

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 - 520 001.

E-mail: arb.vijayawada@unionbankofindia.bank

REF: ARB: VIJ: SALE: 790:2026-27

Date: 07.09.2026

By Regd. Post & Courier

To:

Borrowers	Guarantors
1a: M/s Venkata Lakshmi Agro Products Represented by its proprietor, Mr. Ghanta Srinivasa Rao Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006.	2a: Mr. Ghanta Srinivasa Rao S/o Jagannadha Rao, Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006.
1b: Mr. Ghanta Srinivasa Rao S/o Jagannadha Rao, Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006.	2b: Mrs. Ghanta Tirupatamma W/o Jagannadha Rao D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.
	2c: Mr. Ghanta Kishore Babu S/o Jagannadha Rao, D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.
	2d: Mrs. Telaprolu Bhagya Lakshmi D/o Jagannadha Rao, D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.
	2e: Mrs. Ghanta Sai Divya W/o Srinivasa Rao, Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006.
	2f: M/s Tirumala Teini Oil Mills Represented by Late Mr. Ghanta Jagannadha Rao represented his legal heirs & Mrs. Ghanta Tirupatamma, D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.
	2g: Mr. Ghanta Jagannadha Rao S/o Mastanaiah Estate of Deceased represented by Legal heirs and Others residing at D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.

Classification: Internal



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, Asset Recovery Branch, Vijayawada, the secured creditor, caused a Demand Notice dated 02.08.2018 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/physical possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 04.02.2019.
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 29.09.2026 by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price for the Properties will be as follows:
 - a) **For Property No.1:** Rs. 1,00,69,313.00 (Rupees One crore Sixty - Nine thousand Three hundred Thirteen Only)
 - b) **For Property No.2:** Rs. 33,32,340.00 (Rupees Thirty - Three lakh Thirty - Two thousand Three hundred Forty Only)
 - c) **For Property No.3:** Rs. 64,44,360.00 (Rupees Sixty - Four lakh Forty - Four thousand Three hundred Sixty Only)
 - d) **For Property No.4:** Rs. 92,46,938.00 (Rupees Ninety - two thousand Forty - Six thousand Nine hundred Thirty - Eight Only)
4. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> and the same is also enclosed herewith.

Yours faithfully



AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Place : Vijayawada

Date: 07.09.2026

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 constructive/physical (whichever is applicable) possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on **29.09.2026**, for recovery of Rs. 6,95,87,652.52 /-(Rupees Six crore Ninety - Five lakh Eighty - Seven thousand Six hundred Fifty - Two and Fifty - Two paise Only) as on 30.06.2026 along with further interest at contracted rate and other expenses due to Union Bank of India from M/s Venkata Lakshmi Agro Products and Mr. Mr. Ghanta Srinivasa Rao S/o Jagannadha Rao (Proprietor) and Guarantor's Mr. Mr. Ghanta Srinivasa Rao S/o Jagannadha Rao, Mrs. Ghanta Tirupatamma W/o Jagannadha Rao, Mr. Ghanta Kishore Babu S/o Jagannadha Rao, Mrs. Telaprolu Bhagya Lakshmi D/o Jagannadha Rao, Mrs. Ghanta Sai Divya W/o Srinivasa Rao, M/s Tirumala Teini Oil Mills Represented by Late Mr. Ghanta Jagannadha Rao represented his legal heirs & Mrs. Ghanta Tirupatamma and Mr. Ghanta Jagannadha Rao S/o Mastanaiah Estate of Deceased represented by Legal heirs and Others. The reserve price and earnest money deposit will be as follows.

- a) For Property No.1: Reserve Price: Rs. 1,00,69,313.00 EMD: Rs. 10,06,931.00
b) or Property No.2: Reserve Price: Rs. 33,32,340.00 EMD: Rs. 3,33,234.00
c) For Property No.3: Reserve Price: Rs. 64,44,360.00 EMD: Rs. 6,44,436.00
d) For Property No.4: Reserve Price: Rs. 92,46,938.00 EMD: Rs. 9,24,694.00

Description of Immovable Property

1. EM of Residential Vacant site (121+242) with an extent of 363.00 Sq. Yds. Situated in RS No. 146, at D No. 4-304, 1st Lane, Pandaripuram, Opp. Balaji Nilayam, Near Canara Bank, Chilakaluripet Municipality, Palnadu District, A.P. in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by (Regd. Sale Deed Document's No. 1785/1974 dated 04.04.1974 and 1788/1974 dated 04.04.1974)

Item No.1A: Boundaries for Regd. Sale Deed Document's No. 1785/1974 dated 04.04.1974 is as follows:

East: Circar Road
West: Circar Road
North: Own Property
South: Own Property
Extent: 242.00 Sq. Yds.



