



INDUSIND BANK LTD.

1-10-72, 3rd floor, Ashoka Janardhan Chambers, Begumpet,
Hyderabad - 500016, Ph: (040) 40916229

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act).
The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned properties are mortgaged / charged to the secured creditor, being IndusInd Bank Limited, the possession of under mentioned properties had been taken by the Authorised Officer of the IndusInd Bank Limited U/s. 13(4) of the Act will be sold by E- Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc. as detailed below.
The properties described below are being sold on **“As is where is”**, **“As is what is”**, and **“Whatever there is”** under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

Name of the Borrower/ Guarantors	Outstanding Dues	Date of Possession
1. M/s. Lakshmi Vallabha Exports, Rep. by its Proprietor Mr. Akkisetty Babu Rao , Door No.25-16-150/A,1st Floor, G T Road, OPP AMC, Guntur, Andhra Pradesh522004.2. Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah, Door No.2-14-121/12, Flat No.2, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006 3. Mrs. Akkisetty Sujatha, W/o. Mr. Akkisetty Babu Rao Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 5220064. Ms. Akkisetty Rama Sri, D/o. Mr. Akkisetty Babu Rao, Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006	Rs. 11,23,26,024.50 (Rupees Eleven Crores Twenty Three Lakhs Twenty Six Thousand Twenty Four and Paise Fifty Only) as on 30.09.2026	19.09.2024 & 19.05.2025
1. M/s. Rama Satya Deva Chillies, Rep. by its Proprietor Mr. Akkisetty Sujatha , Door No.25-16-150/A,1 st Floor,G T Road, OPP AMC, Guntur, Andhra Pradesh - 522004..2. Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah, Door No.2-14-121/12, Flat No.2, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Padesh 522006 3. Mrs. Akkisetty Sujatha, W/o. Mr. Akkisetty Babu Rao Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006 4. Ms. Akkisetty Rama Sri, D/o. Mr. Akkisetty Babu Rao, Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006	Rs. 9,86,76,628.39 (Rupees Nine Crores Eighty Six Lakhs Seventy Six Thousand Six Hundred and Twenty Eight and Paise Thirty-Nine Only) as on 30.09.2026	
Description of the Properties (mortgaged in both the A/c's)	Reserve Price	EMD Amount
Item No. 1 : Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.5432 of 2010) Schedule –A: All that piece or parcel of property situated in Guntur District, Nallapadu Sub District, 8 th lane, Syamala Nagar, within Guntur Municipal Corporation Limits, not surveyed bearing D.No.216/1, and 217, Ac.2-60 cents, D.No.223, Ac.8-30 cents of Nallapadu Village in which after leaving an extent of 30.55 Sq. Yds towards Eastern Road side and retained an extent of 580.56 Sq. Yds of Lakshmi Vallabha Heights is being bounded by: East:30 ft Wide Municipal Road.South: Property belongs to Makineni Lakshmaiah.West: property belongs to Papineni Sambasiva Rao.North: Property belongs to Chebrolu Sivarama Krishnaiah. Within these boundaries an extent of 580.56 Sq. Yds or 485.42 Sq. Mtrs, of site and including all rights of easements and appurtenances etc. in which, Schedule-B: An undivided and un specified measuring 97.86 Sq. Yds or 81.82 Sq. Mtrs., out of above mentioned 'A' schedule site and along with Duplex Flat No.2, located in the ground and first floors of "Lakshmi Vallabha Heights" with a plinth area of 2330 Sq. ft. including common areas and allotment of two car parking areas and the said flat is bounded by:East: Common Corridor, Common Lift and Common Stair Case.South: Open area in Ground.West: Open area in Ground.North: Open area in Ground. Within these boundaries one semi-finished Duplex Flat No.2, located in the ground and first floors of "Lakshmi Vallabha Heights" along with all the rights of easement and appurtenances etc, and including allotment of two car parking in still floor.	Rs. 55,18,654/- (Rupees Fifty Five Lakhs Eighteen Thousand Six Hundred and Fifty Four Only)	Rs. 5,51,865/- (Rupees Five Lakhs Fifty One Thousand Eight Hundred and Sixty Five Only)
