

यूनियन बैंक
ऑफ़ इंडिया



Union Bank
of India

भारत सरकार का उपक्रम

A Government of India Undertaking

Stressed Asset Management Branch

3rd Floor, Bungalow No. 109, New No. 1-7-252 to 254, Oxford Street, SD Road,
Secunderabad - 500 003, Telangana

Email: ubin0812048@unionbankofindia.bank.in, Tel No: 8860700230/ 9608777803

By Regd.AD./Speed Post

To:

BORROWER:	
M/s Haigreeva Infratech Projects Ltd., Reg. Office: D.NO 1-54-5/8, Plot No. MIG 28 & 29, Swethavahana Residency Sector-1, MVP Colony, Vishakhapatnam-AP-530 017	
M/s Haigreeva Infratech Projects Ltd., Address: Flat No: 101 & 102, Block No:7, Paras Paradise, Indiranagar Old Dairy Farm Vishakhapatnam-AP-530 017	
GUARANTOR(s) /MORTGAGOR(s):	
1. Mr. Chilukuri Jagadeeswaradu S/o Sri Ch Rama Rao D. No. 2-349/1, Old Dairy Farm Adarshnagar Junction Vishakhapatnam-AP-530 040	2. Smt. Chilukuri Radha Rani, W/o Sri Chilukuri Jagadeeswarudu D.No. 2-349/1. Old Dairy Farm Adarashnagar Junction Vishakhapatnam-AP-530 040
3. Legal Heirs of Late Sri. Maganti Venkateswara Rao S/o Venkatadri D.No. 2-349/1, Old Dairy Farm Adarshanagar Junction, Vishakhapatnam-AP-530 040	4. Mr. Monavarthy Kalyana Chakravarthy S/o Late M Bhaskara Rao D.No.10-2/4, Flat No.2, Basil Residency Gayatri Nagar Near Vikatha Super Market, PM Palem Visakhapatnam-AP-530 041
5. Mr. Guntupalli Sarat Babu S/o Radha Krishna Murthy D.No.50-63-8/4, Rajendra Nagar Visakhapatnam-AP-530 016	6. Mr. Dumpa Narasimha Murthy S/o Pedda Appanna D.No.1-91, Main Road, Kapuluppada Bheemunipatnam, Visakhapatnam-AP-531 163
7. Mrs. Tirumalaraju Venkata Subba Lakshmi, W/o Tirumalaraju Satyanarayana Raju D.No.49-5-3, Lalitha Nagar, Akkayyapalem Visakhapatnam-AP-530 016	8. Mrs. Yetcharla Ramanamma W/o YSVV Prasada Rao, D.No. 49-54-9/7. Plot No.56, Sy No.14, Block F. Balayya Sastry Layout, Allipuram Extension Ward, Visakhapatnam-AP-530 013 Mrs. Yetcharla Ramanamma W/o YSVV Prasada Rao, D. No. 45-35-10/A, Jaganadhapuram Opp. MPL School, Akkayyapalem Visakhapatnam-AP-530 016
9. Mr. Y. SatyaVeera Venkata Prasad Rao S/o Late Sri Narsimha Chari D.No.49-54-9/7, Plot No.56, Sy No-14 Block F, Balayya Sastry Lay Out, Allipuram Extension Ward, Vishakhapatnam-AP-530 013 Mr. Y. Satya Veera Venkata Prasad Rao S/o Late Sri Narsimha Chari D. No. 45-35 10/A, Jaganadhapuram, Akkayyapalem, Viskhapatnam-AP-53 0016	10. Mrs. Kolli Sujatha W/o Jaya Prasada Rao Plot No.79, RTC Colony, Cantonment Vizianagaram-AP-535 003

कुले यूनियन बैंक
ऑफ़ इंडिया

प्रतिष्ठित अधिकारी (प्रमुख प्रबंधक) Stressed Asset Management Branch & Chief Manager
दयावगुडल आरिन प्रबंधन शाखा, हैदराबाद
Stressed Asset Management Br. Hyderabad.

11 Mrs. S. Kotana Ratnam W/o Kotana Ramu D.No.1-126, Sabbavaram, Post R.R Complex Backside, Anakapalli Road Sabbavaram-AP-531 173	12. Mrs. Palla Nagalakshmi W/o Ananda Rao D.No.49-58-12/2, 14. HIG 22, G-1 Green Villa, Green Park Colony, NH-5, P&T Colony, Visakhapatnam-AP-530 013
13. Mr. Nalluri Srikanth Chowdary, S/o Late N. Ramayya, D.No. 9-5-44, Flat No.401, Gayatri Nilayam, Shivaji Palem, Visakhapatnam-AP-530 017	14. Mr. Anneparthi Santosh, S/o Tirumalaraju Satyanarayana Raju, D.No.3-5-116, Jammigadda, ward 15, Suryapet, Nalgonda, Telangana - 508 213
15. Mr. Anneparthi Rajesh S/o Tirumalaraju Satyanarayana Raju D.No.3-5-116, Jammigadda Ward 15, Suryapet Nalgonda-TG-508 213	16. Mrs. M. Syamala D.No.2-349, Old Dairy Farm, Adarshnagar Visakhapatnam-AP-530 040
17. Mr. K. Umamaheswara Rao Paras Paradise, Bloc No. 7, Indiranagar NR BPCL Petrol Bunk Visakhapatnam-AP-530 040	18. Mr. Prahalad Kumar Rathi C/o Rathi Sales Agencies, Rama talkies Road, Near Lakshmi Hyundai Showroom, Visakhapatnam-AP-530 017
19. Mr. S. Venkateswara Rao D. No. 1-11-55/138/67 S No. 110/2A & 115/2B of Ekiaspur Village Gulbarga Builders Layout Near Nizalingamppa Colony Raichur, Karnataka-584 101	20. Mr. G. V. Rama Rao D No. 2-304, Old Dairy Farm Adarshnagar, Visakhapatnam-AP-530 040
21. Mr. G. S. R. A. Chowdary D No. 2-304, Old Dairy Farm Adarshnagar, Visakhapatnam-AP-530 040	22. M/s Haigreeva Farms & Developers D No. 2-3-49, Krishna Poultries Old Dairy Farm, Adarshnagar, Visakhapatnam-AP-530 017
23. Mr. G. V. Venkata Rama Rao D.No.2-304, Old Dairy Farm Adarshnagar, Visakhapatnam-AP-530 040	24. M/s Haigreeva Projects Door No. 1-3, Co-Operative Layout Visalakshi Nagar, Jodugulla Palem Visalakshi Nagar, Visakhapatnam-AP-500 043
25. Mr. Panchakarla Ramesh Babu S/o P Panduranga Rao D.No. 50- 120-30/A, Mahalakshmi Nilayam Balayya Sastry Layout, Seethammdhara Visakhapatnam-AP-530 013	26. Mrs. Panchakarla Mahalakshmi W/o Panchakarla Ramesh Babu Mahalakshmi Nilayam D.No.50- 120-30/A, Balayya Sastry Layout, Seethammdhara, Visakhapatnam-AP-530 013
27. Mr. Panchakarla Venkateshwara Rao S/o P Panduranga Rao #15-14-13 Flat No: SF2 Bhudha Varapu Garden, Sri Sai Vihar, Maharanipeta Visakhapatnam-AP-530 002	28. Mr. Alapati Vara Prasad S/o Alapati Dasu, Plot No:117, D. No. 1-83-3 A1 Sai Satya Residency, Chinna Waltair Visakhapatnam-AP-530 017 Mr. Alapati Vara Prasad S/o Alapati Dasu Door No:1-104-25, Sector-5, Near Adarshnagar, Sector 5/21, MVP Colony Visakhapatnam-AP-530 017
29. Mr. Singuru Suresh Kumar S/o Singuru Ammadu Door No.6-1-4, Flat No. A1 Sai Satya Residency, Chinna Waltair Visakhapatnam-AP-530 017	

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, Mid Corporate Branch & Seethamdhara branch (E-AB), Vishakhapatnam, the secured creditor, caused a demand notice dated 27-07-2021 & 07.07.2021 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 Authorized Officer has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 18-11-2021, 16-12-2021, 03-01-2022, 10-01-2022 & 14.02.2022 (Mid Corporate branch) & 12.11.2021 & 17.02.2022 (Seethamdhara branch) Vishakhapatnam.

