यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम
Union Bank of India
A Government of India Undertaking

Asset Recovery Branch (79170), Vijayawada, Located at - 4th Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520001
E-mail: arb.vijayawada@unionbankofindia.bank.in

Ref - ARB:VJA:943:2026-2717.10.2026

By Regd. Post Ack Due

To,

1. **M/s Vamsadhara Ginning & Pressing Industries**
   Rep. by its Managing Partner and Guarantor
   Mr. Sontineni Venkateswara Rao.
   Sy. Nos. 665/1B, 668/1, Adjacent to Addanki – Narketpalli Interstate Highway, Kamepalli (V), Piduguralla (M), Guntur Dist. A.P-522413

2. **Mr. Sontineni Venkateswara Rao**
   S/o Peraiah, D.No 7-213/A,Piduguralla,Guntur Dist, AP -522413

3. Mr. Chintalapudi Purnachandra Rao (Partner & Guarantor),
   S/o Peraiah, D. No. 7-294, Piduguralla,
   Guntur Dist, AP - 522413

4. Mr. Sontineni Naveen Chowdary (Partner & Guarantor),
   S/o Venkateswara RaoD.No 7-213/A,Piduguralla,Guntur Dist,AP -522413

5. Mrs. Sontineni Lakshmi (Partner & Guarantor),
   W/o Venkateswara Rao,D.No 7-213/A,Piduguralla, Guntur Dist, AP -522413

6. Mrs. Gude Rajeswari (Partner & Guarantor),
   W/o Sambasiva RaoD. No. 7-294,
   Piduguralla, Guntur Dist, AP-522413

7. Mrs. Yarlagadda Sridevi (Partner & Guarantor)
   W/o Yarlagadda Anil Kumar
   D. No. 7-294, Piduguralla,
   Guntur Dist, AP-522413

8. Mr. Ravi Jitendra Dutt (Partner & Guarantor),
   S/o Ravi Bhagat Dutt
   D. No. 11-3-53, Kailash Bhavan Road,
   Chenchupet,
   Tenali, Guntur Dist., A.P.- 522201

9. **Mr. Ravi Bhagat Dutt**
   S/o R Hyma Rao
   D. No. 11-3-53, Kailash Bhavan Road,
   Chenchupet, Tenali,
   Guntur Dist., A.P.-522201

10. **Mr. Yarlagadda Anil Kumar**
    S/o Dasaradha Ramaiah
    D. No. 7-294, Piduguralla,
    Guntur Dist, AP-522413

11. **Mrs. Chintalapudi Mangamma**
    W/o Purnachandra Rao
    D. No. 7-294, Piduguralla,
    Guntur Dist, AP - 522413

12. **M/s Vamsadhara Rice Industries**
    Rep. by its Managing partner & Guarantor
    Mr. Sontineni Venkateswara Rao.
    Sy.No.788/1,817/1,812-2,816/1, Janapadu (V), Piduguralla (M),
    Guntur Dist. A.P-522413

13. **M/s Vamsadhara Cotton Industries**
    Represented by its Managing Partner
    Mr. Sontineni Venkateswara Rao
    Sy No : 787 , Opp : BSL Micro Wave System , Piduguralla , Karampudi road , Janapadu (V)
    Piduguralla (M)
    , Guntur Dist , AP -522413

Dear Sir/Madam,

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

1. Union Bank of India, *Asset Recovery Branch (79170), Vijayawada, located at - 4th Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520001*, the secured creditor, caused a demand notice dated **07.04.2021 , 02.09.2020** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken **Constructive**possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **11.03.2022 & 05.03.2021 .**
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 13-11-2026by inviting Bids from the public through online mode on www.baanknet.com

3. The Reserve Price will be **Property 1 – 74,10,000 (RsSeventy four lakh ten thousand only) ,Property 2 – 20,73,000 (Twenty lakh seventy three thousand only) ,Property 6 – 12.45,000 (Rs Twelve lakh forty five thousand only) Property 7 – 12.45,000 (Rs Twelve lakh forty five thousand only) , Property 8 -12.45,000 (Rs Twelve lakh forty five thousand only)**
Property 9- 12.45,000 (Rs Twelve lakh forty five thousand only), Property 10- 17,20,000 (Rs Seventeen lakh twenty thousand only), Property 11 – 12,80,000 (Rs Twelve lakh eighty thousand only), Property 12 – 60,50,000 (Rs Sixty lakh fifty thousand only), Property 13- 1,01,10,000 (Rs One crore one lakhTen thousand only)
4. For detailed Terms and Conditions of the sale, please refer to the link providedin https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx and the same is also enclosed herewith.