Item No. 2 : Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Deed No.2597 of 2012) Guntur District, Guntur Sub-District, present Nallapadu Sub District, Ankireddypalem Village Panchayat area in Ankireddypalem village, vendor has a right in plot No.7 and as per Guntur town surveyor in Ankireddypalem Village D.No.149/1A1, property gifted in Plot No.7 site is bounded by: (Property near to Door No.25-16-272). East: Site of Udimulia Koti Reddy, etc...South: Site of Plot No.6.West: 30 ft wide road.North: Vagu. Within these boundaries an extent of 730.5 Sq. Yds or 610.78 Sq. Mtrs of site along with sheeted godown with all other amenities	Rs. 86,50,949/- (Rupees Eighty Six Lakhs Fifty Thousand Nine Hundred and Forty Nine Only)	Rs.8,65,094/- (Rupees Eight Lakhs Sixty Five Thousand Ninety Four Only)
Item No. 3: Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.3652 of 2003): Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, for which town survey has not been held in Ankireddypalem village, D.No.162/C and 170 and after ULC Guntur Survey Ankireddypalem village, D.No.162/C/1 with in which vendor has a right in the property sold an extent of 311Sq. Yds site is bounded by:East: 30 ft Wide Road.South: Site purchased by vendee from Vuggirala Udaya Chandra Rao.West: Site belongs to Doddi Yathirajula Naidu.North: Guntur-Madras Grand Trunk Road. Within these boundaries an extent of 311 Sq. Yds or 260.02 Sq. Mtrs of site along with easements rights. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.3653 of 2003) Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, for which town survey has not been held in Ankireddypalem village, D.No.162/C and 170 and after ULC Guntur Survey Ankireddypalem village, D.No.162/C with in which vendor has a right in the property sold an extent of 274Sq. Yds site is bounded by: East: 30 ft Wide Road.South: Site of Muppalla Rammohan Rao.West: Site belongs to Doddi Venkateswarlu.North: Site of Sandu Sitarama Swamy. Within these boundaries an extent of 274 Sq. Yds or 229.09 Sq. Mtrs of site along with easements rights	Rs. 66,08,174/- (Rupees Sixty Six Lakhs Eight Thousand One Hundred and Seventy Four Only)	Rs. 6,60,817/- (Rupees Six Lakhs Sixty Thousand Eight Hundred and Seventeen Only)
Item No. 4: Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Reg. Sale Certificate No.234 of 2008): All that piece or parcel of property situated in Guntur District, Nallapadu Registration Sub District with in the Municipal Corporation Limits of Guntur, Ankireddypalem area, bearing D. No.168/3, Ac.2.60 cents and as per the survey of urban land ceilings Guntur the D. No.168/3A of Ankireddypalem Village in which plot No.4 an extent of 401.3/4 Sq. Yds or 335.90 Sq. Mtrs. of site there in is being bounded by:East: Passage left for Ingress and Egress.South: Property of Kanakapati Tulasamma.West: Plot No.8 of Kasi Annapuramma & Akkisetty Babu Rao.North: Property belongs to Akkisetty Babu Rao. Within these boundaries an extent of 401.3/4 Sq. Yds or 335.90 Sq. Mtrs of site along with all the rights of easements, appurtenances therein. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Reg. Sale Certificate No.235 of 2008): All that piece or parcel of property situated in Guntur District, Nallapadu Registration Sub District with in the Municipal Corporation Limits of Guntur, Ankireddypalem area, bearing D. No.168/3, Ac.2.60 cents and as per the survey of urban land ceilings Guntur the D. No.168/3A of Ankireddypalem Village in which plot No.4 in which southern side an extent of 200.3/4 Sq. Yds in total extent 401.50 Sq. Yds of site there in is being bounded by:East: Passage left for Ingress and Egress. South: Property of Byreddy Srinivasa Reddy.West: Site belongs to (as per document Chennamsetty Hari babu) the purchaser.North: Below mentioned 2 nd item property. Within these boundaries an extent of 200.3/4 Sq. Yds or 167.84 Sq. Mtrs of site along with all the rights of easements, appurtenances therein. All that piece or parcel of property situated in Guntur District, Nallapadu Registration Sub District with in the Municipal Corporation Limits of Guntur, Ankireddypalem area, bearing D.No.168/3, Ac.2.60 cents and as per the survey of urban land ceilings Guntur the D. No.168/3A of Ankireddypalem Village in which plot No.4 in which Northern side an extent of 200.3/4 Sq. Yds in total extent 401.50 Sq. Yds of site there in is being bounded by:East: Passage left for Ingress and Egress.South: Above mentioned 1 st item Property.West: Site belongs to (as per document Chennamsetty Hari babu) the purchaser.North: Property belongs to (as per document Chekka Prabhakar) the purchaser. Within these boundaries an extent of 200.3/4 Sq. Yds or 167.84 Sq. Mtrs of site along with all the rights of easements, appurtenances therein. Thus total two items: 401.50 Sq. Yds or 335.70 Sq. Mtrs., only. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.8398 of 2007) Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, Ankireddypalem village, D.No.168/2, Ac.1.00 cents in an extent of 1454 Sq. Yds site within which vendor has a right an extent of 727 Sq. Yds site out of which Northern side half portion site sold is bounded by: East: property of Dasari Sugunavatamma and Chenchaiha. South: Vendee land.West: 18 Ft Wide Road.North: Site of Rayapati Jitendra. Within these boundaries an extent of 363.1/2 Sq. Yds or 303.93 Sq. Mtrs of site along with easements rights. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.8060 of 2007): Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, Ankireddypalem village, D.No.168/2, Ac.1.00 cents in an extent of 1454 Sq. Yds site within which vendor has a right an extent of 727 Sq. Yds site out of which Southern side half portion site sold is bounded by:East: property of Dasari Sugunavatamma and Chenchaiha. South: Vendee land.West: 18 Ft Wide Road.North: Site of Vendor. Within these boundaries an extent of 363.1/2 Sq. Yds or 303.93 Sq. Mtrs of site along with easements rights. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.8583 of 2012) Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, for which town survey has not been held in Ankireddypalem village, D.No.168/2, an extent of 3303-4 Sq. Yds site and in which in the western side vendor has a right in the property which is an extent of 1651-7 Sq. Yds site sold is bounded by:East: Vendee Site. South: Land purchased by others from Chakka Krishna Murthy. West: Site of Adapa Sheshaiha. North: 33 ft Road left for ingress and aggress for Bolisetty Lakshmi Narasamma, Shakti Sambayamma and above persons. Within these boundaries an extent of 1651.7 Sq. Yds or 1381.06 Sq. Mtrs of site along with easements rights.	Rs. 2,50,98,456 /- (Rupees Two Crores Fifty Lakhs Ninety Eight Thousand Four Hundred and Fifty Six Only)	Rs.25,09,845/- (Rupees Twenty Five Lakhs Nine Thousand Eight Hundred and Forty Five Only)