Item No. 1B: Boundaries for Regd. Sale Deed Document's No. 1788/1974 dated 04.04.1974 is as follows:

East: Circar Road

West: Circar Road

North: Own Property

South: Property of C Rosaiah & Others

Extent: 121.00 Sq. Yds.

(Total Extent: 363.00 Sq. Yds.)

Reserve Price: Rs. 1,00,69,313.00 EMD: Rs. 10,06,931.00

Bid Increment: Rs. 1,01,000.00

2. EM of Residential site with old Tiled House constructed without approved plan with an extent of Ac. 0.50 cents or 2420.00 Sq. Yds. Situated at RS No. 204 of Kukkapallivaripalem Village, Near Water Tank, Main Road, Ganeshwaripalem, Chilakaluripet Mandal, Palnadu District, A.P. is in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by -

(Regd. Sale Deed Document No. 487/1987 dated 22.01.1987)

East: Circar Road

West: Property of Vendor

North: Property of Kuniseti Purnachandra Rao

South: Property of Gujjula Venkata Reddy

Reserve Price: Rs. 33,32,340.00 EMD: Rs. 3,33,234.00

Bid Increment: Rs. 34,000.00

3. EM of Residential site with old Sheds constructed without approved plan with an extent of 3485 Sq. Yds. (2904.00 Sq. Yds. + 581.00 Sq. Yds.) situated at RS No. 247-A, 208B & 219 of Yadavalli Village and Panchayat, Near NTR Statue, Kotappakonda Road, Chilakaluripet Mandal, Palnadu District, A.P. in the name of M/s Tirumala Teini Oil Mills represented by Mrs. Ghanta Tirupatamma W/o Jagannadha Rao and Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by -

(Regd. Sale Deed Document's No. 3243/1983 dated 24.11.1983 and 3091/1988 dated 17.12.1988)

Item No. 3A: Boundaries for Regd. Sale Deed Document's No. 3243/1983 dated 24.11.1983 is as follows:

East: Property of Javvaji Kotaiah & Others

West: Property of Javvaji Kotaiah

North: Bazaar

South: Property of Varanasi Narasimha Rao & Jupudi Krishna Murthy

Extent: Ac. 0.60 cents or 2904.00 Sq. Yds.



Item No. 3B: Boundaries for Regd. Sale Deed Document's No. 3091/1988 dated 17.12.1988 is as follows:

East: Property of Vendor

West: 20 Links Pathway

North: Property of Javvaji Venkateswarlu & Others

South: Property of Vendor

Extent: 581.00 Sq. Yds.

(Total extent: 3485.00 Sq. Yds.)

Reserve Price: Rs. 64,44,360.00 EMD: Rs. 6,44,436.00

Bid Increment: Rs. 65,000.00

4. EM of Residential site with an extent of Ac. 2.50 cents (Ac. 1.67 cents + Ac. 0.58 cents + Ac. 0.25 cents) in RS No. 220/2, 247/ A, B & C2 of Yadavalli Village and Panchayat, Beside Tobacco Go down, Near NTR Statue, Kotappakonda Road, Chilakaluripet Mandal, Palnadu District, A.P. in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by -

Item No. 4A: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as follows:

East: Property of Dhupisetti Gopaiah & Others

West: RS No. 220/C2

North: Property of Velagasetti Raghavaiah

South: RS No. 247/C2

Extent: Ac. 1.67 cents

Item No. 4B: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as follows:

East: Property of Dhupisetti Gopaiah & Others

West: Property of Akula Venkateswarlu & Others

North: Rs No. 247/A

South: Donka

Extent: Ac. 0.58 cents

Item No. 4C: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as follows:

East: Property of Dhupisetty Gopaiah & Others

West: Property of B Chandraiah & Others

North: Property of Velagasetty Raghavaiah

South: Property of B Yedukondalu & Others

Extent: Ac. 0.25 cents

(Total Extent: Ac. 2.50 cents)

Reserve Price: Rs. 92,46,938.00 EMD: Rs. 9,24,694.00

Bid Increment: Rs. 93,000.00



List of Encumbrances:

a) Nil for Property No. 1 to No.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> . The same is also enclosed herewith.