Yours faithfully

Place**: Vijayawada**
Date **:17.10.2026**

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Sale Notice

यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

[Appendix - IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

1. 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 Symbolicpossession 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, for recovery of **Rs.1. M/s. Vamsadhara Ginning & Pressing Industries for recovery of Rs27,82,962,51.29 as on 30-09-2026plus interest thereon2. M/s Vamsadhara Rice Industries for recovery of Rs.9,52,55,912.84 as on 30.06.2026 plus interest there on**due to Secured Creditor, Union **Bank of India from**1. **M/s. Vamsadhara Cotton Ginning & Pressing Industries 2. M/s Vamsadhara Rice Industries .**The Reserve Price will**be Property 1 - 74,10,000 (Rs Seventy four lakh ten thousand only) ,Property 2 - 20,73,000 (Twenty lakh seventy three thousand only) ,Property 6 - 12.45,000 (Rs Twelve lakh forty five thousand only) Property 7 - 12.45,000 (Rs Twelve lakh forty five thousand only) , Property 8 - 12.45,000 (Rs Twelve lakh forty five thousand only)Property 9- 12.45,000 (Rs Twelve lakh forty five thousand only), Property 10- 17,20,000 (Rs Seventeen lakh twenty thousand only), Property 11 - 12,80,000 (Rs Twelve lakh eighty thousand only), Property 12 - 60,50,000 (Rs Sixty lakh fifty thousand only), Property 13- 1,01,10,000 (Rs One crore one lakh Ten thousand only),and the earnest money deposit will be Property1-7,41,000 /- Property 2 - 20,73,000 ,Property 6- 1,24,500/-, Property 7 -1,24,500 , Property 8 - 1,24,500-, Property 9 - 1,24,500/-, Property 10 - 1,72,000 /-, Property 11 -1,28,000/- ,Property 12 - 6,50,000, Property 13 - 10,11,000 /-,**

Description of Immovable Property

3. Description of immovable secured assets to be Sold :

PROPERTY 1 -

Semi Urban Residential Land at D No: 501/1, Plot No 44, Near Door No : 27-14-12/1 , Near Municipal compost yard, Burripalem Road , Tenali, Guntur Dist 522201, Extent: 902.22 Sq.yds. Belongs to Mr. Ravi Jitendra Dutt.
Bounded by:
East: 103 Ft Site in plot No.45.
South: 80 Ft. Road, Width 40 Ft.
West: 100 Ft. site in Plot Nos.42, 43.
North: 80 Ft. Site sold by Ravi Pravas Dutt and Bhagat Dutt to Others.

PROPERTY 2 -
Schedule A: Guntur District, Narasaraopet R.D, Piduguralla SRO, Piduguralla Mandal, Piduguralla Municipality, 7th block residential area, to an extent of 633.11 Sq. Yds., in D.No. 520/B1, of Piduguralla municipality.

Bounded by:
East: Sontineny Naveen Chowdary property, 84.5 Feet.
South: Jayalakshmi picture Palace, 67 Feet.
West: Lankapalli Jyothi House, 84 feet and 5 inches.
North: Bazar, 68 feet.

Schedule B:A Residential flat to an extent of 1143 Sq. Ft both Plinth and Common area along with undivided and unspecified area of 31.65 Sq. Yds belonging to Mr. Sontineni Naveen Chowdary & Yarlagadda Naveen Kumar, situated at **Flat No :401**, 3rd floor, in "Nani Paradise" Apartment in D.No.520/B1, Door no 7-215/5 of Piduguralla Municipality, Piduguralla Mandal, Guntur. A.P

Bounded by:
East: Open to Sky
South: Corridor & Flat No. 402
West: Corridor & Flat No. 404
North: Open to Sky

PROPERTY 6 -

Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second,

of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.201**(Block 2), located in the First Floor of the residential apartment under the name and Style as "Srinivasam Hills(A Schedule), with plinth area of 1010 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule bounded by:

East: Open to Sky
South: Open to Sky
West: Open to Sky
North: Open to Sky & Stair case & Common Corridor.

PRIOPERTY 7 –
Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.202**(Block 2), located in the First Floor of the residential apartment under the name and Style as "Srinivasam Hills(A Schedule), with plinth area of 1012 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and bounded by:

East: Open to Sky
South: Open to Sky
West: Open to Sky
North: Open to Sky & Stair case.