Item No. 5:Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah and Mrs. Akkisetty Sujatha, W/o. Akkisetty Babu Rao (Sale Deed No.6411 of 2008) Guntur District, Guntur Sub District. Present Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, for which town survey has not been held in Ankireddypalem village, D.No.168/3, vendor has a right in Plot No.8, with an extent of 658.1/2 Sq. Yds site bounded by: East : Site of Plot No.3 of Akkisetty Babu Rao. South : Site of Plot No.9 of Chanduru Subba Rao. West : 18 Ft Wide Road. North: Site of Plot No.7 of Akkisetty Babu Rao and Akkisetty Sujatha. Within these boundaries an extent of 658.1/2 Sq. Yds or 550.59 Sq. Mtrs of site along with easements rights. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah and Mrs. Akkisetty Sujatha, W/o. Akkisetty Babu Rao (Sale Deed No.2558 of 2010) Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, for which town survey has not been held in Ankireddypalem village, D.No.168/3, in an extent of Ac.2.60 cents land within which vendor has a right of property in Plot Nos.6 & 7, with an extent of 1312 Sq. Yds site bounded by:East: Site purchased by vendees from Chakka Sriharinadh Kumar. South: Plot No.8 Site of Vendees. West: 18 Ft Wide Road. North Vendees Site. Within these boundaries an extent of 1312 Sq. Yds or 1097 Sq. Mtrs of site along with easements rights.	Rs. 2,12,96,951/- (Rupees Two Crores Twelve Lakhs Ninety Six Thousand Nine Hundred and Fifty One Only)	Rs.21,29,695/- (Rupees Twenty One Lakhs Twenty Nine Thousand Six Hundred and Ninety Five Only)
Item No. 6 Property of Mrs. Akkisetty Sujatha, W/o. Akkisetty Babu Rao (Sale Deed No.2602 of 2012) Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Ankireddypalem Village D.No.168/2 with an extent of 1454 Sq. Yds site within which vendor has a right an extent of 727 Sq. Yds site is bounded by:East: Property of Dasari Sugunavatamma and Chenchaiha. South: Property of Akkisetty Babu Rao.West: 18 feet Wide Raod. Within these boundaries an extent of 727 Sq. Yds or 607-84 Sq. Mtrs site along with easement rights.		
Item No. 7:Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.7759 of 2011): Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Nallapadu Village D.No.31/A, equivalent ward No.18, block No.21, T.S.No.1715 within which vendor has a right an extent of 750 Sq. Yds site, southern side site which is an extent of 150 Sq. Yds site sold is bounded by:East: Property belongs White House.South: Property belongs White House.West : Vacant site of White House.North: Site purchased by vendee from Chhilara Subba Rao, etc...Within these boundaries an extent of 150 Sq. Yds or 125.41 Sq. Mtrs site along with easement rights. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.7760 of 2011) Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Nallapadu Village D.No.31/A, equivalent ward No.18, block No.21, T.S.No.1715 within which vendor has a right an extent of 750 Sq. Yds site, between the North-south side site which is an extent of 150 Sq. Yds site sold is bounded by:East: Property belongs White House. South: Site purchased by vendee from Chhilara Subba Rao, etc...West: Vacant site of White House.North: Site purchased by vendee from Konatham Srinivasa Rao, etc...Within these boundaries an extent of 150 Sq. Yds or 125.41 Sq. Mtrs site along with easement rights. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.7761 of 2011) Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Nallapadu Village D.No.31/A, equivalent ward No.18, block No.21, T.S.No.1715 within which vendor has a right an extent of 750 Sq. Yds site, between the North-south side site which is an extent of 150 Sq. Yds site sold is bounded by:East: Property belongs White House. South: Site purchased by vendee from Akkisetty Babu Rao, etc...West : Vacant site of White House.North: Site purchased by vendee from Marabattuni Venkata Rao, etc...Within these boundaries an extent of 150 Sq. Yds or 125.41 Sq. Mtrs site along with easement rights. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.7762 of 2011) Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Nallapadu Village D.No.31/A, equivalent ward No.18, block No.21, T.S.No.1715 within which vendor has a right an extent of 750 Sq. Yds site, between the Northern side site which is an extent of 150 Sq. Yds site sold is bounded by:East: Property belongs White House. South: Site purchased by vendee from Konatham Srinivasa Rao, etc...West : Vacant site of White House.North: 13 ft, wide road to some extent and house of Gopilla Vijaya Lakshmi to some extent Within these boundaries an extent of 150 Sq. Yds or 125.41 Sq. Mtrs site along with easement rights. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.7763 of 2011) Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Nallapadu Village D.No.31/A, equivalent ward No.18, block No.21, T.S.No.1715 within which vendor has a right an extent of 750 Sq. Yds site, between the North-South side site which is an extent of 150 Sq. Yds site sold is bounded by:East: Property belongs White House. South: Site purchased by vendee from Marabattuni Venkata Rao, etc...West: Vacant site of White House.North: Site purchased by vendee from Akkisetty Sujatha, etc...Within these boundaries an extent of 150 Sq. Yds or 125.41 Sq. Mtrs site along with easement rights.	Rs. 1,97,37,675/- (Rupees One Crore Ninety Seven Lakhs Thirty Seven Thousand Six Hundred and Seventy Five Only)	Rs.19,73,767/- (Rupees Nineteen Lakhs Seventy Three Thousand Seven Hundred and Sixty Seven Only)
Item No. 8:Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.2244 of 2000): Guntur District, Nallapadu Sub District in Guntur New Municipal Corporation area in Ankireddypalem Sivaru, Ankireddypalem Village D.No.260/B with an extent of 822 Sq. Yds site is bounded by:East: Property of Sista Prabakara Sastri etc...South: Land of Donkena Nageswara Rao.West: Site purchased by Vendee from Pusapati Veera Bhaskara Hanumatha Rao.North: Road. Within these boundaries an extent of 822 Sq. Yds or 687-30 Sq. Mtrs site along with easement rights. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.2243 of 2000) Guntur District, Nallapadu Sub District in Guntur New Municipal Corporation area in Ankireddypalem Sivaru, Ankireddypalem Village D.No.260/B with an extent of 548 Sq. Yds site is bounded by:East: Site purchased by vendee from Modukuru Vara Lakshmi, etc...South: Land of Donkena Nageswara Rao.West: Site purchased by Vendee from Gampa Ravi. North: Road. Within these boundaries an extent of 548 Sq. Yds or 458.20 Sq. Mtrs site along with easement rights. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.2239 of 2000) Guntur District, Nallapadu Sub District in Guntur New Municipal Corporation area in Ankireddypalem Sivaru, Ankireddypalem Village D.No.260/B with an extent of 283 Sq. Yds site is bounded by:East: Site purchased by vendee from Gampa Ravi. South: Land of Donkena Nageswara Rao, West: Sarkar Road, North: Road. Within these boundaries an extent of 283 Sq. Yds or 236.63 Sq. Mtrs site along with easement rights. Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.2242 of 2000) Guntur District, Nallapadu Sub District in Guntur New Municipal Corporation area in Ankireddypalem Sivaru, Ankireddypalem Village D.No.260/B with an extent of 274 Sq. Yds site is bounded by:East: Site purchased by Vendee from Pusapati Veera Bhaskara Hanumatha Rao. South: Land of Donkena Nageswara Rao. West: Site purchased by Vendee from Viravat Surya Parakasa Rao.North: Road. Within these boundaries an extent of 274 Sq. Yds or 229-09 Sq. Mtrs site along with easement rights.	Rs. 1,01,42,532/- (Rupees One Crore One Lakh Forty Two Thousand Five Hundred and Thirty Two Only)	Rs.10,14,253/- (Rupees Ten Lakhs Fourteen Thousand Two Hundred and Fifty Three Only)