Place : Vijayawada

Date: 07.09.2026

Encl: Terms of sale



TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor

No.1a: M/s Venkata Lakshmi Agro Products
Represented by its proprietor,
Mr. Ghanta Srinivasa Rao
Flat No. 203, Maurya Classic, 1st Lane,
Syamala Nagar, Guntur, A.P. - 522 006.

No.1b: Mr. Ghanta Srinivasa Rao S/o
Jagannadha Rao, Flat No. 203,
Maurya Classic, 1st Lane, Syamala Nagar,
Guntur, A.P. - 522 006.

No.2a: Mr. Ghanta Srinivasa Rao
S/o Jagannadha Rao, Flat No. 203,
Maurya Classic, 1st Lane, Syamala Nagar,
Guntur, A.P. - 522 006.

No.2b: Mrs. Ghanta Tirupatamma
W/o Jagannadha Rao, D No. 4-304,
1st Lane, Pandaripuram, Chilakaluripet,
Palnadu District, A.P. - 522 616.

No.2c: Mr. Ghanta Kishore Babu
S/o Jagannadha Rao, D No. 4-304, 1st Lane,
Pandaripuram, Chilakaluripet,
Palnadu District, A.P. - 522 616.

No.2d: Mrs. Telaprolu Bhagya Lakshmi
D/o Jagannadha Rao, D No. 4-304, 1st Lane,
Pandaripuram, Chilakaluripet,
Palnadu District, A.P. - 522 616.

No.2e: Mrs. Ghanta Sai Divya
W/o Srinivasa Rao, Flat No. 203,
Maurya Classic, 1st Lane, Syamala Nagar,
Guntur, A.P. - 522 006.

No.2f: M/s Tirumala Teini Oil Mills
Represented by Late Mr. Ghanta Jagannadha
Rao represented his legal heirs & Mrs.
Ghanta Tirupatamma, D No. 4-304, 1st Lane,
Pandaripuram, Chilakaluripet,
Palnadu District, A.P. - 522 616.

No.2g: Mr. Ghanta Jagannadha Rao S/o
Mastanaiah Estate of Deceased
represented by Legal heirs and Others
residing at



	D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.
2. Name and address of the Secured Creditor :	Union Bank of India, Asset Recovery Branch (79170) Branch, Vijayawada. Address: Vijayawada, 4th Floor, Andhra Bank Building, R. R. Apparao Street, Vijayawada, Andhra Pradesh - 520 001.
3. Description of immovable secured assets to be Sold:	
1. EM of Residential Vacant site (121+242) with an extent of 363.00 Sq. Yds. Situated in RS No. 146, at D No. 4-304, 1st Lane, Pandaripuram, Opp. Balaji Nilayam, Near Canara Bank, Chilakaluripet Municipality, Palnadu District, A.P. in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by (Regd. Sale Deed Document's No. 1785/1974 dated 04.04.1974 and 1788/1974 dated 04.04.1974) Item No.1A: Boundaries for Regd. Sale Deed Document's No. 1785/1974 dated 04.04.1974 is as follows: East: Circar Road West: Circar Road North: Own Property South: Own Property Extent: 242.00 Sq. Yds. Item No.1B: Boundaries for Regd. Sale Deed Document's No. 1788/1974 dated 04.04.1974 is as follows: East: Circar Road West: Circar Road North: Own Property South: Property of C Rosaiah & Others Extent: 121.00 Sq. Yds. (Total Extent: 363.00 Sq. Yds.) 2. EM of Residential site with old Tiled House constructed without approved plan with an extent of Ac. 0.50 cents or 2420.00 Sq. Yds. Situated at RS No. 204 of Kukkapallivaripalem Village, Near Water Tank, Main Road, Ganeshwaripalem, Chilakaluripet Mandal, Palnadu District, A.P. is in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by - (Regd. Sale Deed Document No. 487/1987 dated 22.01.1987) East: Circar Road West: Property of Vendor North: Property of Kunisetti Purnachandra Rao South: Property of Gujjula Venkata Reddy	