PROPERTY 8–
Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.301(Block 2),** located in the Second Floor of the residential apartment under the name and Style as "Srinivasam Hills(A Schedule), with plinth area of 1010 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and **bounded by:**

East: Open to Sky
South: Open to Sky
West: Open to Sky
North: Open to Sky & Stair case & Common Corridor

PROPERTY 9 –
Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.402(Block 2),** located in the Third Floor of the residential apartment under the name and Style as "Srinivasam Hills(A Schedule), with plinth area of 1012 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and **bounded by:**

East: Open to Sky
South: Open to Sky

West: Open to Sky
North: Open to Sky & Stair case & Common Corridor

PROPERTY 10 -
Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.508 (Block 1),** located in the Fourth Floor of the residential apartment under the name and Style as "Srinivasam Hills (A Schedule), with plinth area of 1425 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and **bounded by:**

East: Common Corridor
South: Common Corridor
West: Common Corridor
North: Open to Sky.

PROPERTY 11 –
Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.512 (Block 1**), located in the Fourth Floor of the residential apartment under the name and Style as "Srinivasam Hills (A Schedule), with plinth area of 1054 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and **bounded by:**

East: Open to Sky.
South: Open to Sky.
West: Open to Sky, Stair Case & Common Corridor.
North: Open to Sky.

PROPERTY 12 -
EMD of Semi-urban Residential Land & Building at D.No. 416/A, Bearing D.No.7-213/A, Old Assessment No. 3318, Present Assessment No. 1132001847, Revenue Ward No. 7, Back-side of Jayalakshmi Theatre, Piduguralla- 522413. Total Extent 275.30 Sq. Yards.
Bounded by:
East: Property of Vudhata Umamaheswara Rao
South: Property of A Guruvulu & CH Malleswari.
West: property of V Venkata Subba Rao.
North: Bazar

PROPERTY 13-
EMD of residential house consists of Ground Floor & First Floor situated at D.No. 7-294, Gas Office Road extent of 428.74 (net extent considered for valuation is 375.41 Sq. Yards) Piduguralla, Guntur-522413, belonging to Ch. Purna Chandra Rao, Ch. Mangamma, Y. Sri Devi, G. Rajeswari
Bounded by:
East:7 Links Wide bazar
South: Road.
West: Property of Ravipati venkateswarlu.
North: Property of Potla Padmavathi.

List of Encumbrances:

a) NIL

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: **Vijayawada**
Date :**17.10.2026**

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	**Borrower:** 1. **M/s Vamsadhara Ginning & Pressing Industries** Rep. by its Managing Partner and Guarantor Mr. Sontineni Venkateswara Rao. Sy. Nos. 665/1B, 668/1, Adjacent to Addanki – Narketpalli Interstate Highway, Kamepalli (V), Piduguralla (M), Guntur Dist. A.P- 522413 **2. Mr. Sontineni Venkateswara Rao** S/o Peraiah, D.No 7-213/A,Piduguralla,Guntur Dist, AP -522413 3. Mr. Chintalapudi Purnachandra Rao (Partner & Guarantor), S/o Peraiah, D. No. 7-294, Piduguralla, Guntur Dist, AP - 522413 4. Mr. Sontineni Naveen Chowdary (Partner & Guarantor), S/o Venkateswara RaoD.No 7-213/A,Piduguralla,Guntur Dist,AP - 522413 5. Mrs. Sontineni Lakshmi (Partner & Guarantor), W/o Venkateswara Rao, D.No 7-213/A,Piduguralla, Guntur Dist, AP - 522413 6. Mrs. Gude Rajeswari (Partner & Guarantor), W/o Sambasiva Rao D. No. 7-294, Piduguralla, Guntur Dist, AP-522413 7. Mrs. Yarlagadda Sridevi (Partner & Guarantor) W/o Yarlagadda Anil Kumar D. No. 7-294, Piduguralla, Guntur Dist, AP-522413 8. Mr. Ravi Jitendra Dutt (Partner & Guarantor), S/o Ravi Bhagat Dutt D. No. 11-3-53, Kailash Bhavan Road, Chenchupet, Tenali, Guntur Dist., A.P.- 522201 **Guarantors:** **9. Mr. Ravi Bhagat Dutt** S/o R Hyma Rao D. No. 11-3-53, Kailash Bhavan Road, Chenchupet, Tenali, Guntur Dist., A.P.-522201 **10 Mr. Yarlagadda Anil Kumar** S/o Dasaradha Ramaiah D. No. 7-294, Piduguralla, Guntur Dist, AP-522413 **11. Mrs. Chintalapudi Mangamma** W/o Purnachandra Rao D. No. 7-294, Piduguralla, Guntur Dist, AP - 522413 **12. M/s Vamsadhara Rice Industries** Rep. by its Managing partner & Guarantor Mr. Sontineni Venkateswara Rao. Sy.No.788/1,817/1,812-2,816/1, Janapadu (V), Piduguralla (M), Guntur Dist. A.P-522413 **13. M/s Vamsadhara Cotton Industries** Represented by its Managing Partner Mr. Sontineni Venkateswara Rao Sy No : 787 , Opp : BSL Micro Wave System , Piduguralla , Karampudi road , Janapadu (V) Piduguralla (M) , Guntur Dist , AP -522413
2. Name and address of the Secured Creditor:	Union Bank of India Asset recovery Branch Address: Vijayawada, Located at – 4th Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh –520001