Item No. 9:Property of Mrs. Akkisetty Sujatha, W/o. Akkisetty Babu Rao (Sale Deed No.7491 of 2013): Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area for which town survey has not been held in Ankireddypalem Village D.No.174 in an extent of 4037 Sq. Yds site within which vendor has a right sold an extent of 1527.3/9 Sq. Yds site along with Chilly Mili, Sheeted Godown near to Door No.25-25-49, baring assessment No.145521 is bounded by: East: Property of Kota Sambasiva Rao. South: Donka.West: Land of Adapa China Venkata Swamy.North: Municipal Corporation Road. Within these boundaries an extent of 727 Sq. Yds or 607-84 Sq. Mtrs site along with easement rights.	Rs. 2,00,97,295/- (Rupees Two Crores Ninety Seven Thousand Two Hundred and Ninety Five Only)	Rs.20,09,729/- (Rupees Twenty Lakhs Nine Thousand Seven Hundred and Twenty Nine Only)
Item No. 10:Property of Ms. Akkisetty Rama Sri, D/o. Akkisetty Babu Rao (Sale Deed No.1237 of 2013): Guntur District, Nallapadu Sub District, Ankireddypalem, Lalupuram Grama Panchayat area in Ankireddypalem Village D.No.285/A with an extent of Ac.1-09 cents land within which land sold an extent of Ac.0.47cents land is bounded by:East: land of Gade Appa Rao, Talari Kotaiah, Mettala Venkata Subbaiah etc.South: Land of Peddamullu Malleswara Vara Prasada Rao. West: Land of Vidadala Venkatappaiah etc.North: Sarkar Donka. Within these boundaries an extent of Ac.0.47 cents or 0.190 hectares land with all other easement rights.	Rs. 89,79,852/- (Rupees Eighty Nine Lakhs Seventy Nine Thousand Eight Hundred and Fifty Two Only)	Rs.8,97,985/- (Rupees Eight Lakhs Ninety Seven Thousand Nine Hundred and Eighty Five Only)
Item No. 11 Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.4422 of 2014) Guntur District, Nallapadu Sub District, Guntur Municipal Corporation area, Ankireddypalem village, Patta No.314, D. No.189, Guntur Mandal Surveyor F.L.R No.710/2013, dt.10.08.2013 as per re survey Ankireddypalem village, D.No.189/B, covering in an extent of Ac.2.13 Cents and out of it Western Side covering in an extent of Ac.1.00 Cents or 4840 Sq. Yds of Vacate site is being bounded by:East: Land of Others.South: Donka. West: Property sold by Challa Kanakaiah, Krishna Rao to Others. North: 30 ft Wide Municipal Corporation Road. Within these boundaries an extent of 4840 Sq. Yds or 4046.72 Sq. Mtrs of vacant site only.	Rs. 98,39,098/- (Rupees Ninety Eight Lakhs Thirty Nine Thousand Ninety Eight Only)	Rs.9,83,909/- (Rupees Nine Lakhs Eighty Three Thousand Nine Hundred and Nine Only)
Item No. 12 Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.3600 of 2015) Schedule –A An extent of 2396 Sq. Yds or 2003.41 Sq. Mts, situated in D. No.125/A of Ankireddypalem village, within Guntur New Municipal Limits in Guntur District, Nallapadu Sub District, of Chilli's Mansion is being bounded by within the following boundaries:East: 40 Ft Wide Road. South: Property sold by Navuluri Ramaiah.West: Property belongs to Mettu Ramireddy. North: Property belongs to Rayani Mrudula. Schedule-B Flat No.405, an undivided and unspecified measuring 41.36 Sq. Yds, plinth area of 1160 Sq. ft, including common areas out of above mentioned A Schedule site, and Apartment known as Chilli's Mansion, the above share of site being bounded by: East: Open to Sky.South: Open to Sky. West: Open to Sky & Lift. North: Common Corridor. * Together with the buildings and structures constructed / to be constructed thereon and all the fixed and fittings annexed thereto.	Rs. 22,04,771/- (Rupees Twenty Two Lakhs Four Thousand Seven Hundred and Seventy One Only)	Rs.2,20,477/- (Rupees Two Lakhs Twenty Thousand Four Hundred and Seventy Seven Only)
