

<p align="center">ANDHRA PRADESH GRAMEENA BANK (A Government undertaking sponsored by Union Bank of India) (VEERAVARAM BRANCH)</p>	
Phone No: 9100903272	email:bm0181@cgggb.co.in
Lr.No. 7181/SARFAESI/2025-26/49	Date :30-08-2025

E-AUCTION NOTICE


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 provision to Rule 8(6) of the Security Interest(Enforcement) Rules, 2002.

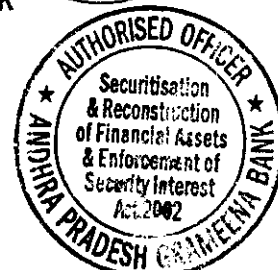
TO

Borrower (s)	Guarantor's/ Co-Obligants	Mortgager/s
1.Sri Namburi Subba Raju, S/o.Venkata Surya Narayana Raju, D.No.1-62, Main Road, Utchili Village, Atreyapuram Mandal, Dr.B.R.AmbedkarKonaseemaDist- 533235	2.Sri Yarramsetti Srinivas, S/o.Veerraju, D.No.6-641/1, Jagathavari Street, Kadiyam village, Kadiyammandal, E.G.Dist-533126	1.Sri Namburi Subba Raju, S/o.Venkata Surya Narayana Raju, D.No.1-62, Main Road, Utchili Village, Atreyapuram Mandal, Dr.B.R.AmbedkarKonaseemaDist - 533235

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) mentioned above that the below described immovable property mortgaged to the secured creditor, the **Physical Possession** has been taken by the Authorized Officer of **VEERAVARAM Branch**, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20-09-2025 (Date of Auction)**, for recovery of **Rs.1,25,81,794.2/-** (One Crore Twenty Five Lakhs Eighty One Thousand Seven Hundred Ninety Four rupees and Twenty Paise only) as on 08-08-2025 along with future interest at contracted rate and other expenses due to Andhra Pradesh Grameena Bank, VEERAVARAM Branch, from the following Borrowers and Guarantors. Last Date for submission of EMD on or before **19-09-2025 by 05.00PM**, The Reserve Price and Earnest Money Deposit will be as under.

DATE & TIME OF E-AUCTION : 20-09-2025 at 11.00 AM
EMD amount of 10 % of the Reserve Price is to be deposited by way of RTGS/NEFT/ Fund Transfer to credit of account with No. 718111100000469 at Andhra Pradesh Grameena Bank, VEERAVARAM Branch, IFSC Code: UBIN0CG7181 on or before 19-09-2025 by 05.00PM


Authorised Officer cum Regional Manager
ANDHRA PRADESH GRAMEENA BANK
REGIONAL OFFICE-RAJAHMUNDRY.



Description of the Property:-

Property Particulars	Location	Survey No.	Extent	Owner's Name	Boundaries
Site with RCC roof G+1 residential building	Utchili village & Gram Panchayat, Atreyapurammandal, E.G.Dist	R.S.No.33/1 A & D-No.1-54	706.43sq.yds with building plinth area of 1050 sft in each floor & kitchen, dining area of 396 sft in Ground floor & 170 sft in 1 st floor	Sri.NamburiSubbaraju S/o. Venkata Surya Naryana Raju	<p>ITEM 1: 515 Sq.yds East: Wall belongs to Namburi Satyanaryana Raju -40.3ft South: Upstairs building to some extent belongs to Vegnesa Appala Narasimha Raju, Siva Rama Krishna Raju and Site to some extent-115.6 ft West: Road lead from Utchili to Vasanthawada-40.0ft North: Item No.2 to some extent and daba house of Saripella Satyanarayana Raju to some extent-115.06ft</p> <p>ITEM 2: 191.43 Sq.yds East: Wall belongs to NamburiSatyanarayana Raju-44.09ft South: Item No. 1 West:Daba House of SaripellaSatyanarayana Raju to some extent and site to some extent-44.09ft North: Joint passage way-36.0ft</p>
RESERVE PRICE :- RS.71,20,000/-		EMD : Rs.7,12,000/-		BID INCREMENT:RS.20,000/-	

Bidders are advised to go through the website:<https://bankauctions.in> And <https://apgb.bank.in/tenders-auctions> tenders for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. To the best information and knowledge of the Authorised Officer, there is no encumbrance on the property. The interested bidder may contact the Authorised Officer ascertaining the details of auction and inspection of the property will be on or before 19-09-2025 (during the working works) Contact No.9121107061, 9100903272. Mail Id:bm0181@apgb.bank.in

Place: VEERAVARAM

Date: 30-08-2025

G. L. SURESH
AUTHORISED OFFICER

**ANDHRA PRADESH GRAMEENA BANK**

Authorised Officer cum Regional Manager
ANDHRA PRADESH GRAMEENA BANK
 REGIONAL OFFICE-RAJAHMUNDRY.





TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

Borrower Name	Sri Namburi Subba Raju
Co-obligant Name	Sri Yarramsetti Srinivas
Guarantor Name	Sri Yarramsetti Srinivas
Mortgager Name	Sri Namburi Subba Raju
Total amount due as on 08-08-2025	Rs.1,25,81,794-20ps With future interest and costs till the date of payment.
City & District where property is located	UTCHILI village, Dr. B.R. Ambedkar Konaseema District, Andhra Pradesh, Survey No.33/1A
Reserve Price	Rs.71,20,000/-
Earnest money deposit (EMD)	Rs.7,12,000/-
Account details to which is the EMD amount is to be credited	718111100000469
Last date and time on which EMD has to be deposited	19.09.2025 by 5.00 PM
Minimum bid increment amount	Rs.20,000/-
Property Description	ITEM 1: 515 Sq.yds East: Wall belongs to Namburi Satyanaryana Raju -40.3ft South: Upstairs building to some extent belongs to Vegnesa Appala Narasimha Raju, Siva Rama Krishna Raju and Site to some extent-115.6 ft West: Road lead from Utchili to Vasanthawada-40.0ft North: Item No.2 to some extent and daba house of Saripella Satyanarayana Raju to some extent-115.06ft

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REGIONAL OFFICE-RAJAHMUNDY.



	<p>ITEM 2: 191.43 Sq.yds</p> <p>East: Wall belongs to NamburiSatyanarayana Raju-44.09ft</p> <p>South: Item No.1</p> <p>West:Daba House of SaripellaSatyanarayana Raju to some extent and site to some extent-44.09ft</p> <p>North: Joint passage way-36.0ft</p> <p>Note: The particulars specified in the Description of property have been stated to the best of information of the bank and the bank will not be responsible for any error, mis-statement or omission.</p>
Property Image	
Details of encumbrances over the property, which was known to bank	<p>Except the bank charges for the loans availed by Mr.Namburi Subbaraju no other charges are there for this property</p>
Latitude and longitude of the property	<p>Latitude: 16.844917 degrees Longitude:81.781998 degrees</p>


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<u>Contact Numbers and Address</u>	
Branch:	ANDHRA PRADESH GRAMEENA BANK, D.No:2-132, Veeravaram Village, Kadiam Mandal, East Godavari District-533126, mob: 9100903272
A.O.:	D.No.: 79-2-10/1, 3rd floor, E&S reddy complex, Opp Sai Baba Temple, Tilak road, ANDHRA PRADESH GRAMEENA BANK, Regional Office, Rajamahendravaram-533103, Mobile Number: 9390146301
Date of inspection of property	08.08.2025
Auction date	20.09.2025
E - ASP details	M/S 4 Closure 605 A, 6 th floor, maithrivanam,ameerpet, Hyderabad-500 038 Mob:8142000064, 8142000062 e-mail: info@bankauctions.in ; prakash@bankauctions.in Land Line: 040-23736405
Newspaper Publications of both Telugu and English	Telugu Newspaper: Eenadu paper dt: 05.09.2025 English Newspaper: The New Indian Express dt: 05.09.2025

ANNEXURE - A

Whereas the Bank acting through its Authorized Officer, in exercise of its power under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) has decided to sell through E-Auction the properties mentioned in the E-Auction Sale Notice for realization of the secured debts due to Andhra Pradesh Grameena Bank amounting to Rs.1,25,81,794-20ps (Rupees One Crore Twenty Five Lakh Eighty One Thousand Seven Hundred Ninety four and Paise Twenty only) inclusive of interest up to 08.08.2025 plus future interest, cost and charges thereon from Borrower Sri Namburi Subba Raju and Guarantor Sri Yarramsetti Srinivas pursuant to the physical possession of the secured asset taken by the Authorized Officer on 18.03.2023 under SARFAESI Act,

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2002. The sale shall be subject to the following conditions and those prescribed in the Security Interest (Enforcement) Rules 2002:


- i) The E-Auction is being held on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS"
- ii) To the best of knowledge and information of the Authorized Officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/s put to action and claims/rights/dues affecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- iii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.
- iv) The particulars specified in the auction notice dated 05.09.2025 published in the newspapers and annexed herein below, have been stated to the best of the information and belief of the undersigned; however undersigned shall not be responsible/liable for any error, misstatement or omission.
- v) The inspection of property put to auction will be permitted to interested bidders at the site on the date and time mentioned in the public notice dated 05.09.2025 annexed.
- vi) The intending purchaser/bidder is required to submit amount of EMD by way of NEFT/RTGS in the "E Auction account" with Andhra Pradesh Grameena Bank bearing Account No. 718111100000469 and IFSC Code UBIN0CG7181 maintained at our VEERAVARAM Branch Code No.7181 on or before the last date mentioned in the E-Auction advertisement released in the newspaper which is annexed herewith and register their name with the e-auction service provider (EASP) and get user ID and password free of cost and also get training on E-Auction from the EASP M/S 4 Closure by contacting on Helpline No.040-23736405 and e-mail ID: info@bankauctions.in.
- vii) After Registration of bidders on the web-site as mentioned in para (vi) above, the intending purchaser/bidder is required to get copies of following documents uploaded in the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below 1. Copy of the NEFT/RTGS challan relating to EMD amount 2. Copy of PAN card 3. Proof of

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identification (KYC) viz. Attested copy of Voter ID Card/Driving License/Passport etc. 4. Copy of proof of address, without which the bid is liable to be rejected.

- viii) The E-Auction will take place through web portal/website given at the end of this Annexure on the time specified in the E-auction notice published in the newspaper and copy attached herewith.
- ix) The bidder has to specify the property for which offer is submitted from the list mentioned in the above website along with the EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below.
- x) The interested bidders may give offers either for one or more than one properties. In case bidder, bids for more than one property, he will have to submit separate EMD amount for each property and also upload on website separate documents as per para (vii) above for each property along with the bid amount.
- xi) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the reserve price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. The property shall not be sold below the reserve price.
- xii) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- xiii) If the dues of the Bank together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to the Bank are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
- xiv) The auction is by way of inter-se bidding amongst the bidders and the minimum amount by which the bids are to be increased have been defined in the Sale Notice against each Reserve Price. The inter-se bidding which will be commenced online exactly on the date & time specified in the public notice and has been defined as follows:
- A “Enter Live Auction” link will be available on start of the auction proceeding.
 - Once he clicks the link, a page will open which will show information such as,


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- Auction start time
 - Auction close time
 - Opening Bid/Current Highest Bid amount
 - Minimum Bid increment
 - A Bid tab to fill in his own bid
- Bidder can enter his bid and wait for response on his bid.
 - If the bid becomes highest bid, then he will be shown as “H1”
 - This “H1” icon will disappear if any new higher bid is submitted by any other bidder
 - The bidder can place his new improved bid
 - This process will continue for the entire e-Bidding Process.
 - Auction will close as per the closing time if no bid comes during last 5 minutes of the auction closing time
 - In case bids are placed in last 5 minutes of the closing of auction, the closing time automatically gets extended to 5 more minutes.
 - This process continues till no bid comes for a period of 5 minutes and the auction gets closed.
- xv) Successful bidder will be intimated through e-mail for payment of 25% of highest bid amount just after the closing of the e-Bidding process.
- xvi) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in -e-Auction portal of the EASP online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- xvii) The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- xviii) The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately on the acceptance of offer by the Authorized Officer, failing which the earnest money deposit by the bidder shall be forfeited. The balance 75% of the sale price is payable on or before 15th day of confirmation of the sale by the Authorized Officer or such

Authorised Officer *60m* Regional Manager
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extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited 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.

- xix) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. For transfer of the property in his/her name.
- xx) The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc, owing to anybody shall be the sole responsibility of successful bidder only.
- xxi) 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. The exclusive jurisdiction for any disputes shall be at Guntur, A.P. In case all the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.
- xxii) The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorized Officer in the same name in which the offer is submitted.