3. Description of immovable secured assets to be Sold :

PROPERTY 1 –

Semi Urban Residential Land at D No: 501/1, Plot No 44, Near Door No : 27-14-12/1 , Near Municipal compost yard, Burripalem Road , Tenali, Guntur Dist 522201, Extent: 902.22 Sq.yds. Belongs to Mr. Ravi Jitendra Dutt.
Bounded by:
East: 103 Ft Site in plot No.45.
South: 80 Ft. Road, Width 40 Ft.
West: 100 Ft. site in Plot Nos.42, 43.
North: 80 Ft. Site sold by Ravi Pravas Dutt and Bhagat Dutt to Others.

RESERVE PRICE – Rs. 74,10,000 /- AND EMD –Rs. 7,41,000 /- BID INCREMENT- Rs.74100 /-

PROPERTY 2 -
Schedule A: Guntur District, Narasaraopet R.D, Piduguralla SRO, Piduguralla Mandal, Piduguralla Municipality, 7th block residential area, to an extent of 633.11 Sq. Yds., in D.No. 520/B1, of Piduguralla municipality.

Bounded by:
East: Sontineny Naveen Chowdary property, 84.5 Feet.
South: Jayalakshmi picture Palace, 67 Feet.
West: Lankapalli Jyothi House, 84 feet and 5 inches.
North: Bazar, 68 feet.

Schedule B:A Residential flat to an extent of 1143 Sq. Ft both Plinth and Common area along with undivided and unspecified area of 31.65 Sq. Yds belonging to Mr. Sontineni Naveen Chowdary & Yarlagadda Naveen Kumar, situated at **Flat No :401**, 3rd floor, in "Nani Paradise" Apartment in D.No.520/B1, Door no 7-215/5 of Piduguralla Municipality, Piduguralla Mandal, Guntur. A.P

Bounded by:
East: Open to Sky
South: Corridor & Flat No. 402
West: Corridor & Flat No. 404
North: Open to Sky

RESERVE PRICE –Rs. 20,73,000 /- AND EMD Rs. 2,07,300 /- BID INCREMENT- Rs.20,730 /-

PROPERTY 6 –

Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.201**(Block 2), located in the First Floor of the residential apartment under the name and Style as "Srinivasam Hills(A Schedule), with plinth area of 1010 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule bounded by:

East: Open to Sky
South: Open to Sky
West: Open to Sky
North: Open to Sky & Stair case & Common Corridor.

RESERVE PRICE –Rs. 12,45,000 /- AND EMD Rs. 1,24,500 /- BID INCREMENT- Rs.12,450/-

PRIOPERTY 7 –
Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.202**(Block 2), located in the First Floor of the residential apartment under the name and Style as "Srinivasam Hills(A Schedule), with plinth area of 1012 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and bounded by:

East: Open to Sky
South: Open to Sky
West: Open to Sky
North: Open to Sky & Stair case.

RESERVE PRICE –Rs. 12,45,000 /- AND EMD Rs. 1,24,500 /- BID INCREMENT- Rs.12,450/-

PROPERTY 8-
Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.301(Block 2),** located in the Second Floor of the residential apartment under the name and Style as "Srinivasam Hills(A Schedule), with plinth area of 1010 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and **bounded by:**

East: Open to Sky
South: Open to Sky
West: Open to Sky
North: Open to Sky & Stair case & Common Corridor

RESERVE PRICE -Rs. 12,45,000 /- AND EMD Rs. 1,24,500 /- BID INCREMENT- Rs.12,450/-

PROPERTY 9 -
Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.402(Block 2),** located in the Third Floor of the residential apartment under the name and Style as "Srinivasam Hills(A Schedule), with plinth area of 1012 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and **bounded by:**

East: Open to Sky
South: Open to Sky
West: Open to Sky
North: Open to Sky & Stair case & Common Corridor