3. EM of Residential site with old Sheds constructed without approved plan with an extent of 3485 Sq. Yds. (2904.00 Sq. Yds. + 581.00 Sq. Yds.) situated at RS No. 247-A, 208B & 219 of Yadavalli Village and Panchayat, Near NTR Statue, Kotappakonda Road, Chilakaluripet Mandal, Palnadu District, A.P. in the name of M/s Tirumala Teini Oil Mills represented by Mrs. Ghanta Tirupatamma W/o Jagannadha Rao and Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by -

(Regd. Sale Deed Document's No. 3243/1983 dated 24.11.1983 and 3091/1988 dated 17.12.1988)

Item No. 3A: Boundaries for Regd. Sale Deed Document's No. 3243/1983 dated 24.11.1983 is as follows:

East: Property of Javvaji Kotaiah & Others

West: Property of Javvaji Kotaiah

North: Bazaar

South: Property of Varanasi Narasimha Rao & Jupudi Krishna Murthy

Extent: Ac. 0.60 cents or 2904.00 Sq. Yds.

Item No. 3B: Boundaries for Regd. Sale Deed Document's No. 3091/1988 dated 17.12.1988 is as follows:

East: Property of Vendor

West: 20 Links Pathway

North: Property of Javvaji Venkateswarlu & Others

South: Property of Vendor

Extent: 581.00 Sq. Yds.

(Total extent: 3485.00 Sq. Yds.)

4. EM of Residential site with an extent of Ac. 2.50 cents (Ac. 1.67 cents + Ac. 0.58 cents + Ac. 0.25 cents) in RS No. 220/2, 247/ A, B & C2 of Yadavalli Village and Panchayat, Beside Tobacco Go down, Near NTR Statue, Kotappakonda Road, Chilakaluripet Mandal, Palnadu District, A.P. in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by -

Item No. 4A: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as follows:

East: Property of Dhupisetti Gopaiah & Others

West: RS No. 220/C2

North: Property of Velagasetti Raghavaiah

South: RS No. 247/C2

Extent: Ac. 1.67 cents

Item No. 4B: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as follows:

East: Property of Dhupisetti Gopaiah & Others

West: Property of Akula Venkateswarlu & Others

North: RS No. 247/A



South: Donka

Extent: Ac. 0.58 cents

Item No. 4C: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as follows:

East: Property of Dhupisetty Gopaiah & Others

West: Property of B Chandraiah & Others

North: Property of Velagasetty Raghavaiah

South: Property of B Yedukondalu & Others

Extent: Ac. 0.25 cents

(Total Extent: Ac. 2.50 cents)

4. The details of encumbrances, if any known to the Secured Creditor	NIL to the best of the knowledge of the secured creditor. However, Prospective Bidders are advised to conduct their own independent due diligence regarding the Title, Revenue Records, Municipal Records, Statutory liabilities, Taxes, Cesses, Charges, Claims, Encumbrance's, and any litigations before submitting the Bids. The Secured Creditor does not undertake any responsibility for any encumbrance, liability, Statutory dues or any third-party claim that is not within its knowledge or is not reflected in the records available with it.
5. Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	Property No. 2 is under Prohibited list vide OS No. 243/2018 by Principle Judge Court, Narasaraopet. Property No. 3 is under Prohibited list vide Notification No. RC. No. 66/2019-E5 dated 01.02.2019. Property No. 4 is under Prohibited list vide Notification No. RC. No. 66/2019-E5 dated 01.02.2019.
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	29.09.2026 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. 6,95,87,652.52 /-(Rupees Six crore Ninety - Five lakh Eighty - Seven thousand Six hundred Fifty - Two and Fifty - Two paise Only) as on 30.06.2026 along with further interest at contracted rate and other expenses 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 Mr. N Girish Prasad dealing officer Contact No.9573621034 and Mr. Gopi Krishna Chief Manager Contact No.8074945928 or Mr. Chandan Sharma Authorised officer Contact No.7382994042 ➤ 10.6 Steps Involved ➤ Register on https://baanknet.com using mobile number and email ID. ➤ Upload requisite KYC Documents. ➤ Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet. ➤ Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID ➤ Submission of bid shall be through Online mode on the auction date and time.	



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 : 07.09.2026



AUTHORISED OFFICER
FOR UNION BANK OF INDIA