Other Terms & Conditions for Sale of Property (ies)

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of Bank or to any other party.
- The decision of Bank declaration of successful bidder shall be final and binding on all the bidders.
- E-Auction Service Provider/Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- E Auction Service Provider / BANK is not responsible for any damages, including damages that result from, but are not limited to negligence. The E Auction


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Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Special instructions/caution:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Andhra Pradesh Grameena bank or the Service provider will be responsible for any lapses/failure (internet failure, power failure, etc...) on the part of the bidder in such cases. In order to Ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back - up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Particulars of the E-Auction Service Provider:

Name : M/s 4Closure

Address : 605A, 6th Floor, Mitrivanam, Ameerpet, Hyderabad- 500038

Website Name : <https://bankauctions.in> & www.foreclosureindia.com

e-mail Id : info@bankauctions.in

Manager Name : T. Jayaprakash Reddy-Manager (operations) Mobile No.8142000064:
email id : prakash@Bankauctions.in

Help line Nos. : +91-8142000062, 8142000063, 8142000066, Land line: 040-23736405


AUTHORISED OFFICER
ANDHRA PRADESH GRAMEENA BANK

Authorised Officer cum Regional Manager
ANDHRA PRADESH GRAMEENA BANK
REGIONAL OFFICE-RAJAHMUNDY.



Says recent floods had caused immense losses to the agri and other sectors

Referring to last year's floods in Khammam, Vikramarka said the state had submitted detailed estimates of 11,713.49 crore but did not receive any allocation, except ₹700 crore under the State Disaster Response Fund (SDRF).

An Air India Express spokesperson confirmed the incident, stating that the Vijaya-wada-Bengaluru flight had experienced a bird strike, leading to the cancellation.



यूनियन बैंक ऑफ इंडिया
Union Bank of India

UNION BANK OF INDIA

ASSET RECOVERY BRANCH, Door No.26-15-150, Andhra Bank Building, Chingalaroapeta, Visakhapatnam-530001. Ph : 0891-2537792 / 82, E-mail : ubin081729@unionbankofindia.bank

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX-IV-A [(See Proviso to Rule 8(6))]

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 provision 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) / Co-obligant(s) / Mortgageor(s) and Guarantor(s) that the below described immovable properties mortgaged / charged to Union Bank of India, the **Physical Possession** of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor), will be sold through e-auction "**AS IS WHERE IS**", "**AS IS WHAT IS**" and "**WHATEVER THERE IS**" basis on 26.09.2025, for recovery of **Rs.62,58,099.63 Pcs (Rupees Sixty Two Lakh fifty Eight Thousand Ninety Nine and Sixty Three paise Only)** as on 30.06.2025 plus further interest, costs and charges from time to time due to the bank from **Borrower / Mortgageor: Mrs. Shaik Jaharunisa, W/o Shaik Rahim Sahib, Nuo Kalraipal, Larasara, District Bargarh, Orissa, Co-Borrower: Mr. Shaikh Raheem Sahib, S/o Shaikh Lal Sahab, Nuo Kalraipal, Larasara, District Bargarh, Orissa-768027, Guarantor: Mr. Shaikh Ameen Sahab, S/o Shaikh Lal Sahab, H.No.3-18A, Repur Road, Kakinada, East Godavari District, Andhra Pradesh-533004**

The Reserve Price of the Secured Assets, in fixed as detailed hereafter below which the property would not be sold. The **earnest money** to be deposited is mentioned below and Bidders/s shall improve their offers in multiples of Bid Increment amount at the time of bidding in e-auction process.

DESCRIPTION OF IMMOVABLE PROPERTY

An extent of 500.00 Sq.Yards, along with a ground & first floor RCC roof covering, with a plinth area of 1479.00 Sq feet in Ground Floor & 1479.00 Sq feet in First Floor, bearing D No 3-18A, bearing assessment number 993, which is on the northern side of 535.00 Sq Yards (equal to Ac 0.11 cents in Old Survey No 50, New Survey No 60), situated at Kowwada Village & Gram Panchayat area, Kakinada Rural Mandal, East Godavari District, belonging to Mrs Shaik Jaharunissa W/o Shaik Rahim Sahab and **bounded by: East: Road (Repuru Road), West: Layout land belongs to Mr.Kakarja Venkatarama, South: Property belongs to Merla Venkata Subbarao Chowdary and property belongs to Ramalakshmi, North: Land sold by Saladi Madhavarao to others.**

Reserve Price : **Rs.81,00,000/- (Rupees Eighty One Lakhs Only)**

EMD : **Rs.8,10,000/- (Rupees Eight Lakhs Ten Thousand Only)**

Bid Increment Amount : **Rs.81,000/- (Rupees Eighty One Thousand Only)**

Date & Time of E-Auction: 26-09-2025 from 12.00 NOON to 05.00 PM
Last Date & Time of Submission of EMD : 26-09-2025 upto 4.00 PM
(with 10 min unlimited auto extensions)

There are no encumbrances known to the bank on the property.
 For detailed terms and conditions of the sale, please visit the link provided in <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> and www.unionbankofindia.co.in

Date : 30-08-2025

Place : Visakhapatnam

Sd/- Authorized Officer & Assistant General Manager

Union Bank of India, Asset Recovery Branch



MARKET AREA BRANCH-23571
Maddala Satyam Garl Complex, Near Jayalakshmi Centre, Bhagya Lakshmi Pet, Tadepalligudem,
Ro-Eluru. Contact no: 08818-224468, Email ID: UBIN0823571@unionbankofindia.bank

Union Bank of India

DEMAND NOTICE UNDER SECTION 13(2) OF ACT 54 OF 2002 FOR ENFORCEMENT OF SECURITY INTEREST (SARFAESI ACT, 2002)

DEMAND NOTICE

Ref: 23571/CRLD/2025-26/4

Date: 08.08.2025

Place: Tadepalligudem

To,

The Borrowers:- a) M/s Sai Vijaya Power Boards, Propt: Thathineni Rama lakshmi, RS No.85/13, 94/3A, 85/1TA, Main Road, Allampuram, Pentapadu Mandal, West Godavari, Andhra Pradesh- Pin: 534146.

b) Thathineni Rama lakshmi, W/o Dharmarao, D.No.98 Main road Tadepalli, West Godavari, Andhra Pradesh Pin: 534146

Guarantors:- 1.Mrs.Bandi Lakshmi, W/o Naga Venkata vara prasad, D.No.12-112 assessment No.1762, Rajula petla, Kovvili Village, Denduluru Mandal 534442, Eluru District.

2. Mrs.Bandi Rameta Tejasa, D/o Lakshmi, D.No.12-112 assessment No.1762, Rajula petla, Kovvili Village, Denduluru Mandal 534442, Eluru District.

3. Mrs.Bandi Durga Sri, D/o Lakshmi, D.No.12-112 assessment No.1762, Rajula petla, Kovvili Village, Denduluru Mandal 534442, Eluru District

Sir/Madam,

Notice under Sec.13 (2read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee No.1 herein have availed the following credit facilities from our **Market Area Branch** and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your accounts has/have been classified as Non-Performing Asset as on 29/07/2025. As on 29/07/2025 a sum of **Rs.3,29,704.74 (Rupees Three lakh twenty Nine thousand seven hundred four and seventy four paise only)** is outstanding in your account.

The particulars of amount due to the Bank from No.1a and 1b of you in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding amount as on 29.07.2025	Un applied interest upto 29.07.2025	Penal Interest (Simple)	Cost/ Charges incurred by Bank	Total dues
Business Loan	Rs. 3,13,674.74	Rs. 16,030.00	Rs. 0.00	Rs. 0.00	Rs. 3,29,704.74
Total dues					Rs. 3,29,704.74

To secure the repayment of the monies due or the monies that may become due to the Bank, **M/s Sai Vijaya Power Boards Propt: Thathineni Rama lakshmi and Guarantors** have executed documents on 01.11.2018 and created security interest by way of:

Mortgage of Immovable property described herein below:

Land And building situated at R S 155/1 of extent of 0.04 cent or 193.6 Sq yards Assessment number 1762, Old D No 8-40 new D No 12-112 Rajulapeta, Kovvili Denduluru Mandal, **Boundaries of the Property : East : Panchayath Road, West: House of Gavva jagannadha rao, North : Panchayath Road, South : Panchayath Road.**

Within the Aforesaid Boundaries site to an Extent of 193.6 Sq Yards

Therefore, you are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002 to pay a sum of **Rs.3,29,704.74 (Rupees Three lakh twenty nine thousand seven hundred four and seventy four paise only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice. Failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained/prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Date : 25.08.2025

Place : Tadepalligudem

Sd/- Authorised Officer
Union Bank of India

THE KANAKAMAHALAKSHMI CO-OPERATIVE BANK LTD.,
HO : VISAKHAPATNAM, K : TANUKU
 #34-13-11, 1st Floor, Gamini Complex, Rasthrapathi Road,
 Tanuku-534211. Ph : 08819-222725

APPENDIX (IV) POSSESSION NOTICE

[Under Rule 8 (1) of Security Interest (Enforcement) Rule, 2002] (For Immovable Property)

The undersigned being the authorised officer of **The Kanakamahalakshmi Co-operative Bank Ltd., Tanuku Branch, Tanuku, W.G. Dist** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 21.06.2025 calling upon the following **Borrower/Mortgagors: 1) Smt. Mohammad Shabena Banu, W/o Basheer Ahmad, D.No. 14-12-11, Vattikotti Vari Veedhi, Old Town, Tanuku, Tanuku Mandal, W.G.Dist-534211. 2) Sri. Mohammad Basheer Ahmad S/o Sayyad Bajji, D.No. 14-12-11, Vattikotti Vari Veedhi, Old Town, Tanuku, Tanuku Mandal, W.G.Dist-534211. Guarantors: 3) Sri. Mohammed Abdul Kareem, S/o Mahaboub Ahmad, D.No. 15-10-13, Near Maruthi taks, Bhimavaram, Bhimavaram Mandalam, W.G.Dist-534201. 4) Sri Shaik Basheer Ahmad Johmy, S/o Abdul Hafeez Vaili, D.No. 16-8-17, Ward no 5, Teki Var Street, Tanuku, Tanuku Mandalam, W.G.Dist-534211** to pay the amount mentioned in the notice being **Rs.19,99,284/- (Rupees Nineteen Lakhs Ninety Nine Thousand Two Hundred Eighty Four Only)** as on 30.04.2025, Plus further interest and other incidental costs, expenses and charges from 01.05.2025 with in 60 days from the date of receipt of the said notice. (Less further payments made by you if any)

The Borrowers/Guarantors having failed to repay the amount and notice hereby given to the borrowers/guarantors and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section13 (4) of the said Act read with rule 8 of the said rule on this **30th day of August, 2025.**

The borrowers/guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **The Kanakamahalakshmi Co-operative Bank Ltd., Tanuku Branch, Tanuku, W.G. Dist** for an amount of **Rs.19,99,284/- (Rupees Nineteen Lakhs Ninety Nine Thousand Two Hundred Eighty Four Only)** as on 30.04.2025 with further interest and other incidental costs, expenses and charges from 01.05.2025 thereon. (Less further payments made by you if any)

The borrower's/Guarantors attention is invited to provisions of under 13(3) of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Vide (1) Regd Relinquishment Deed Doc No.7120/2023, Dated 25.11.2023 belongs to Sri. Mohammad Basheer Ahmad, S/o Sayyad Bajji,

(2) Regd. Settlement Deed No.913/1983 Dated 04.04.1983 belongs to Sri. Mohammad Basheer Ahmad, S/o Sayyad Bajji,

(3) Regd. Settlement Deed Doc No.2120/1975 Dated 13.08.1975 belongs to Sri. Mohammad Basheer Ahmad, S/o Sayyad Bajji

All that part and parcel of the property consisting : Madras Terrace Roof House in an extent of 162.5 sqyds with plinth area of 740 sqft bearing D.No.14-12-11, assessment no 10810040085, Covered by R/S No.139/11 Situated at Tanuku Town, Tanuku Mandal, Tanuku SRO, W.G.Dist with the following **Boundaries : East : House of Mohammad Ibrahim, West : House of Ravuri Talatu, North : Municipality Road, South : Site of Kirindi Venkat Rao.**

Sd/- Authorised Officer

Date: 30.08.2025 **The Kanakamahalakshmi Co-operative Bank Ltd.,**
Tanuku Branch, West Godavari District

Pradivi Asset Reconstruction and Securitisation Company Limited Registered and Corporate Office: D.No.1-55, Rajee Prasadnada, 4th Floor, Wing-4, Masjid Band Road, Kondapur, Hyderabad-58-04 Email: info@pradivi.co.in; Web: www.pradivi.co.in		
NOTICE INVITING SEALED TENDERS-CUM-Auction FOR SALE OF SECURED ASSET OF M/s. SYNERGY BIOFERTILISERS PRIVATE LIMITED		
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (Refer proviso to rule 8(b))		
Euction 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(b) of the Security Interest (Enforcement) rules, 2002.		
Notice is hereby given to the public in general and in particular to the Borrowers and Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of M/s. Pradivi Asset Reconstruction and Securitisation Company Limited , will be sold: in "As is where is", "As is what is", and "Whatever there is" basis on the date, time and at the place mentioned hereunder for recovery Rs.27,76,37,708/- (Rupees Twenty Seven Crores Seventy Six Lakhs Thirty Seven Thousand Seven Hundred and Eight Only) as on 31.07.2025 with further interest and costs thereon due to the Secured Creditor i.e. M/s. Pradivi Asset Reconstruction and Securitisation Company Limited from M/s. Synergy Biofertilisers Private Limited .		
Item Nos.	SCHEDULE OF PROPERTIES	
1	Reserve Price: Rs.1,35,00,000/-	Earnest Money Deposit (EMD): Rs.13,50,000/-
	All that part and parcel of Plant and Machinery situated at R.S.No.120, Jaggaigaripeta, Samalok Mandal, Andhra Pradesh.	
2	Reserve Price: Rs.1,66,50,000/-	Earnest Money Deposit (EMD): Rs.16,65,000/-
	All that part and parcel of Land & Buildings situated in an extent of A.C.150 Cents and 0.24 Cents (total extent of A.C.1.74 cents) at R.S.No.120, Jaggaigaripeta, Samalok Mandal, Andhra Pradesh belonging to M/s.Synergy Bio Refineries Private Limited:	
	Boundaries for A.C.150 Cents	Boundaries for A.C.24 Cents
	East: Land of Sri Masina Sayasanyayana; West: Land sold away by Sri Koppiseti Subbarao and others; North: Puntla; South: A.C.24 cents of land belonging to M/s.Synergy Biofertilisers Pvt.Ltd.	East: Land of Sri Masina Sayasanyayana; West: Land sold away by Sri Koppiseti Subbarao and others; North: Land belonging to M/s.Synergy Biofertilisers Pvt.Ltd. South: Land belonging to Cheruvu Garbham
3 (a to e under one Lot)	Note: That the sale of item No.2 above, is subject to sale of item No.1 Only.	
	Reserve Price: Rs.7,02,90,000/-	Earnest Money Deposit (EMD): Rs.70,29,000/-
	a)Vacant land at R.S. No.848/4 & 848/5, Extent A.C.240 cents (Ac.127 Cents & Ac.1.13 Cents), Peddapuram Village, Peddapuram Mandal, Peddapuram Sub-District, East Godavari District belonging to Mr. Nagabhairava Srikanth and bounded by: East: Land belonging to Goli Venkata Rao S.No.852/2; West: Land belonging to Gokula Sivababu S.No.84/4; North: Land belonging to N. Prabhakar S.No.84/2/2.3 South: Land belonging to C. Ramakrishna S.No.853 and S.No.857.	
	b)Vacant land at R.S. No.848/1, Extent A.C.135 Cents (Ac.127 Cents & Ac.852/1 (Ac.1.07 Cents) and R.S. No.848/2 (Ac.1.17 cents), total measuring Ac.3.57 Cents in Peddapuram Village, Peddapuram Mandal, Peddapuram Sub-District, East Godavari District belonging to Mr. Nagabhairava Srikanth and bounded by:	
	Boundaries for R.S. 848/3 (Ac.1.33 Cents) East: Land covered by S.No. 852/1 and the land is S.No.852/2; North: Land sold by Adapa Suryas Rao to S.No.848/2; North and east lands covered by S.No.851/1 sold to N. Prabhakar to some extent; South: Land belonging to Dukka Krishnamma in S.No.848/4;	Boundaries for 852/1 (Ac.1.07 Cents) East: Land belonging to Goli Venkata Rao; West: Land in S.No.848/3; North: Land sold by Adapa Suryas Rao to S.No.852/1; North and east lands covered by S.No.851/1 sold to N. Prabhakar to some extent; South: Land belonging to Goli Venkata Rao in S.No.852/1;
	c)Vacant land at S.No. 853, Extent A.C.430 cents , situated in Puntla Rural, Near Vaidlamuru Road, Peddapuram belonging to Nagabhairava Srvalli and bounded by:East: Full; West: Full; North: Full; South: Full	d)Vacant land at S.No. 854, Extent A.C.432 cents , situated in Puntla Rural, Near Vaidlamuru Road, Peddapuram belonging to Nagabhairava Srvalli and bounded by:East: Full; West: Full; North: Full; South: Full
	e)Vacant land at R.S. No. 851/1, Extent-A.C.434 cents , Peddapuram Mandal, East Godavari District, Peddapuram Registration Sub-District, belonging to Mr. N. Prabhakar and bounded by: East: 'Yes Gattu', West: Land belonging to Adapa Suryanar; North: Yes Gattu in S.No.836; South: Land held by S.No.851/1 sold to N. Prabhakar to some extent and the land sold to Srikanth in S.No.852/1 to some extent.	

No. of Encumbrance/Litigations:				
S.No.	Court	Case No.	Status	
1	Debt Recovery Tribunal, Visakhapatnam	SA 168/2022	Pending.	
2	High Court of Andhra Pradesh	CRP 228/2023	Pending	
For detailed terms and conditions of the Sale, please refer to the link provided in M/s.Privithi Asset Reconstruction and Securitisation Company Ltd., website i.e. www.paras.org inter alia.				
Sale of Schedule properties will be held by adopting "Online-Auction Sale" through the website http://www.bankauctions.com of the service provider. The details of date of E-Auction, last date of submission of Bid form, Reserve Price, Earnest Money Deposit, Bid increase amount and time of E-Auction are mentioned hereunder:				
Date of E-Auction: 29.09.2025 (Monday)				
Last Date for submission of Bid 26.09.2025 (before 05.00 P.M)				
	Time of Auction	Bid Increments		
Item No.1	11.00 A.M. – 11.30 A.M.	Rs.25,000/-		
Item No.2	11.30 A.M. – 12.00 Noon	Rs.25,000/-		
Item No.3 (LOT)	12.00 Noon – 12.30 P.M	Rs.25,000/-		
* Time of E-Auction – with an auto extension clause of 5 minutes each i.e., e-auction end time will be extended by 5 minutes each, if bid is made before closure of auction.				
Public are invited to participate in "online e-auction" through the website http://www.bankauction.com of the service provider. The address details of Service Provider are :- M/s. C1 India Pvt. Ltd. Contact Person: (1) Mr. Dharaani Krishna. Contact No: 9948182222. E-mail id: (1) dharaani@c1india.com & (2) andnaga@c1india.com				
The intending participant/bidders are advised to go through the website http://www.bankauction.com & also www.paras.org in for detailed terms and conditions of e-auction sale and are also required to contact the Service Provider for online registration, user ID, Password, help, procedure, online platform to contact e-auction etc., for submitting their Bid Forms and for taking part in e-auction sale proceedings.				
The intending participants shall deposit EMD amount by RTGS/NEFT/Funds Transfer to the credit of E-Auction collection below mentioned Account of secured creditor:				
Account No.	100631100000229			
Secured Creditor	M/s. Privithi Asset Reconstruction and Securitisation Company Ltd			
Bank	Union Bank of India			
Branch	Mid Corporate Branch – Punjagutta Hyderabad			
IFSC Code	UBIN0577801			
The intending bidders are advised to submit the Bid Forms online with requisite details viz. proof of deposit of EMD, PAN Card, Aadhaar, Address & ID Proof on or before the last date mentioned in the above auction notice.				
The intending bidders shall send hard copy of Bid Form duly filled in along with self-stamped copies of above documents by Registered Post/Speed Post/ Courier to the undersigned as to reach on or before 26.09.2025 by 5.00 P.M. at the following address:				
M/s. H. Hussain, Authorized Officer, M/s. Privithi Asset Reconstruction and Securitisation Company Limited, Door No. 1-55, 4th Floor, 'Praja Raasdamu', Masjid Banda Road, Kondapur, Hyderabad – 500 084. Postal delays are not entertained.				
The intending bidders are also advised to visit the properties and fully satisfy themselves about the details of the properties before participating in the e-auction.				
Date & Time of Inspection of the properties: 15.09.2025 for Item No.1 & 2 and 16.09.2025 for Item No.3 (LOT) between 11.00 A.M to 05.00 P.M. Only.				
The intending participants are also to be contacted to contact Mr. Mohammed Yaseer, senior Manager (Legal & Arbitration) contact No. 91-7032620000, Office Land line No. 040-4143341 [E-mail id: yaseer@paras.org] for detailed queries, terms and conditions, queries, guidance, inspection of schedule properties, perusal of copies of title deeds and latest encumbrance certificates to exercise due diligence and satisfy themselves about the title property under E-auction sale.				
In the event the auction scheduled herein above fails for any reason whatsoever, PARAS have the right to sell the secured assets under Auction through this notice by way of PRIVATE TREATY under the provisions of the SARFAESI Act, 2002.				
This is also a notice to the borrower/mortgagees/guarantors of M/s. Synergy Bio Refineries Pvt.Ltd., about holding of the sale on the above-mentioned date and other details.				
Date: 02-09-2025 Place: Hyderabad				Authorised Officer