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 28-10-2026 from 12:00 PM to 05:00 PM by inviting Bids from the public through online mode on <https://baanknet.com>.

3. Reserve Price will be as follow:

S. No	Bank Property ID	Reserve Price	S. No	Bank Property ID	Reserve Price
1	UBINHYDSAM6590E	1,52,10,000.00	6	UBINHYDSAM6590X	1,62,00,000.00
2	UBINHYDSAM6590J	66,60,000.00	7	UBINHYDSAM6590Q	2,17,80,000.00
3	UBINHYDSAM6590T	2,16,90,000.00	8	UBINHYDSAM8460A	2,54,70,000.00
4	UBINHYDSAM6590O	1,68,30,000.00	9	UBINHYDSAM8460D	1,72,80,000.00
5	UBINHYDSAM6590P	2,49,30,000.00	10	UBINHYDSAM6590Z1	8,36,40,000.00

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 : Hyderabad

Date : 07-10-2026

Yours faithfully
For  Union Bank of India
प्रतिष्ठित अधिकारी एवं मुख्य प्रबंधी अधिकारी / Chief Manager
दवायव्यस्तन आदि / Stressed Asset Management Br. Hyderabad.
AUTHORISED OFFICER

Encl: Sale Notice

[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 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 28-10-2026, for recovery of Rs.2,21,75,48,671/- as on 30.09.2026 due to Secured Creditor, Union Bank of India from M/s Haigreeva Infratech Projects Ltd and Mr. Chilukuri Jagadeeswaradu S/o Sri Ch Rama Rao, Smt. Chilukuri Radha Rani W/o Sri Chilukuri Jagadeeswarudu, Legal Heirs of Late Sri. Maganti Venkateswara Rao S/o Venkatadri, Mr. Monavarthy Kalyana Chakravarthy S/o Late M. Bhaskara Rao, Mr. Guntupalli Sarat Babu S/o Radha Krishna Murthy, Mr. Dumpa Narasimha Murthy S/o Pedda Appanna, Mrs. Tirumalaraju Venkata Subba Lakshmi W/o Tirumalaraju Satyanarayana Raju, Mrs. Yetcharla Ramanamma W/o YSVV Prasada Rao, Mr. Y SatyaVeera Venkata Prasad Rao S/o Late Sri Narsimha Chari, Mrs. Kolli Sujatha W/o Jaya Prasada Rao, Mrs. S. Kotana Ratnam W/o Kotana Ramu, Mrs. Palla Nagalakshmi W/o Ananda Rao, Mr. Nalluri Srikanth Chowdary S/o Late N. Ramayya, Mr. Anneparthi Santosh S/o Tirumalaraju Satyanarayana Raju, Mr. Anneparthi Rajesh S/o Tirumalaraju Satyanarayana Raju, Mrs. M. Syamala, Mr. K. Umamaheswara Rao, Mr. Prahalad Kumar Rathi C/o Rathi Sales Agencies, Mr. S. Venkateswara Rao, Mr. G. V. Rama Rao, Mr. G S R A Chowdary, M/s Haigreeva Farms & Developers, Mr. G. V. Venkata Rama Rao, M/s Haigreeva Projects, Mr. Panchakarla Ramesh Babu S/o P. Panduranga Rao, Mrs. Panchakarla Mahalakshmi W/o Panchakarla Ramesh Babu, Mr. Panchakarla Venkateshwara Rao S/o P. Panduranga Rao, Mr. Alapati Vara Prasad S/o Alapati Dasu, Mr. Singuru Suresh Kumar S/o Singuru Ammadu.

Description of Immovable Property

(Securities under pari-passu charge with Axis bank (mortgaged with UBI) (property Sr. No. 1 to 2)

Property No.1: All that piece and parcel of land measuring an extent of (i) 800.50 Sq.Yds, situated at Plot No.132 & 133, Sy No.252/10B, 252/10C, (ii) 457.78 Sq.Yds, Plot No.134, Sy No.252/12C2, 254/2, (iii) 1084.61 Sq. Yds, Plot No.193, 194 & 195, Sy No.252/12C1, 252/10A, (iv) 700 Sq.Yds, Plot No.218 Sy No.252/11E, 252/11F, 252/11G, 252/12C1, 252/12C2, VUDA LP No.36/2007 (RC No.1172/07/L1), situated at, Mallunaidupalem Grampanchayathi, Gullepalli Village, Sabbavaram Mandal, Anakapalli Registration Sub Dist., Sabbavaram Sub Registrar Office, Visakhapatnam District (total area extent approx.3042.89 Sq.Yds), Boundaries of plots:

	Plot No. 132	Plot No. 133	Plot No.134	Plots No. 193,194 & 195	Plot No. 218
East	Green Belt	Green Belt	Green Belt	Green Belt	Green Belt
South	Plot No.133 Site	Plot No.134 Site	Plot No.135 & 150 Site	Plot No.188,189 & 190 Site	40 Feet Wide Road

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For
प्रतिष्ठित अधिकारी एवं मुख्य अधिकारी, Union Bank of India
दस्तावेजस्थ आर्स्टि प्रबंधन शाखा, हैदराबाद
Stressed Asset Management Br. Hyderabad.

West	40 Feet Wide Road	40 Feet Wide Road	40 Feet Wide Road	Plot No.192 Site	Plot No.219 Site
North	40 Feet Wide Road	Plot No.132 Site	Plot No.133 Site	40 Feet Wide Road	Survey No.252/12A Land

Google Coordinates 17.8142250 and 83.1394850 Sale Deed No. 1741/2009

The reserve price will be Rs.1,52,10,000/- and the earnest money deposit will be Rs 15,21,000/-.

Property No.2: All that piece and parcel of land measuring an extent of 1333.33 Sq. Yds under Survey No.254/2 situated at Plot No.135,136,137,138 & 139 LP No.36/200 (RC No.1172/07/L1), Gullipalli Village, Mallunaidu Village & Panchayat, Sabbavaram Sub Registrar Office, Visakhapatnam District; Boundaries:

East	Plot No.146, 147, 148, 149 & 150
South	Plot No.140
West	40 Feet Wide Road
North	Plot No.134

Google coordinates 17.813618 and 83.137504 Sale Deed No. 2360/2010

The reserve price will be Rs. 66,60,000/- and the earnest money deposit will be Rs.6,66,000/-

Properties under Exclusive charge with UBI (properties Sl No.3 to 10):

Property No.3: Zeroyati land converted from agriculture to Non agriculture measuring a total extent of Ac 2.83 c(Ac 1.00 or 4848.00 Sq yds + Ac 1.00 or 4848.00 Sq yds + Ac 0.83 Cents or 4023.00 Sq yds) in Chippada village, opp. Divis Laboratory covered by Sy No.157-2 of Chippada Village and Gram panchayat, Bheemunipatnam Mandal, Visakhapatnam District; boundaries:

Boundaries for	Ac 1.00 or 4848.00 Sq yds, Sy No.157-2 (Doc No-4936/2016)	Ac 1.00 or 4848.00 Sq yds, Sy No.157-2 (Doc No-4937/2016)	Ac 0.83 Cents or 4023.00 Sq yds, Sy No.157-2 (Doc No-4938/2016)
East	Rasta	Rasta	Rasta
South	Land sold by the vendor to vendee in S No.157-2 Ac 0.83 cents	Land sold by the vendor to vendee in S No.157-2 Ac 1.00 cents	Land in S No.157-3 Boundary
West	Land in S No.157-1 belongs to Buddaraju Subbalaxmi and others	Land in S No.157-1 belongs to Buddaraju Subbalaxmi and others	Land in S No.157-1 belongs to Buddaraju Subbalaxmi and others
North	Land sold by the vendor to vendee in S No.157-2 Ac 1.00 cents	Land in S No.159-3 belongs to MANSAS	Land sold by the vendor to vendee in S No.157-2 Ac 1.00 cents

Google Coordinates 17.9313463 and 83.4722144 Sale Deed No. 4936/2016, 4937/2017, 4938/2016

The reserve price will be Rs. 2,16,90,000/- and the earnest money deposit will be Rs 21,69,000/-.

कुल संप्रदायन लेख
For

प्रतिष्ठित अधिकारी एवं मुख्य प्रबंधन अधिकारी & Chief Manager
द्वारा चयनित और प्रमाणित श्रेणी, हैदराबाद
Stressed Asset Management Br. Hyderabad.

Property No.4: All the vacant land in (i) Plot No. 285 measuring 76.00 Sq.Yds or 63.54 Sq. Mts (ii) Plot No. 286 measuring 70.25 Sq.Yds or 58.74 Sq. Mts, (iii) Plot No. 287 measuring 64.50 Sq.Yds or 53.93 Sq. Mts, (iv) Plot No. 288 measuring 58.74 Sq. yds or 49.11 Sq. Mts, (v) Plot No. 289 measuring 53.68 Sq.Yds or 44.88 Sq. Mts, (vi) Plot No.313 measuring 109.30 Sq.Yds or 91.39 Sq. Mts; (vii) Plot No.314 measuring 88.40 Sq.Yds or 73.91 Sq. Mts, (viii) Plot No.315 measuring 87.19 Sq.Yds or 72.90 Sq. Mts, (ix) Plot No.316 measuring 85.98 Sq.Yds or 71.89 Sq. Mts, (x) Plot No.317 measuring 84.78 Sq.Yds or 70.88 Sq. Mts, (xi) Plot No.318 measuring 83.57 Sq.Yds or 69.87 Sq. Mts, (xii) Plot No.319 measuring 82.37 Sq.Yds or 68.87 Sq. Mts, (xiii) Plot No.320 measuring 81.16 Sq.Yds or 67.86 Sq. Mts, (xiv) Plot No.321 measuring 80.07 Sq.Yds or 66.95 Sq. Mts, in the approved layout Vide L.P. No. 92/2016 Dated 06.07.2016 approved by VUDA covered by Sy. No's 239/P, 240/P, 245/P, 246/P & 247/P situated at Kapulauppada village, Ward No.4, Bheemunipatnam Mandal, Visakhapatnam District, Sub register office at Bheemunipatnam; boundaries: (total extent of land Approx. 1105.99sq yds); boundaries:

Boundaries for	Plot No. 285	Plot No. 286	Plot No. 287	Plot No. 288	Plot No. 289
East	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road
South	Plot No. 286	Plot No. 287	Plot No. 288	Plot No. 289	Others land
West	Others land	Others land	Others land	Others land	Others land
North	Plot No. 282	Plot No. 285	Plot No. 286	Plot No. 287	Plot No. 288
Boundaries for	Plot No. 313	Plot No. 314	Plot No. 315	Plot No. 316	Plot No.317
East	Others land	Others land	Others land	Other Land	Other Land
South	Others land	Plot No. 313	Plot No. 314	Plot No 315	Plot No 316
West	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road
North	Plot No. 314	Plot No. 315	Plot No. 316	Plot No 317	Plot No 318
Boundaries for	Plot No. 318	Plot No. 319	Plot No. 320	Plot No. 321	
East	Other Land	Other Land	Other Land	Other Land	
South	Plot No 317	Plot No 318	Plot No 319	Plot No 320	
West	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	
North	Plot No 319	Plot No 320	Plot No 312	Plot No 322	

Google Coordinates 17.8530183 and 83.3954617

Sale Deed No. 4613/2016

The reserve price will be Rs. 1,68,30,000/- and the earnest money deposit will be Rs 16,83,000/-.

Property No.5: All that the vacant land in (i) plot No.88 measuring 261.20Sq.yds or 218.39Sq.mts., in Sy.No.248/9, (ii) Plot No.89 measuring 271Sqy or 226.59Sq.m., in Sy.No.248/9, (iii) Plot No.90 measuring 279.80Sqy or 233.44Sqm in., in S.No.248/9, (iv) Plot No. 91 measuring 279.20Sqy or 233.44Sqm in., in S.No.248/9 & 248/10, (v) Plot No. 92

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For
प्रतिष्ठित अधिकारी एवं मुख्य प्रबंधक / Chief Manager
दवावगुस्त अमरिल बरहम, हैदराबाद
Stressed Asset Management Br. Hyderabad.

measuring 259.20Sqy or 216.72Sqm in., in S.No.248/10, (vi) Plot No. 103 measuring 90Sqy or 75.25 Sqm in., in S.No.248/10, (vii) Plot No.104 measuring 90Sqy or 775.25Sqm in., in S.No.248/9 &248/10, (viii) Plot No.105 measuring 180 Sq.Yds or 150.50Sqm in., in S.No.248/9, (ix) Plot No.106 measuring 180 Sq.Yds or 150.50 Sqm in., in S.No.248/9, (x) Plot No.107 measuring 180 Sq.Yds or 150.50Sqm in., in S.No.248/9, (xi) Plot No.108 measuring 180 Sq.Yds or 150.50 Sqm in., in S.No.248/9, (xii) Plot No.124 measuring 528.35Sqyd or 441.77 Sqm in S.No.248/10 &248/11, situated in Sai Brundavanam Layout at Dakamarri Village Bheemunipatnam Mandal Visakhapatnam District, Sub Registrar Office of Bheemunipatnam (total area approx. 2676.40sq yds); boundaries:

Boundaries for	Plot No.88	Plot No.89	Plot No.90	Plot No.91	Plot No.92	Plot No.103
East	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	Plot No. 92
South	Plot No. 89	Plot No. 90	Plot No. 91	Plot No. 92	Plot No. 93	Plot No. 102
West	Plot No. 108	Plot No. 107	Plot No. 106	Plot No. 105	Plot No. 103&104	40 Feet Road
North	Plot No.87	Plot No. 88	Plot No. 89	Plot No.90	Plot No. 91	Plot No. 104
Boundaries for	Plot No.104	Plot No.105	Plot No.106	Plot No.107	Plot No.108	Plot No.124
East	Plot No. 92	Plot No. 91	Plot No. 90	Plot No. 89	Plot No. 88	40 Feet Road
South	Plot No. 103	Plot No. 104	Plot No. 105	Plot No. 106	Plot No. 107	Open Space
West	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	Others land
North	Plot No. 105	Plot No. 106	Plot No. 107	Plot No. 108	Plot No. 109	Plot No. 123

Google Coordinates 18.003457 and 83.403692

Sale Deed No. 674/2017

The reserve price will be Rs 2,49,30,000/- and the earnest money deposit will be Rs 24,93,000/-.

Property No.6: All that residential building consisting of ground and upper two floors measuring an extent of 196 sq yds or 163.881 sq mts of site along with RCC slab G+2 building bearing plot no.56, Block No.'F' (D.No.49-54-9/7) of Balayya Sastry Layout, Seethamadhara, L P No.5/80, covered by sy no.14 of Allipuram Extension ward, within the limits of GVMC and Dwarakanagar sub registrar; boundaries:

East	40 feet wide road
South	Plot No.55 house
West	Plot no. 31 house
North	plot No.57 house

Google Coordinates 17.7402207 and 83.3041720

Sale Deed No. 2024/2010

The reserve price will be Rs 1,62,00,000/- and the earnest money deposit will be Rs 16,20,000/-

Property No.7: All that the open land to an extent of Ac 0.63 cents or 0.254 hecets (out of total land of an extent Ac.1-12 cents) together with AC Shed with plinth area of 2745 sft, in Patta

कुवे यूनिवर्सल बँक
For ऑफिस इंडिया

Union Bank of India

प्रभिकृत अधिकारी एवं मुख्य प्रबन्धक, अधिष्ठाता एवं चैफ़ मैनेजर
दवायकमन्डल आर्गरेल प्रबन्धन कार्यालय, हैदराबाद
Stressed Asset Management Br. Hyderabad.

No.2999, Survey No.40 situated in Sabbavaram Village, Visakhapatnam District, Sabbavaram Sub Registrar office; Boundaries:

East	Land of Kotana Demudu, Sabbavarapu Satyamu, Mandala Appala Naidu & others
South	Canal
West	Land of Adireddy Mallu Patrudu, Kotana Demudu & others
North	Land of Adireddy Ramu, Demudu & others

Google Coordinates 17.8022800 and 83.1373333 Sale Deed No. 1896/2000

The reserve price will be Rs 2,17,80,000/- and the earnest money deposit will be Rs 21,78,000/-.

Property 8: All the property consisting of residential house admeasuring 351 Sq Yards bearing D no 45-35-10/A, Sy no 484 of Allipuram Ward Jaganadhapuram ward no 31, Akkayyapalem, GVMC, Visakhapatnam held in the name of Y S V V Prasada Rao & Y Ramanamma; and Boundaries:

East	House No.45-35-10
South	House No.45-37-63
West	House No.45-35-11
North	Municipal Road

Google Coordinates 17.7310521 83.2984890 Sale Deed No. 2243/2002

The reserve price will be Rs 2,54,70,000/- and the earnest money deposit will be Rs 25,47,000/-

Property 9: All that property consisting of (a) residential flat no 402 admeasuring 2205 Sq Ft(Undivided share of 86.51 Sq yards) & (b) Flat no 502RCC242 admeasuring 2205 Sq Ft(Undivided share of 86.51 Sq yards) at Block no 7, Paras paradise, Adarsh Nagar, Old dairy farm, Chinagadili Village, Indiranagar, Ward no 3, GVMC, Visakhapatnam held in the name of Jagadeeswarudu & Ch Radha Rani (total area consisting of 2205 Sqft+2205Sqft=4410sqft, total UDS of 173.02); Boundaries:

	Flat 402	Flat 502
East	Open Space	Open Space
South	Open Space	Open Space
West	Staircase	Staircase
North	Open Space	Open Space

Google Coordinates 17.7622466 78.3340538 Sale Deed No. 5791/2017 & 5792/2017

The reserve price will be Rs 1,72,80,000/- and the earnest money deposit will be Rs 17,28,000/-.

Property No.10: All the vacant land in (i) plot No. 25 measuring 900Sqy or 752.51 Sqm in Sy. No. 56/1 (ii) plot No. 22 measuring 1000Sqy or 836.12 Sqm in S.No. 56/2 (iii) plot No. 21 measuring 979 Sqy or 818.56 Sqm in S.No. 56/2 (iv) plot No. 29 measuring 1000 Sqy or 836.12 Sqm in S.No. 56/2 (v) plot No.16 measuring 1000 Sqy or 836.12 Sqm in S.No. 55/2 (vi) plot No.9 measuring 1000 Sqy or 836.12 Sqm in S.No. 55/2 (vii) plot No.40 measuring 1000 Sqy or 836.12 Sqm in S.No. 55/3 (viii) plot No.35 measuring 1000 Sqy or 836.12 Sqm in S.No. 55/3 (ix) plot No.34 measuring 1000 Sqy or 836.12 Sqm in S.No. 55/2 (x) plot No.62 measuring 1212 Sqy or 1013.38 Sqm in S.No. 54/1 (xi) plot No.64 measuring 667 Sqy or 557.70 Sqm in S.No. 54/1 (xii) plot No.66 measuring 549 Sqy or 459 Sqm in S.No. 53/1 (xiii) plot No.73 measuring 667 Sqy or 557.70 Sqm in S.No. 54/1 (xiv) plot No.74 measuring 977 Sqy or 816.89 Sqm in S.No.

54/1 (xv) plot No.75 measuring 591Sqy or 500.84 Sqm in S.No. 58/7 (xvi) plot No.80 measuring 1153 Sqy or 964.05 Sqm in S.No. 53/1 (xvii) Club House Measuring 5000 Sqy or 4180.63 Sqm; (approx. total extent of land 19,695 Sq yds or Ac 4.00) situated at Annavaram Village Bheemunipatnam Mandal Visakhapatnam District and Sub Registrar Office Bheemunipatnam; boundaries:

Boundaries for	Plot No. 25	Plot No. 22	Plot No. 21	Plot No. 29	Plot No. 16
East	Plot No 1	Plot No.4	Plot No.4	40 Feet Road	Plot No. 9
South	Plot No. 24	Plot No. 21	40 Feet Road	Plot No.30	Plot No.15
West	40 Feet Road	40 Feet Road	40 Feet Road	Other Land	40 Feet Road
North	Others land	Plot No. 24	Plot No. 22	Plot No. 28	Plot No. 17
Boundaries for	Plot No. 9	Plot No. 40	Plot No. 35	Plot No. 34	Plot No. 62
East	33 Feet Road	Plot No. 35	40 Feet Road	40 Feet Road	Other Land
South	Plot No.10	Plot No.39	Plot No. 36	Plot No. 35	Plot No. 61
West	Plot No.16	40 Feet Road	Plot No. 40	Plot No. 41	33 Feet Road
North	Plot No. 8	Plot No.41	Plot No. 34	Plot No. 33	Others Land
Boundaries for	Plot No. 64	Plot No. 66	Plot No. 73	Plot No. 74	Plot No. 75
East	33 Feet Road	40 Feet Road	Plot No. 63	33 Feet Road	40 Feet Road
South	Plot No.65	Others Land	Plot No. 72	Plot No.73	Plot No 76
West	Plot No 72	Others Land	40 Feet Road	40 Feet Road	Plot No 85
North	Plot No.63	Plot No. 67	Plot No. 74	Others land	Others Land
Boundaries for	Plot No. 80	Club House			
East	Plot No.67	40 Feet Road			
South	Others Land	Others Land			
West	40 Feet Road	Cheruvu and Others Land			
North	Plot No.79	Others Land			

Google Coordinates: 17.937223 and 83.500707 Sale Deeds No. 7581/2005, 8422/2005, 756/2006

The reserve price will be Rs 8,36,40,000/-and the earnest money deposit will be Rs 83,64,000/-

List of Encumbrances: Not Known to Secured Creditor.

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 : Hyderabad

Date : 07.10.2026

Encl: Terms of sale

For

AUTHORISED OFFICER
 Stressed Asset Management Br Hyderabad.

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower	M/s Haigreeva Infratech Projects Ltd. Reg. Office: D.NO 1-54-5/8, Plot No. MIG 28 & 29 Swethavahana Residency, Sector-1, MVP Colony Visakhapatnam-AP-530 017
Name and address of the Co-Applicant	NA
Name and address of the Guarantor	
1.Mr. Chilukuri Jagadeeswaradu S/o Sri Ch Rama Rao D. No. 2-349/1, Old Dairy Farm Adarshnagar Junction Visakhapatnam-AP-530 040	2. Smt. Chilukuri Radha Rani, W/o Sri Chilukuri Jagadeeswarudu D.No. 2-349/1. Old Dairy Farm Adarashnagar Junction Visakhapatnam - 530 040
3. Legal Heirs of Late Sri. Maganti Venkateswara Rao S/o Venkatadri D.No. 2-349/1, Old Dairy Farm Adarshanagar Junction Visakhapatnam-AP-530 040	4. Mr. Monavarthy Kalyana Chakravarthy S/o Late M Bhaskara Rao D.No.10-2/4, Flat No.2, Basil Residency Gayatri Nagar, Near Vikatha Super Market, PM Palem Visakhapatnam-AP-530 041
5. Mr. Guntupalli Sarat Babu S/o Radha Krishna Murthy D.No.50-63-8/4, Rajendra Nagar Visakhapatnam-AP-530 016	6. Mr. Dumpa Narasimha Murthy S/o Pedda Appanna D.No.1-91, Main Road, Kapuluppada Bheemunipatnam Visakhapatnam-AP-531 163
7. Mrs. Tirumalaraju Venkata Subba Lakshmi, W/o Tirumalaraju Satyanarayana Raju D.No.49-5-3. Lalitha Nagar, Akkayyapalem Visakhapatnam-AP-530 016	8. Mrs. Yetcharla Ramanamma W/o YSVV Prasada Rao, D.No. 49-54-9/7. Plot No.56, Sy No.14, Block F. Balayya Sastry Layout, Allipuram Extension Ward, Visakhapatnam-AP-530 013 Mrs. Yetcharla Ramanamma W/o YSVV Prasada Rao, D. No. 45-35-10/A, Jaganadhapuram Opp. MPL School, Akkayyapalem Viskhapatnam-AP-530 016
9. Mr. Y SatyaVeera Venkata Prasad Rao S/o Late Sri Narsimha Chari D.No.49-54-9/7, Plot No.56, Sy No-14 Block F, Balayya Sastry Lay Out Allipuram Extension Ward Visakhapatnam-AP-530 013 Mr. Y Satya Veera Venkata Prasad Rao S/o Late Sri Narsimha Chari D. No. 45-35-10/A Jaganadhapuram, Akkayyapalem Viskhapatnam-AP-53 0016	10. Mrs. Kolli Sujatha W/o Jaya Prasada Rao Plot No.79, RTC Colony, Cantonment Vizianagaram-AP-535 003
11 Mrs. S Kotana Ratnam W/o Kotana Ramu D.No.1-126, Sabbavaram, Post, - R.R Complex Backside, Anakapalli Road. Sabbavaram-AP-531 173	12. Mrs., Palla Nagalakshmi W/o Ananda Rao D.No.49-58-12/2, 14. HIG 22, G-1 Green Villa, Green Park Colony, NH-5, P&T Colony Visakhapatnam-AP-530 013
13. Nalluri Srikanth Chowdary, S/o N Ramayya (Late), D.No. 9-5-44, Flat No.401, Gayatri Nilayam, Shivaji Palem, Visakhapatnam-AP-530 017	14. Mr. Anneparthi Santosh, S/o Tirumalaraju Satyanarayana Raju, D.No.3-5-116, Jammigadda, ward 15, Suryapet, Nalgonda-TG- 508 213

कुले यूनिवर्सल बँक
For

प्रमाणित अधिकारी एवं
दस्तावेज रख रखाई शाखा, हैदराबाद
Stressed Asset Management Br. Hyderabad.

15. Mr. Anneparthi Rajesh S/o Tirumalaraju Satyanarayana Raju D.No.3-5-116, Jammigadda Ward 15, Suryapet Nalgonda-TG-508 213	16. Mrs. M Syamala D.No.2-349, Old Dairy Farm, Adarshnagar Visakhapatnam-AP-530 040
17. Mr. K. Umamaheswara Rao Paras Paradise, Bloc No. 7, Indiranagar NR BPCL Petrol Bunk Visakhapatnam-AP-530 040	18. Mr. Prahalad Kumar Rathi C/o Rathi Sales Agencies Rama talkies Road Near Lakshmi Hyundai Showroom Visakhapatnam-AP-530 017
19. Mr. S Venkateswara Rao D. No. 1-11-55/138/67 S No. 110/2A & 115/2B of Ekiaspur Village Gulbarga Builders Layout Near Nizalingampga Colony Raichur, Karnataka-584 101	20. Mr. G V Rama Rao D No. 2-304, Old Dairy Farm Adarshnagar Visakhapatnam-AP-530 040
21. Mr. G S R A Chowdary D No. 2-304, Old Dairy Farm Adarshnagar Visakhapatnam-AP-530 040	22. M/s Haigreeva Farms & Developers D No. 2-3-49, Krishna Poultries Old Dairy Farm Adarshnagar Visakhapatnam-AP-530 017
23. Mr. G V Venkata Rama Rao D.No.2-304, Old Dairy Farm Adarshnagar Visakhapatnam-AP-530 040	24. M/s Haigreeva Projects Door No. 1-3, Co-Operative Layout Visalakshi Nagar, Jodugulla Palem, Visalakshi Nagar Visakhapatnam-AP-500 043
25. Panchakarla Ramesh Babu S/o P Panduranga Rao D.No.50- 120-30/A Mahalakshmi Nilayam Balayya Sastry Layout, Seethammadhara Visakhapatnam - 530 013	26. Panchakarla Mahalakshmi W/o Panchakarla Ramesh Babu Mahalakshmi Nilayam D.No.50- 120-30/A Balayya Sastry Layout, Seethammadhara Visakhapatnam-AP-530 013
27. Panchakarla Venkateshwara Rao S/o P Panduranga Rao #15-14-13 Flat No: SF2 Bhudha Varapu Garden Sri Sai Vihar, Maharanipeta Visakhapatnam-AP-530 002	28. Alapati Vara Prasad S/o Alapati Dasu, Plot No:117, D. No. 1-83-3 A1 Sai Satya Residency, Chinna Waltair Visakhapatnam-AP-530 017 Alapati Vara Prasad S/o Alapati Dasu Door No:1-104-25, Sector-5 Near Adarshnagar, Sector 5/21, MVP Colony Visakhapatnam-AP-530 017
29. Singuru Suresh Kumar S/o Singuru Ammadu Door No.6-1-4, Flat No. A1 Sai Satya Residency, Chinna Waltair Visakhapatnam-AP-530 017	
2. Name and address of the Secured Creditor	Union Bank of India, Stressed Asset Management Branch 3rd Floor, Bungalow No. 109, New No. 1-7-252 to 254 Oxford Street, SD Road, Secunderabad, Telangana- 500 003

 Union Bank of India
 For 
 प्रबन्धित आसक्ति प्रबंधन शाखा, हैदराबाद
 Stressed Asset Management Br. Hyderabad.

3. Description of immovable secured assets to be Sold:

(Securities under pari-passu charge with Axis bank (mortgaged with UBI) (property Sr. No. 1 to 2))

Property No.1 (UBINHYDSAM6590E):

All that piece and parcel of land measuring an extent of (i) 800.50 Sq.Yds, situated at Plot No.132 & 133, Sy No.252/10B, 252/10C, (ii) 457.78 Sq.Yds, Plot No.134, Sy No.252/12C2, 254/2, (iii) 1084.61 Sq. Yds, Plot No.193, 194 & 195, Sy No.252/12C1, 252/10A, (iv) 700 Sq.Yds, Plot No.218 Sy No.252/11E, 252/11F, 252/11G, 252/12C1, 252/12C2, VUDA LP No.36/2007 (RC No.1172/07/L1), situated at, Mallunaidupalem Grampanchayathi, Gullepalli Village, Sabbavaram Mandal, Anakapalli Registration Sub Dist., Sabbavaram Sub Registrar Office, Visakhapatnam District (total area extent approx.3042.89 Sq.Yds), Boundaries of plots:

	Plot No. 132	Plot No. 133	Plot No.134	Plots No. 193,194 & 195	Plot No. 218
East	Green Belt	Green Belt	Green Belt	Green Belt	Green Belt
South	Plot No.133 Site	Plot No.134 Site	Plot No.135 & 150 Site	Plot No.188,189 & 190 Site	40 Feet Wide Road
West	40 Feet Wide Road	40 Feet Wide Road	40 Feet Wide Road	Plot No.192 Site	Plot No.219 Site
North	40 Feet Wide Road	Plot No.132 Site	Plot No.133 Site	40 Feet Wide Road	Survey No.252/12A Land

Google Coordinates 17.8142250 and 83.1394850 Sale Deed No. 1741/2009

Property No.2 (UBINHYDSAM6590J):

All that piece and parcel of land measuring an extent of 1333.33 Sq. Yds under Survey No.254/2 situated at Plot No.135,136,137,138 & 139 LP No.36/200 (RC No.1172/07/L1), Gullipalli Village, Mallunaidu Village & Panchayat, Sabbavaram Sub Registrar Office, Visakhapatnam District; Boundaries:

East	Plot No.146, 147, 148, 149 & 150
South	Plot No.140
West	40 Feet Wide Road
North	Plot No.134

Google coordinates 17.813618 and 83.137504 Sale Deed No. 2360/2010

Properties under Exclusive charge with UBI (properties SI No.3 to 10):

Property No.3(UBINHYDSAM6590T):

Zeroyati land converted from agriculture to Non agriculture measuring a total extent of Ac 2.83 c(Ac 1.00 or 4848.00 Sq yds + Ac 1.00 or 4848.00 Sq yds + Ac 0.83 Cents or 4023.00 Sq yds) in Chippada village, opp. Divis Laboratory covered by Sy No.157-2 of Chippada Village and Gram panchayat, Bheemunipatnam Mandal, Visakhapatnam District; boundaries:

Boundaries for	Ac 1.00 or 4848.00 Sq yds, Sy No.157-2 (Doc No-4936/2016)	Ac 1.00 or 4848.00 Sq yds, Sy No.157-2 (Doc No-4937/2016)	Ac 0.83 Cents or 4023.00 Sq yds, Sy No.157-2 (Doc No-4938/2016)
East	Rasta	Rasta	Rasta
South	Land sold by the vendor to vendee in S No.157-2 Ac 0.83 cents	Land sold by the vendor to vendee in S No.157-2 Ac 1.00 cents	Land in S No.157-3 Boundary
West	Land in S No.157-1 belongs to Buddaraju Subbalaxmi and others	Land in S No.157-1 belongs to Buddaraju Subbalaxmi and others	Land in S No.157-1 belongs to Buddaraju Subbalaxmi and others

North	Land sold by the vendor to vendee in S No.157-2 Ac 1.00 cents	Land in S No.159-3 belongs to MANSAS	Land sold by the vendor to vendee in S No.157-2 Ac 1.00 cents
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Google Coordinates 17.9313463 and 83.4722144 Sale Deed No. 4936/2016, 4937/2017, 4938/2016

Property No.4 (UBINHYDSAM65900):

All the vacant land in (i) Plot No. 285 measuring 76.00 Sq.Yds or 63.54 Sq. Mts (ii) Plot No. 286 measuring 70.25 Sq.Yds or 58.74 Sq. Mts, (iii) Plot No. 287 measuring 64.50 Sq.Yds or 53.93 Sq. Mts, (iv) Plot No. 288 measuring 58.74 Sq. yds or 49.11 Sq. Mts, (v) Plot No. 289 measuring 53.68 Sq.Yds or 44.88 Sq. Mts, (vi) Plot No.313 measuring 109.30 Sq.Yds or 91.39 Sq. Mts; (vii) Plot No.314 measuring 88.40 Sq.Yds or 73.91 Sq. Mts, (viii) Plot No.315 measuring 87.19 Sq.Yds or 72.90 Sq. Mts, (ix) Plot No.316 measuring 85.98 Sq.Yds or 71.89 Sq. Mts, (x) Plot No.317 measuring 84.78 Sq.Yds or 70.88 Sq. Mts, (xi) Plot No.318 measuring 83.57 Sq.Yds or 69.87 Sq. Mts, (xii) Plot No.319 measuring 82.37 Sq.Yds or 68.87 Sq. Mts, (xiii) Plot No.320 measuring 81.16 Sq.Yds or 67.86 Sq. Mts, (xiv) Plot No.321 measuring 80.07 Sq.Yds or 66.95 Sq. Mts, in the approved layout Vide L.P. No. 92/2016 Dated 06.07.2016 approved by VUDA covered by Sy. No's 239/P, 240/P, 245/P, 246/P & 247/P situated at Kapulauppada village, Ward No.4, Bheemunipatnam Mandal, Visakhapatnam District, Sub register office at Bheemunipatnam; boundaries: (total extent of land Approx. 1105.99sqyds); boundaries:

Boundaries for	Plot No. 285	Plot No. 286	Plot No. 287	Plot No. 288	Plot No. 289
East	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road
South	Plot No. 286	Plot No. 287	Plot No. 288	Plot No. 289	Others land
West	Others land	Others land	Others land	Others land	Others land
North	Plot No. 282	Plot No. 285	Plot No. 286	Plot No. 287	Plot No. 288
Boundaries for	Plot No. 313	Plot No. 314	Plot No. 315	Plot No. 316	Plot No.317
East	Others land	Others land	Others land	Other Land	Other Land
South	Others land	Plot No. 313	Plot No. 314	Plot No 315	Plot No 316
West	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road
North	Plot No. 314	Plot No. 315	Plot No. 316	Plot No 317	Plot No 318
Boundaries for	Plot No. 318	Plot No. 319	Plot No. 320	Plot No. 321	
East	Other Land	Other Land	Other Land	Other Land	
South	Plot No 317	Plot No 318	Plot No 319	Plot No 320	
West	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	
North	Plot No 319	Plot No 320	Plot No 321	Plot No 322	

Google Coordinates 17.8530183 and 83.3954617 Sale Deed No. 4613/2016

Property No.5 (UBINHYDSAM6590P):

All that the vacant land in (i) plot No.88 measuring 261.20Sq.yds or 218.39Sq.mts., in Sy.No.248/9, (ii) Plot No.89 measuring 271Sqy or 226.59Sq.m., in Sy.No.248/9, (iii) Plot No.90 measuring 279.80Sqy or 233.44Sq.m in., in S.No.248/9, (iv) Plot No. 91 measuring 279.20Sqy or 233.44Sq.m in., in S.No.248/9 & 248/10, (v) Plot No. 92 measuring 259.20Sqy or 216.72Sq.m in., in S.No.248/10, (vi) Plot No. 103 measuring 90Sqy or 75.25 Sq.m in., in S.No.248/10, (vii) Plot No.104 measuring 90Sqy or 775.25Sq.m in., in S.No.248/9 & 248/10, (viii) Plot No.105 measuring 180 Sq.Yds or 150.50Sq.m in., in S.No.248/9, (ix) Plot No.106 measuring 180 Sq.Yds or 150.50 Sq.m in., in S.No.248/9, (x) Plot No.107 measuring 180 Sq.Yds or 150.50Sq.m in., in S.No.248/9, (xi) Plot No.108 measuring 180 Sq.Yds or 150.50 Sq.m in., in S.No.248/9, (xii) Plot No.124 measuring 528.35Sqyd or 441.77 Sq.m in S.No.248/10 & 248/11, situated in

For  Union Bank of India
प्रबलित अधिकारी एवं मुख्य निदेशक (Stressed Asset Management) & Chief Manager
दवायामयल आर्सेल प्रबलित (Stressed Asset Management) Br. Hyderabad.

Sai Brundavanam Layout at Dakamarri Village Bheemunipatnam Mandal Visakhapatnam District, Sub Registrar Office of Bheemunipatnam (total area approx. 2676.40sq yds); boundaries:

Boundaries for	Plot No.88	Plot No.89	Plot No.90	Plot No.91	Plot No.92	Plot No.103
East	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	Plot No. 92
South	Plot No. 89	Plot No. 90	Plot No. 91	Plot No. 92	Plot No. 93	Plot No. 102
West	Plot No. 108	Plot No. 107	Plot No. 106	Plot No. 105	Plot No. 103&104	40 Feet Road
North	Plot No.87	Plot No. 88	Plot No. 89	Plot No.90	Plot No. 91	Plot No. 104
Boundaries for	Plot No.104	Plot No.105	Plot No.106	Plot No.107	Plot No.108	Plot No.124
East	Plot No. 92	Plot No. 91	Plot No. 90	Plot No. 89	Plot No. 88	40 Feet Road
South	Plot No. 103	Plot No. 104	Plot No. 105	Plot No. 106	Plot No. 107	Open Space
West	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	40 Feet Road	Others land
North	Plot No. 105	Plot No. 106	Plot No. 107	Plot No. 108	Plot No. 109	Plot No. 123

Google Coordinates 18.003457 and 83.403692

Sale Deed No. 674/2017

Property No.6(UBINHYDSAM6590X):

All that residential building consisting of ground and upper two floors measuring an extent of 196 sq yds or 163.881 sq mts of site along with RCC slab G+2 building bearing plot no.56, Block No.'F' (D.No.49-54-9/7) of Balayya Sastry Layout, Seethamadhara, L P No.5/80, covered by sy no.14 of Allipuram Extension ward, within the limits of GVMC and Dwarakanagar sub registrar; boundaries:

East	40 feet wide road
South	Plot No.55 house
West	Plot no. 31 house
North	plot No.57 house

Google Coordinates 17.7402207 and 83.3041720

Sale Deed No. 2024/2010

Property No.7(UBINHYDSAM6590Q):

All that the open land to an extent of Ac 0.63 cents or 0.254 hecets (out of total land of an extent Ac.1-12 cents) together with AC Shed with plinth area of 2745 sft, in Patta No.2999, Survey No.40 situated in Sabbavaram Village, Visakhapatnam District, Sabbavaram Sub Registrar office; Boundaries:

East	Land of Kotana Demudu, Sabbavarapu Satyamu, Mandala Appala Naidu & others
South	Canal
West	Land of Adireddy Mallu Patrudu, Kotana Demudu & others
North	Land of Adireddy Ramu, Demudu & others

Google Coordinates 17.8022800 and 83.1373333

Sale Deed No. 1896/2000

Property 8 (UBINHYDSAM8460A):

All the property consisting of residential house admeasuring 351 Sq Yards bearing D no 45-35-10/A, Sy no 484 of Allipuram Ward Jaganadhapuram ward no 31, Akkayyapalem, GVMC, Visakhapatnam held in the name of Y S V V Prasada Rao & Y Ramanamma, and Boundaries:

For  Union Bank of India
 प्राविष्ट अधिकारी एवं प्रमुख प्रबंधन अधिकारी / Branch Manager & Chief Manager
 सहायक प्रबंधन अधिकारी / Assistant Manager, Hyderabad.
 Stressed Asset Management Br. Hyderabad.

East	House No.45-35-10
South	House No.45-37-63
West	House No.45-35-11
North	Municipal Road

Google Coordinates 17.7310521 83.2984890

Sale Deed No. 2243/2002

Property 9 (UBINHYDSAM8460D):

All that property consisting of (a) residential flat no 402 admeasuring 2205 Sq Ft(Undivided share of 86.51 Sq yards) & (b) Flat no 502RCC242 admeasuring 2205 Sq Ft(Undivided share of 86.51 Sq yards) at Block no 7, Paras paradise, Adarsh Nagar, Old dairy farm, Chinagadili Village, Indiranagar, Ward no 3, GVMC, Visakhapatnam held in the name of Jagadeeswarudu & Ch Radha Rani (total area consisting of 2205 Sqft+2205Sqft=4410sqft, total UDS of 173.02); Boundaries:

	Flat 402	Flat 502
East	Open Space	Open Space
South	Open Space	Open Space
West	Staircase	Staircase
North	Open Space	Open Space

Google Coordinates 17.7622466 78.3340538

Sale Deed No. 5791/2017 & 5792/2017

Property No.10 (UBINHYDSAM6590Z1):

All the vacant land in (i) plot No. 25 measuring 900Sqy or 752.51 Sqm in Sy. No. 56/1 (ii) plot No. 22 measuring 1000Sqy or 836.12 Sqm in S.No. 56/2 (iii) plot No. 21 measuring 979 Sqy or 818.56 Sqm in S.No. 56/2 (iv) plot No. 29 measuring 1000 Sqy or 836.12 Sqm in S.No. 56/2 (v) plot No.16 measuring 1000 Sqy or 836.12 Sqm in S.No. 55/2 (vi) plot No.9 measuring 1000 Sqy or 836.12 Sqm in S.No. 55/2 (vii) plot No.40 measuring 1000 Sqy or 836.12 Sqm in S.No. 55/3 (viii) plot No.35 measuring 1000 Sqy or 836.12 Sqm in S.No. 55/3 (ix) plot No.34 measuring 1000 Sqy or 836.12 Sqm in S.No. 55/2 (x) plot No.62 measuring 1212 Sqy or 1013.38 Sqm in S.No. 54/1 (xi) plot No.64 measuring 667 Sqy or 557.70 Sqm in S.No. 54/1 (xii) plot No.66 measuring 549 Sqy or 459 Sqm in S.No. 53/1 (xiii) plot No.73 measuring 667 Sqy or 557.70 Sqm in S.No. 54/1 (xiv) plot No.74 measuring 977 Sqy or 816.89 Sqm in S.No. 54/1 (xv) plot No.75 measuring 591Sqy or 500.84 Sqm in S.No. 58/7 (xvi) plot No.80 measuring 1153 Sqy or 964.05 Sqm in S.No. 53/1 (xvii) Club House Measuring 5000 Sqy or 4180.63 Sqm; (approx. total extent of land 19,695 Sq yds or Ac 4.00) situated at Annavaram Village Bheemunipatnam Mandal Visakhapatnam District and Sub Registrar Office Bheemunipatnam; boundaries:

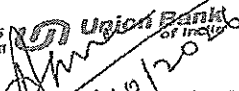
Boundaries for	Plot No. 25	Plot No. 22	Plot No. 21	Plot No. 29	Plot No. 16
East	Plot No 1	Plot No.4	Plot No.4	40 Feet Road	Plot No. 9
South	Plot No. 24	Plot No. 21	40 Feet Road	Plot No.30	Plot No.15
West	40 Feet Road	40 Feet Road	40 Feet Road	Other Land	40 Feet Road
North	Others land	Plot No. 24	Plot No. 22	Plot No. 28	Plot No. 17
Boundaries for	Plot No. 9	Plot No. 40	Plot No. 35	Plot No. 34	Plot No. 62
East	33 Feet Road	Plot No. 35	40 Feet Road	40 Feet Road	Other Land
South	Plot No.10	Plot No.39	Plot No. 36	Plot No. 35	Plot No. 61
West	Plot No.16	40 Feet Road	Plot No. 40	Plot No. 41	33 Feet Road
North	Plot No. 8	Plot No.41	Plot No. 34	Plot No. 33	Others Land
Boundaries for	Plot No. 64	Plot No. 66	Plot No. 73	Plot No. 74	Plot No. 75
East	33 Feet Road	40 Feet Road	Plot No. 63	33 Feet Road	40 Feet Road
South	Plot No.65	Others Land	Plot No. 72	Plot No.73	Plot No 76

For  Union Bank of India

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प्रमुख अधिकारी एवं मुख्य प्रबंधक, Stressed Asset Management Br. Hyderabad.
दस्तावेजों के निरीक्षण के लिए अधिकारी, ब्रि. हैदराबाद

West	Plot No 72	Others Land	40 Feet Road	40 Feet Road	Plot No 85
North	Plot No.63	Plot No. 67	Plot No. 74	Others land	Others Land
Boundaries for	Plot No. 80	Club House			
East	Plot No.67	40 Feet Road			
South	Others Land	Others Land			
West	40 Feet Road	Cheruvu and Others Land			
North	Plot No.79	Others Land			
Google Coordinates: 17.937223 and 83.500707 Sale Deeds No. 7581/2005, 8422/2005, 756/2006					
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.			SA 73 & SA 74 of 2022 at DRT Visakhapatnam SA 498/2024 at DRT-1 Hyderabad SA 422/2025 at DRT Visakhapatnam SA 624/2025 at DRT Visakhapatnam SA 52/2026 at DRT Visakhapatnam		
6. Last date for submission of EMD			EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. 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			28-10-2026, Wednesday from 12:00 Noon to 05:00PM (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.2,21,75,48,671/- (Rupees Two Hundred Twenty one Crore Seventy five Lakh Forty Eight Thousand Six Hundred seventy One only) as on 30.09.2026 with subsequent interest, charges and costs thereon. (As per demand notice dated 27.07.2021 issued by (Mid Corporate branch), the Non-Fund Based limits will become outstanding dues upon invocation).		
9.1. Reserve price for the property / Properties below which the property will not be sold:			S.N.	Property ID	Reserve Price
			1	UBINHYDSAM6590E	1,52,10,000.00
			2	UBINHYDSAM6590J	66,60,000.00
			3	UBINHYDSAM6590T	2,16,90,000.00
			4	UBINHYDSAM6590O	1,68,30,000.00
			5	UBINHYDSAM6590P	2,49,30,000.00
			6	UBINHYDSAM6590X	1,62,00,000.00
			7	UBINHYDSAM6590Q	2,17,80,000.00
			8	UBINHYDSAM8460A	2,54,70,000.00
			9	UBINHYDSAM8460D	1,72,80,000.00
			10	UBINHYDSAM6590Z1	8,36,40,000.00

कुल दस्तावेजों के लिए
For 
प्रतिष्ठित अधिकारी एवं मुख्य प्रबंधक / Manager & Chief Manager
दस्तावेजों के लिए प्रबंधक / Manager, हैदराबाद.
Stressed Asset Management Br. Hyderabad.

9.2. EMD Payable	S.N.	Property ID	EMD
	1	UBINHYDSAM6590E	15,21,000.00
	2	UBINHYDSAM6590J	6,66,000.00
	3	UBINHYDSAM6590T	21,69,000.00
	4	UBINHYDSAM6590O	16,83,000.00
	5	UBINHYDSAM6590P	24,93,000.00
	6	UBINHYDSAM6590X	16,20,000.00
	7	UBINHYDSAM6590Q	21,78,000.00
	8	UBINHYDSAM8460A	25,47,000.00
	9	UBINHYDSAM8460D	17,28,000.00
	10	UBINHYDSAM6590Z1	83,64,000.00

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 (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

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 ubin0812048@unionbankofindia.bank.in or contact 8860700230/9608777803.

10.6 Steps Involved

- Register on <https://baanknet.com> using mobile number and email id
- Upload requisite KYC documents

कुल यूनियन बैंक
For
प्रबलित अधिकारी एवं मुख्य प्रबंधक / Authorized Officer & Chief Manager
दवावसयत आरित प्रबंधक शाखा, हैदराबाद
Stressed Asset Management Br. Hyderabad.

- Pay EMD amount by Payment Gateways and also by Generate(ing) 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.bank.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 Authorized Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. It shall be the sole responsibility of the bidder 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 bidder 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 below-mentioned values excess of highest bid amount or the immediately preceding bid, as the case may be with multiples of increment value as mentioned in the table below:

Sl. No.	Property ID	Bid Increment	Multiple of Increment Value
1	UBINHYDSAM6590E	2,00,000.00	2,00,000.00
2	UBINHYDSAM6590J	1,00,000.00	1,00,000.00
3	UBINHYDSAM6590T	2,50,000.00	2,50,000.00
4	UBINHYDSAM6590O	2,00,000.00	2,00,000.00
5	UBINHYDSAM6590P	2,50,000.00	2,50,000.00
6	UBINHYDSAM6590X	2,00,000.00	2,00,000.00
7	UBINHYDSAM6590Q	2,50,000.00	2,50,000.00
8	UBINHYDSAM8460A	3,00,000.00	3,00,000.00
9	UBINHYDSAM8460D	2,00,000.00	2,00,000.00
10	UBINHYDSAM6590Z1	8,50,000.00	8,50,000.00

(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 Authorized Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in the account bearing Number 120411980050000, IFSC code UBIN0812048 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

कुले यूनियन बँक ऑफ इंडिया
For
प्रतिष्ठित अधिकारी एवं मुख्य प्रबंधक / Authorized Officer & Chief Manager
बर्बायसुस्त आर्टिफि प्रबंधन शाखा, हैदराबाद.
Stressed Asset Management Br. Hyderabad.

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 registration of sale certificate, 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 symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

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.

For
प्रबलित अधिकारी एवं मुख्य प्रबंधक
दबायतमस्त आरिज प्रबंधन शाखा, हैदराबाद
Stressed Asset Management Br. Hyderabad

Union Bank of India
Authorized Officer & Chief Manager
24/10/2024

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. 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.

Place: Hyderabad
Date: 07-10-2026

कले सचिव वेंक
For
Union Bank of India
प्रतिष्ठित अधिकारी एवं सचिव / Authorised Officer & Chief Manager
दबायतन आर्सेल प्रबन्धन दफ्तर, हैदराबाद
Stressed Asset Management Br. Hyderabad.
AUTHORISED OFFICER
FOR UNION BANK OF INDIA