000/- (Rupees Twelve Lakh Eighty Thousand only) Property No 5: Rs. 4,77,500/- (Rupees Four Lakh Seventy-Seven Thousand Five Hundred only) Property No 6: Rs. 8,33,000/- (Rupees Three Lakh Thirty-Three 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 (arb.tirupathi@unionbankofindia.bank)or contact Mr. G V K Madan Kumar (+91 7339047148)

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 by PSB Alliance Pvt. Ltd. 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

Property No 1: Rs. 2,97,000/-

Property No 2: Rs. 60,000/-

Property No 3: Rs. 3,31,000/-

Property No 4: Rs. 1,28,000/-

Property No 5: Rs. 48,000/-

Property No 6: Rs. 83,000/-

in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of

Property No 1: Rs. 2,97,000/-

Property No 2: Rs. 60,000/-

Property No 3: Rs. 3,31,000/-

Property No 4: Rs. 1,28,000/-

Property No 5: Rs. 48,000/-

Property No 6: Rs. 83,000/-

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 favor 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 867301980050000 of the Union Bank of India, Branch ARB-Tirupathi (86730), IFSC CODE: UBIN0586731 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 the bidder 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 tenderer / 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.



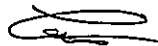
18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.
19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, 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 Constructive 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 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 with 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 movable/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 and other dues 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.

Date: 24.08.2026

Place: Tirupathi

Authorized Officer

Union Bank of India
 भारतीय बँक ऑफ इंडिया / For UNION BANK OF INDIA
 आरित वसूली शाखा, तिरुपति
 Asset Recovery Branch, Tirupathi


 मुख्य अधिकारी / Chief Manager & Authorised Officer