Item No. 13 Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Deed No.6193 of 2010) Guntur District, Nallapadu Sub District, Lalupuram Grama Panchath area, Ankireddypalem village, D. No.331/B, covering in an extent of 157 Sq. Yds, Municipal Asst.No.24, Door No.5-30, of R.C.C Daba House is being bounded by:East : 6 Ft Wide Joint Gali Bazar.South: Property of Gopisetty Devaiah.West: Property of Pallapati Ramanamma. North: Panchayat Bazar. Within these boundaries an extent of 157 Sq. Yds or 131.26 Sq. Mtrs of R.C.C Daba house with existing constructions thereupon. *Together with the buildings and structures constructed / to be constructed thereon and all the fixed and fittings annexed thereto.	Rs. 11,47,708/- (Rupees Eleven Lakhs Forty Seven Thousand Seven Hundred and Eight Only)	Rs.1,14,770/- (Rupees One Lakh Fourteen Thousand Seven Hundred and Seventy Only)
Item No. 14 Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.2369 of 2013) Schedule-A All that piece and parcel of the property situated in Guntur District, Nallapadu Sub District, 8 th lane, Syamala Nagar, with in the Guntur Municipal Corporation Limits, not surveyed bearing D.No.213/1 and 217, Ac.2.60 Cents, D.No.223, Ac.8.30 Cents of Nallapadu Village, in which after leaving an extent of 30.55 Sq. Yds, towards Eastern road side and retained an extent of 580.56 Sq. Yds of LAKSHMI VALLABHA HEIGHTS is being bounded by:East: 30 ft Wide Municipal Road.South: Property belongs to Makineni Lakshmaiah.West: Property belongs to Papineni Sambasiva Rao.North: Property belongs to Chebrolu Sivarama Krishnaiah. Within these boundaries an extent of 580.56 Sq. Yds or 485.42 Sq. Mtrs of site along with easements rights. Schedule-B An undivided and unspecified measuring 67.18 Sq. Yds or 56.17 Sq. mts, out of above mentioned A Schedule site and along with semi-finished Flat No.1, located in the Ground Floor of LAKSHMI VALLABHA HEIGHTS with a plinth area of 1600 Sq. ft, including common areas and allotment of one car parking area, the above share of site being bounded by: East: Open area in Ground.South: Open area in Ground. West: Common Corridor and Common Stair Case. North: Open area in Ground.* Together with the buildings and structures constructed / to be constructed thereon and all the fixed and fittings annexed thereto.	Rs. 37,42,848/- (Rupees Thirty Seven Lakhs Forty Two Thousand Eight Hundred and Forty Eight Only)	Rs.3,74,284/- (Rupees Three Lakhs Seventy Four Thousand Two Hundred and Eighty Four Only)

Details of Auction:Inspection of Property : 26.10.2026 between 02:00 PM to 03:00 P.M ,Last date for bid-submission :02.11.2026 upto 04:00 PM
Date of E-auction: 03.11.2026 between 11:00 A.M to 12:00 P.M (with auto extension of 5 minutes each)
For further details, contact: Mr. Farooq Basha, Mobile No. 9700898077, Mrs. G.V.L. Prasanna, Asst. Vice President & Authorised Officer, Mobile No. 9030929327 Email: godavarthi.prasanna@indusind.com
For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditors Website i.e, <https://www.indusindbank.com>, regarding E-Auction/sale of respective property and other details before submitting their bids for taking part in the E –Auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider as below

Name of Auction Provider	M/s. C 1 India Private Limited
Address	Gulf petro Chem, Building No.301,1 st floor, Udyog vihar,Phase-2, Gurgaon Haryana- 122015
Contact Person	Mr. P. Dharani Krishna
Contact No.	+91 9948182222
Email address	support@bankeauctions.com
Place: Hyderabad Date : 12-10-2026	Authorised Officer IndusInd Bank Ltd