RESERVE PRICE -Rs. 12,45,000 /- AND EMD Rs. 1,24,500 /- BID INCREMENT- Rs.12,450/-

PROPERTY 10 -
Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.508 (Block 1),** located in the Fourth Floor of the residential apartment under the name and Style as "Srinivasam Hills (A Schedule), with plinth area of 1425 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and **bounded by:**

East: Common Corridor
South: Common Corridor
West: Common Corridor
North: Open to Sky.
RESERVE PRICE -Rs. 17,20,000 /- AND EMD Rs. 1,72,000 /- BID INCREMENT- Rs.17,200/-

PROPERTY 11 –
Schedule A: Guntur District, Tenali SRO, Tenali Municipality Limits, A Residential building with stilt, Ground, First, Second, Third, and Fourth Floors under the name and Style as "Srinivasam Hills", Situated in an extent of 4689.44 Sq.Yds in D.No.501/1 of Tenali Rev Village and
Bounded by:
East: 183.6 ft. Site in Plot **Nos.9&7.**
South: 230 Ft. Site of Vemuri Seshagiri Rao.
West: 183.6 Ft. Site in plot No.13
North: 230Ft. Road, Width 40Ft.

Schedule B: An undivided and unspecified share, admeasuring 45.43 Sq. Yds in total extent of 4689.44 Sq Yds along with a flat therein, **bearing No.512 (Block 1**), located in the Fourth Floor of the residential apartment under the name and Style as "Srinivasam Hills (A

Schedule), with plinth area of 1054 Sq. ft. including Common area, easement rights and covered Car Parking area, With a plinth area of 100 Sq. Ft. which is allotted in the stilt floor of "A" Schedule, belongs to Mr. Ravi Bhagat Dutt and **bounded by:**

East: Open to Sky.
South: Open to Sky.
West: Open to Sky, Stair Case & Common Corridor.
North: Open to Sky.

RESERVE PRICE -Rs.12,80,000/- AND EMD Rs.1,28,000 /-BID INCREMENT- Rs.12,800 /-

PROPERTY 12 -
EMD of Semi-urban Residential Land & Building at D.No. 416/A, Bearing D.No.7-213/A, Old Assessment No. 3318, Present Assessment No. 1132001847, Revenue Ward No. 7, Back-side of Jayalakshmi Theatre, Piduguralla- 522413. Total Extent 275.30 Sq. Yards.
Bounded by:
East: Property of Vudhata Umamaheswara Rao
South: Property of A Guruvulu & CH Malleswari.
West: property of V Venkata Subba Rao.
North: Bazar
RESERVE PRICE -Rs. 60,50,000 /- AND EMD Rs.6,05,000 /- BID INCREMENT- Rs.60,500 /-

PROPERTY 13-
EMD of residential house consists of Ground Floor & First Floor situated at D.No. 7-294, Gas Office Road extent of 428.74 (net extent considered for valuation is 375.41 Sq. Yards) Piduguralla, Guntur-522413, belonging to Ch. Purna Chandra Rao, Ch. Mangamma, Y. Sri Devi, G. Rajeswari
Bounded by:
East:7 Links Wide bazar
South: Road.
West: Property of Ravipati venkateswarlu.
North: Property of Potla Padmavathi.
RESERVE PRICE -Rs. 1,01,10,000 /- AND EMD Rs. 10,11,000 /- BID INCREMENT- Rs.1,01,100/-

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 62/2025 & 353/2025 AT DRT VISHAKAPATNAM (SALE IS SUBJECT TO CONFIRMATION OF OUTCOME OF SA)**
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	**13-11-2026 from 12.00 noon TO 5.00 PM** (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	**1. M/s. Vamsadhara Cotton Ginning & Pressing Industries P ltd for recovery of Rs 27,82,96,251.29 as on 30-09-2026 2. M/s Vamsadhara Rice Industries for recovery of Rs.9,52,55,912.84 as on 30-06-2026**plus further interest, costs and charges due to the Union Bank of India.
9.1 Reserve price for the properties below which the immovable property may not be sold:	**Specified against the Property**
9.2 EMD Payable	**Specified against the Property**

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 arb.vijayawada@unionbankofindia.bank.in or contact M Manohar – 8106596598 Dealing officer and l Madhuri Lalasa Authorised officer 8985850585

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 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.bank.in/auction-property/viewauction-property.aspxfor 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.

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(a) In case of bidding, the bid increment shall not be less than Specified against the property in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of Specified against the property.
(b) Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in the **account bearing Number 791701980050000 IFSC code ubin0579173** 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 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 only) 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.comThe 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. 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 **: Vijayawada**
Date : 17.10.2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA