



# KALLAM TEXTILES LIMITED

(Formerly Known as “Kallam Spinning Mills Limited”)

CIN -L18100AP1992PLC013860

Chowdavaram, GUNTUR - 522 019. A.P., INDIA.

Ph: 0863-2344016: Fax:0863-2344000

E-mail: corp@kallamtextiles.in

GSTIN: 37AAACK9363M1ZY



REF/CS //Intimation /FY 2025-26

Date: 09-01-2026

The Corporate Relationship Department,  
BSE Limited,  
Phiroze Jeejeeboy Towers,  
Dalal Street,  
MUMBAI-400 001

Scrip Code: 530201

Dear Sir/Madam,

Subject: Intimation under Regulation 30 of the SEBI (listing Obligations and Disclosure Requirements) Regulation, 2015

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI Listing Regulations), read with the SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, and in accordance with the Company's Policy on Determination of Materiality for Disclosure of Events or Information, we wish to inform you that, the Company has received Notices by post dated 08.01.2026 from the Union bank with respect to Notices of Sale (Spinning Unit and Hydel Unit) under rule 8 and 9 of the Security Interest (Enforcement Rules), 2002 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

Kindly find the attached notice in detail for your reference

We will continue to update the Exchange(s) for any further developments in this regard which please note.

For Kallam Textiles Limited

Golagani Ramesh Kumar  
Company Secretary & Compliance officer

Asset Recovery Branch (79170), Vijayawada, Located at - 4<sup>th</sup> Floor, Andhra Bank Building,  
R. R. Apparao Street Vijayawada, Andhra Pradesh -520001.  
E-mail: [arb.vijayawada@unionbankofindia.bank](mailto:arb.vijayawada@unionbankofindia.bank)

REF - ARB:VJA: SALE:

/ 2025-26

By Regd Post & Courier

To:

BORROWER	CO-BORROWER/GUARANTOR
1a) M/s KALLAM TEXTILES LIMITED, NH-5, Chowdavaram, Guntur District, Andhra Pradesh - 522 019.	2a) Sri. Poluri Venkateswara Reddy S/o. late Poluri Ramireddy Flat No - 401, Lakshmi Grand Apartment, 4 <sup>th</sup> Lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.
1b) Sri. Poluri Venkateswara Reddy (Managing Director) S/o. late Poluri Ramireddy Flat No - 401, Lakshmi Grand Apartment, 4 <sup>th</sup> Lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.	2b) Sri. Gurram Venkata Krishna Reddy S/o Gurram Appi Reddy Flat No: 406, Krisals County, 12 <sup>th</sup> lane, Shyamala Nagar Guntur, Andhra Pradesh - 522 006.
1c) Sri. Gurram Venkata Krishna Reddy (Joint Managing Director) S/o Gurram Appi Reddy Flat No: 406, Krisals County, 12 <sup>th</sup> lane, Shyamala Nagar Guntur, Andhra Pradesh - 522 006.	

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 (79170), 4<sup>th</sup> Floor, Andhra Bank Building, R. Apparao Street, Vijayawada, Andhra Pradesh - 520001, the secured creditor, caused a demand notice dated 10.09.2024 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 10.12.2024.
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 28-01-2026 by inviting Bids from the public through online mode on [www.baanknet.com](http://www.baanknet.com).

3. The Reserve Price will be for  
Property No.1 (Land & Building Constructed thereon): ₹.62,84,85,750.00  
(Rupees Sixty - Two crore Eighty - Four lakh Eighty - Five thousand Seven hundred and Fifty Only) and  
Property No.2 (Plant & Machinery): ₹. 64,63,00,327.00 (Rupees Sixty - Four crore Sixty - Three lakh Three hundred and Twenty - Seven 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: 05.01.2026

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 possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.01.2026** , for recovery of Rs. 208,78,49,316.12 as on 31.12.2025 due to Secured Creditor, Union Bank of India from 1. M/s KALLAM TEXTILES LIMITED 2. Sri. Poluri Venkateswara Reddy (Managing Director) 3. Sri. Gurram Venkata Krishna Reddy (Joint Managing Director) and Guarantors, 1. Sri. Poluri Venkateswara Reddy 2. Sri. Gurram Venkata Krishna Reddy. The Reserve Price will be for Property No.1 (Land & Building Constructed thereon): ₹.62,84,85,750.00 and Property No.2 (Plant & Machinery): ₹. 64,63,00,327.00 and the earnest money deposit for Property No.1 (Land & Building Constructed thereon): ₹.6,28,48,575.00 and for Property No.2 (Plant & Machinery): ₹. 6,46,30,032.00

**Description of Immovable Property**

**Property No.1.Industrial Land total area admeasuring Ac.17.13 Cents and ACC Sheet Roof Ginning & Spinning Halls, Storage Go downs, Sheds, RCC roof Office Building, RCC Roof Staff Quarter buildings etc. thereon situated beside NH-16 (NH-5), Chowdavaram Village, Near K.H.I.T College, Prathipadu Sub-Dist., New Guntur Municipal Corporation, District Guntur in:**

**Item No.1: Schedule of the Property covered under Sale Deed bearing Document No. 129/1994 dated 26.02.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/C in which an extent of **Ac. 1.970 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: GT Road

South: Property belongs to M/s Kallam Spinning Mills Ltd.

West: Property belongs to M/s Kallam Spinning Mills Ltd.

North: Property belongs to M/s K.H. Reddy's Charities

**Item No.2: Schedule of the Property covered under Sale Deed bearing Document No. 255/1994 dated 24.03.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 116/A, 116/B, 116/D & 115/A in which an extent of **Ac. 2.660 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Property belongs to M/s Kallam Harinadha Reddy Charities

South: Property belongs to M/s Kallam Harinadha Reddy Charities & Circar Donka

West: Property belongs to M/s Kallam Harinadha Reddy Charities

North: Property belongs to M/s M/s Kallam Harinadha Reddy Charities



**Item No.3: Schedule of the Property covered under Sale Deed bearing Document No. 280/1994 dated 28.03.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/1 in which an extent of **Ac. 2.600 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Property belongs to M/s Kallam Harinadha Reddy Charities  
South: Property belongs to M/s Kallam Harinadha Reddy Charities  
West: Property belongs to M/s Kallam Spinning Mills Ltd.  
North: Government Poramboku land

**Item No.4: Schedule of the Property covered under Sale Deed bearing Document No. 315/1994 dated 02.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/1 in which an extent of **Ac. 2.600 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Property belongs to M/s Kallam Harinadha Reddy Charities  
South: Property belongs to M/s Kallam Harinadha Reddy Charities  
West: Property belongs to M/s Kallam Spinning Mills Ltd.  
North: Government Poramboku land

**Item No.5: Schedule of the Property covered under Sale Deed bearing Document No. 323/1994 dated 04.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/1 in which an extent of **Ac. 0.82 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Property belongs to M/s Kallam Spinning Mills Ltd.  
South: Property belongs to M/s Kallam Harinadha Reddy Charities  
West: Property belongs to M/s Kallam Spinning Mills Ltd.  
North: Government Poramboku land

**Item No.6: Schedule of the Property covered under Sale Deed bearing Document No. 324/1994 dated 04.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/F in which an extent of **Ac. 0.40 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Grand Trunk Road  
South: Circar Donka  
West: Property belongs to M/s Kallam Spinning Mills Ltd.  
North: Property belongs to M/s Kallam Harinadha Reddy Charities

**Item No.7: Schedule of the Property covered under Sale Deed bearing Document No. 325/1994 dated 04.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 114/3 & 115/1E in which an extent of **Ac. 2.60 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Grand Trunk Road  
South: Property belongs to M/s Kallam Spinning Mills Ltd.  
West: Property belongs to M/s Kallam Spinning Mills Ltd.  
North: Property belongs to M/s Kallam Harinadha Reddy Charities

**Item No.8(a): Schedule of the Property covered under Sale Deed bearing Document No. 372/1994 dated 12.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 116/A, 116/B & 116/D in which an extent of **Ac. 0.460 cents** of land in the name of M/s





Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Property belongs to M/s Kallam Spinning Mills Ltd.  
South: Circar Donka  
West: Property belongs to M/s Kallam Harinadha Reddy Charities  
North: Government Poramboku land

**Item No.8(b): Schedule of the Property covered under Sale Deed bearing Document No. 372/1994 dated 12.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/D & 115/1D in which an extent of **Ac. 1.46 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Property belongs to M/s Kallam Harinadha Reddy Charities  
South: Property belongs to M/s Kallam Spinning Mills Ltd.  
West: Property belongs to M/s Kallam Spinning Mills Ltd.  
North: Property belongs to M/s Kallam Spinning Mills Ltd.

**Item No.9: Schedule of the Property covered under Sale Deed bearing Document No. 413/1994 dated 16.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 114/3 in which an extent of **Ac. 2.44 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by **(An extent of Ac. 0.88 cents from RS No. 114/3 is acquired by NHAI. Hence, the extent was reduced from Ac. 2.44 cents to Ac. 1.56 cents.)**

East: Trunk Road  
South: Property belongs to M/s Kallam Spinning Mills Ltd.  
West: Property belongs to M/s Kallam Spinning Mills Ltd.  
North: Property belongs to M/s Kallam Spinning Mills Ltd. & Others Property

**Reserve Price: Rs. 62,84,85,750.00 /- EMD: Rs.6,28,48,575.00 /- Bid Increment: Rs. 65,00,000.00/-**

**Property No.2:** Hypothecation of Plant & Machinery and other Fixed Assets of Ginning and Spinning Division of M/s Kallam Textiles Limited situated at S. Nos. 115/C, 116/A, 114/3, 115/1, 115/1, 115/1F, 115/1, 116/A, 114/3, 116/A, B, D, 115/A, 115/1F, 115/1E, and 115/D and situated at NH-216, Chowdavaram Village, New Guntur Municipal Corporation Limits, Guntur Dist. Chowdavaram Village.

**(Pari passu second charges to Indian bank to the extent of Rs.2.27 Cr for UGECL limits)**

**RESERVE PRICE - Rs. 64,63,00,327.00 AND EMD - Rs. 6,46,30,032 .00 BID INCREMENT- Rs. 65,00,000.00 (GST Applicable as per Government norms)**

**(Note: Property 01 and 02 should be purchased by the same bidder Simultaneously)**

List of Encumbrances:

- a) For Property No.1 & 2: Nil to the knowledge of Secured Creditor as on date issuance of this Sale Notice

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 : 05-01-2026

Encl: Terms of sale



AUTHORISED OFFICER  
FOR UNION BANK OF INDIA

## TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

<p>1. Name and address of the Borrower, Co-Applicant and Guarantor</p>	<p>1a) M/s KALLAM TEXTILES LIMITED, NH-5, Chowdavaram, Guntur District, Andhra Pradesh - 522 019.</p> <p>1b) Sri. Poluri Venkateswara Reddy (Managing Director) S/o. late Poluri Ramireddy Flat No - 401, Lakshmi Grand Apartment, 4<sup>th</sup> Lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.</p> <p>1c) Sri. Gurram Venkata Krishna Reddy (Joint Managing Director) S/o Gurram Appi Reddy Flat No: 406, Krisals County, 12<sup>th</sup> lane, Shyamala Nagar Guntur, Andhra Pradesh - 522 006.</p>
<p>2. Name and address of the Secured Creditor :</p>	<p>Union Bank of India, Asset Recovery Branch (79170) Branch, Vijayawada.</p> <p><b>Address:</b> Vijayawada, 4th Floor, Andhra Bank Building, R. R. Apparao Street, Vijayawada, Andhra Pradesh - 520 001.</p>
<p><b>3. Description of immovable secured assets to be Sold:</b></p> <p><b>Property No.1. Industrial Land total area admeasuring Ac.17.13 Cents and ACC Sheet Roof Ginning &amp; Spinning Halls, Storage Go downs, Sheds, RCC roof Office Building, RCC Roof Staff Quarter buildings etc. thereon situated beside NH-16 (NH-5), Chowdavaram Village, Near K.H.I.T College, Prathipadu Sub-Dist., New Guntur Municipal Corporation, District Guntur in:</b></p> <p><b>Item No.1: Schedule of the Property covered under Sale Deed bearing Document No. 129/1994 dated 26.02.1994.</b></p> <p>Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/C in which an extent of <b>Ac. 1.970 cents</b> of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by</p> <p>East: GT Road South: Property belongs to M/s Kallam Spinning Mills Ltd. West: Property belongs to M/s Kallam Spinning Mills Ltd. North: Property belongs to M/s Kallam Harinadha Reddy Charities</p> <p><b>Item No.2: Schedule of the Property covered under Sale Deed bearing Document No. 255/1994 dated 24.03.1994.</b></p> <p>Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 116/A, 116/B, 116/D &amp; 115/A in which an extent of <b>Ac. 2.660 cents</b> of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by</p> <p>East: Property belongs to M/s Kallam Harinadha Reddy Charities South: Property belongs to M/s Kallam Harinadha Reddy Charities &amp; Circar Donka West: Property belongs to M/s Kallam Harinadha Reddy Charities</p>	



\*North: Property belongs to M/s M/s Kallam Harinadha Reddy Charities

**Item No.3: Schedule of the Property covered under Sale Deed bearing Document No. 280/1994 dated 28.03.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/1 in which an extent of **Ac. 2.600 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Property belongs to M/s Kallam Harinadha Reddy Charities

South: Property belongs to M/s Kallam Harinadha Reddy Charities

West: Property belongs to M/s Kallam Spinning Mills Ltd.

North: Government Poramboku land

**Item No.4: Schedule of the Property covered under Sale Deed bearing Document No. 315/1994 dated 02.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/1 in which an extent of **Ac. 2.600 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

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South: Property belongs to M/s Kallam Harinadha Reddy Charities

West: Property belongs to M/s Kallam Spinning Mills Ltd.

North: Government Poramboku land

**Item No.5: Schedule of the Property covered under Sale Deed bearing Document No. 323/1994 dated 04.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/1 in which an extent of **Ac. 0.82 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Property belongs to M/s Kallam Spinning Mills Ltd.

South: Property belongs to M/s Kallam Harinadha Reddy Charities

West: Property belongs to M/s Kallam Spinning Mills Ltd.

North: Government Poramboku land

**Item No.6: Schedule of the Property covered under Sale Deed bearing Document No. 324/1994 dated 04.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/F in which an extent of **Ac. 0.40 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Grand Trunk Road

South: Circar Donka

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North: Property belongs to M/s Kallam Harinadha Reddy Charities

**Item No.7: Schedule of the Property covered under Sale Deed bearing Document No. 325/1994 dated 04.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 114/3 & 115/1E in which an extent of **Ac. 2.60 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

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North: Property belongs to M/s Kallam Harinadha Reddy Charities





**Item No.8(a): Schedule of the Property covered under Sale Deed bearing Document No. 372/1994 dated 12.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 116/A, 116/B & 116/D in which an extent of **Ac. 0.460 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Property belongs to M/s Kallam Spinning Mills Ltd.  
South: Circar Donka  
West: Property belongs to M/s Kallam Harinadha Reddy Charities  
North: Government Poramboku land

**Item No.8(b): Schedule of the Property covered under Sale Deed bearing Document No. 372/1994 dated 12.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 115/D & 115/1D in which an extent of **Ac. 1.46 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

East: Property belongs to M/s Kallam Harinadha Reddy Charities  
South: Property belongs to M/s Kallam Spinning Mills Ltd.  
West: Property belongs to M/s Kallam Spinning Mills Ltd.  
North: Property belongs to M/s Kallam Spinning Mills Ltd.

**Item No.9: Schedule of the Property covered under Sale Deed bearing Document No. 413/1994 dated 16.04.1994.**

Property is located at Guntur District, Prathipadu Sub District, Guntur Municipal Corporation, Chowdavaram Village, Survey No. 114/3 in which an extent of **Ac. 2.44 cents** of land in the name of M/s Kallam Agros Limited (Spinning Division) represented by its Director, Mr. Gurram Venkata Krishna Reddy is being bounded by

**(An extent of Ac. 0.88 cents from RS No. 114/3 is acquired by NHAI. Hence, the extent was reduced from Ac. 2.44 cents to Ac. 1.56 cents.)**

East: Trunk Road  
South: Property belongs to M/s Kallam Spinning Mills Ltd.  
West: Property belongs to M/s Kallam Spinning Mills Ltd.  
North: Property belongs to M/s Kallam Spinning Mills Ltd. & Others Property

**Reserve Price: ₹. 62,84,85,750.00**  
**BID INCREMENT: ₹. 65,00,00.00**

**EMD: ₹. 6,28,48,575.00**

**Property No.2:** Hypothecation of Plant & Machinery and other Fixed Assets of Ginning and Spinning Division of M/s Kallam Textiles Limited situated at S. Nos. 115/C, 116/A, 114/3, 115/1, 115/1, 115/1F, 115/1, 116/A, 114/3, 116/A, B, D, 115/A, 115/1F, 115/1E, and 115/D and situated at NH-216, Chowdavaram Village, New Guntur Municipal Corporation Limits, Guntur Dist. Chowdavaram Village.

**(Pari passu second charges to Indian bank to the extent of Rs.2.27 Cr for UGECL limits)**

**RESERVE PRICE - ₹. 64,63,00,327.00 AND**  
**BID INCREMENT: ₹. 65,00,000.00 (GST Applicable as per Government norms)**

**EMD - ₹. 6,46,30,032 .00**

**(Note: Property 01 and 02 should be purchased by the same bidder Simultaneously)**

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	SA No. 51/2025 dated 20.01.2025 filed by the Company at DRT, Visakhapatnam



secured creditor in Courts/Tribunals etc.	
6. Last date for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	28.01.2026 from 12:00Noon to 05:00PM (with 10 minutes unlimited auto extensions) E-auction website- <a href="https://baanknet.com">https://baanknet.com</a>
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs.208,78,49,316.12 as on 31.12.2025
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 Wallét, 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](http://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](mailto: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](mailto:arb.vijayawada@unionbankofindia.bank.in) or contact Mr. N Girish Prasad dealing officer Contact No.9573621034 and Mr. Gop



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.
- 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.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail by PSB Alliance Pvt. Ltd after the closing of the e-Bidding Process.

**11.** The intending bidders may, if they choose, after taking prior appointment from the 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.

**12**

(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 immediate 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) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.

20. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com> The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

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 : 05-01-2026



AUTHORISED OFFICER  
FOR UNION BANK OF INDIA



1203A



MD	JMD	NVS	Accts.	CM
MKTG.	ACS	AO	AGM (SPIN)	AGM (MT)
MANAGER (P.S.)	QAT (M)		EE	CHAKRA PANI
MANAGER (TRG)	T.O	PLANT	STORES	
Dt. 496 / 8.1.20				



एसेट रिकवरी शाखा  
Asset Recovery Branch  
यूनिफाइड बैंक ऑफ इंडिया  
**UNION BANK OF INDIA**  
चौथी मंजिल 4th Floor,  
आंध्रा बैंक भवन Andhra Bank Building,  
आर आर. अप्पाराव स्ट्रीट RR Apparao Street,  
विजयवाड़ा (आंध्र) VIJAYAWADA-520 001 (A.P.)

Asset Recovery Branch (79170), Vijayawada, Located at - 4<sup>th</sup> Floor, Andhra Bank Building,  
R. R. Apparao Street Vijayawada, Andhra Pradesh - 520001  
E-mail: [arb.vijayawada@unionbankofindia.bank](mailto:arb.vijayawada@unionbankofindia.bank)

EF - ARB:VJA: SALE: / 2025-26

By Regd Post & Courier

To

BORROWER	CO-BORROWER/GUARANTOR
<p>1a) M/s KALLAM TEXTILES LIMITED, N-5, Chowdavaram, Guntur District, Andhra Pradesh - 522 009.</p> <p>1b) Sri. Poluri Venkateswara Reddy (Managing Director), S/o. late Poluri Ramireddy Flat No - 401, Lakshmi Grand Apartment, 4<sup>th</sup> Lane, Shyamala Nagar, Guntur Andhra Pradesh - 522 006.</p> <p>1c) Sri. Gurram Venkata Krishna Reddy (Joint Managing Director) S/c Gurram Appi Reddy Flat No: 406, Krisals County, 12<sup>th</sup> lane, Shyamala Nagar Guntur, Andhra Pradesh - 522 006.</p>	<p>2a) Sri. Poluri Venkateswara Reddy S/o. late Poluri Ramireddy Flat No - 401, Lakshmi Grand Apartment, 4<sup>th</sup> Lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.</p> <p>2b) Sri. Gurram Venkata Krishna Reddy S/o Gurram Appi Reddy Flat No: 406, Krisals County, 12<sup>th</sup> lane, Shyamala Nagar Guntur, Andhra Pradesh - 522 006.</p>

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.**

- Union Bank of India, Asset Recovery Branch (79170), 4<sup>th</sup> Floor, Andhra Bank Building, R. R. Apparao Street, Vijayawada, Andhra Pradesh - 520001, the secured creditor, caused a demand notice dated 10.09.2024 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 12.09.2025.
- 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 28-01-2026 by inviting Bids from the public through online mode on [www.banknet.com](http://www.banknet.com).

3. The Reserve Price will be for  
Property No.1 (Land & Building Constructed thereon): ₹.5,08,85,888.00  
(Rupees Five crore Eight lakh Eighty - Five thousand Eight hundred Eighty -  
Eight Only) and  
Property No.2 (Plant & Machinery of Hydel Project No. II & III):  
₹. 4,52,19,533 (Rupees Four crore Fifty - Two lakh Nineteen thousand Five  
hundred thirty - Three 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](https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx) and the same is also enclosed herewith.



Yours faithfully

Place : **Vijayawada**

Date: **05.01.2026**

**AUTHORISED OFFICER  
FOR UNION BANK OF INDIA**

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 possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.01.2026 , for recovery of Rs.208,78,49,316.12 as on 31.12.2025 due to Secured Creditor, Union Bank of India from 1. M/s KALLAM TEXTILES LIMITED 2. Sri. Poluri Venkateswara Reddy (Managing Director) 3. Sri. Gurram Venkata Krishna Reddy (Joint Managing Director) and Guarantors, 1. Sri. Poluri Venkateswara Reddy 2. Sri. Gurram Venkata Krishna Reddy. The Reserve Price will be for Property No.1 (Land & Building Constructed thereon): ₹.5,08,85,888.00 and Property No.2 (Plant & Machinery of Hydel Projects No. II & III): ₹. 4,52,19,533.00 and the earnest money deposit will be for Property No.1 (Land & Building Constructed thereon): ₹. 50,88,589.00 and Property No.2 (Plant & Machinery of Hydel Projects No. II & III): ₹. 45,21,953.00

**Description of Immovable Property**

Property No.1: Non-Agricultural Land and Canal with Powerhouse with ACC Roof Shed and Control Room, Office and Staff Quarters with RCC building. Canal bottom and side lining with RCC established in Ac. 17.79 cents or 7.20 Ha. This is a freehold Hydro Power Project located at Kotha Kothuru Village, Nelakondapalli to Bhairavunipalli Road, on NSP 16<sup>th</sup> Branch Canal, with a capacity of approximately 4.0 MW (Hydel Project - II and III), Khammam District, Telangana. Situated in:

Item No.1: Schedule of the Property covered under Sale Deed bearing Document No. 3579/1999 dated 20.08.1999.

Agriculture Khushki Hal Thari land bearing Survey No. 194 an extent of Ac. 1.27 gts. at Survey No. 195 in an extent of Ac. 0.18 gts. and at Survey No. 196 in an extent of Ac. 0.37 gts. Total Extent: Ac. 3.02 gts. or 1.23 Hectors Situated at Nelakondapalli Revenue Village Bhairavunipalli Gram Panchayat Nelakondapalli Mandal Khammam Praja Parishad Khammam District, Telangana State in the name of Kallam Spinning Mills Ltd is being bounded by

East: Land Sold by Garupudi Kalavathi  
West: 3'0" wide Canal  
North: N.S.P. Canal  
South: Vendors balance land





**Item No.2: Schedule of the Property covered under Sale Deed bearing Document No. 1970/2000 dated 09.06.2000.**

Agricultural Land bearing Survey No. 1108 an extent of Ac. 1.47 ½ cents and part of Survey No. 1086 an extent of Ac. 0.52 ½ cents, Total extent Ac. 2.00 cents or 0.81 Hectors situated at Nelakondapalli Revenue Village Kotha Kothuru Gram Panchayat Area of Nelakondapalli Mandal Khammam Praja Parishad, Khammam District, Telangana in the name of Kallam Spinning Mills Ltd is being bounded by

East: Wet land of Jikkula Venkateswarlu sold to the Vendee

West: Wet Land of Revella Gopala Krishna

North: N.S.P. Canal (16<sup>th</sup> Branch Canal)

South: Wet Land of Yalamanchili Ramakoteswara Rao and Others

**Item No.3: Schedule of the Property covered under Sale Deed bearing Document No. 1971/2000 dated 12.06.2000.**

Agricultural Land bearing Survey No. 1083 an extent of Ac. 1.67 ½ cents and of Survey No. 1109 an extent of Ac. 1.32 ½ cents, Total extent Ac. 3.00 cents or 1.21 Hectors situated at Nelakondapalli Revenue Village Kotha Kothuru Gram Panchayat Area of Nelakondapalli Mandal Khammam Praja Parishad, Khammam District, Telangana in the name of Kallam Spinning Mills Ltd. Is being bounded by:

East: Not available

West: Not available

North: Not available

South: Not available

**Item No.4: Schedule of the Property covered under Sale Deed bearing Document No. 3240/2000 dated 20.07.2000.**

Agriculture Khushki Hal Thari land bearing Survey No. 1105 an extent of Ac. 2.27 ½ cents or 0.92 Hectors situated at Nelakondapalli Revenue Village Nelakondapalli Gram Panchayat area and Mandal Khammam Praja Parishad Khammam District, Telangana State in the name of Kallam Spinning Mills Ltd. Is being bounded by

East: Land belongs to Kallam Spinning Mills Ltd.

West: Land of Ravella Venkateswara Rao S/o Satyanarayana

North: N.S.P. 16<sup>th</sup> Branch Canal

South: Wet Land of Y Ramakoteswara Rao and Y Ravindranath sons of Y Radha Krishna Murthy

**Item No.5: Schedule of the Property covered under Sale Deed bearing Document No. 3996/2000 dated 17.08.2000.**

Agriculture land bearing Survey No. 911/1 an extent of Ac. 0.50 cents situated at Nelakondapalli Revenue Village Nelakondapalli Gram Panchayat Nelakondapalli Mandal Khammam Praja Parishad Khammam District, Telangana State in the name of Kallam Spinning Mills Ltd. Is being bounded by

East: Land of Purchaser

West: Land of Vendee (Kallam Spinning Mills Ltd.) & Land of B Samrajyamma

North: N.S.P. 16<sup>th</sup> Branch Canal

South: Land of B Samrajyamma



**Item No.6: Schedule of the Property covered under Sale Deed bearing Document No. 3997/2000 dated 17.08.2000.**

Agriculture land bearing Survey No. 911/1 an extent of Ac. 0.50 cents, Survey No. 911/2 an extent of Ac. 1.05 cents and Survey No. 910/A an extent of Ac. 0.05  $\frac{3}{4}$  cents Total extent of Ac. 1.60  $\frac{3}{4}$  cents situated at Nelakondapalli Revenue Village Kotha Kothuru Gram Panchayat area of Nelakondapalli Mandal, Khammam Praja Parishad Khammam District, Telangana State in the name of Kallam Spinning Mills Ltd. Is being bounded by

East: Land of Vendee and B Samrajyamma

West: Land of B Samrajyamma

North: N.S.P. 16<sup>th</sup> Branch Canal and Land of B Samrajyamma

South: Land of Vendor

**Item No.7: Schedule of the Property covered under Sale Deed bearing Document No. 3998/2000 dated 17.08.2000.**

Agriculture land bearing Survey No. 900/1 an extent of Ac. 0.85  $\frac{5}{8}$  cents or 0.3425 Hectors and Survey No. 899/1 an extent of Ac. 0.25 cents or 0.10 Hectors, Total extent Ac. 1.10  $\frac{5}{8}$  cents or 0.4425 Hectors situated at Nelakondapalli Revenue Village Kotha Kothuru Gram Panchayat area of Nelakondapalli Mandal, Khammam District Praja Parishad, Tetangana State in the name of Kallam Spinning Mills Ltd. Is being bounded by

East: Donka to Bhairavunipalli Village

West: Land of Purchaser and B Samrajyamma

North: N.S.P. 16<sup>th</sup> Branch Canal

South: Land of Vendor

**Item No.8: Schedule of the Property covered under Sale Deed bearing Document No. 397/2001 dated 17.01.2001.**

Wet Land (Khushki Hal Tari) previously dry and existing Wet land bearing Survey No. 561 an extent of Ac. 1.75 cents, Survey No. 563/1 an extent of Ac. 0.27  $\frac{1}{2}$  cents, Survey No. 563/2 an extent of Ac. 0.27  $\frac{1}{2}$  cents and Survey No. 564 an extent of Ac. 2.04  $\frac{1}{2}$  cents, Total Extent Ac. 4.34  $\frac{1}{2}$  cents or 1.75  $\frac{4}{5}$  Hectors situated at Nelakondapalli Revenue Village Nelakondapalli Gram Panchayat area Nelakondapalli Mandal, Khammam District Praja Parishad, Khammam District, Telangana State in the name of Kallam Spinning Mills Ltd. Is being bounded by

East: Agriculture land of Purchaser and B Ravindranath

West: Agriculture land of Purchaser

North: N.S.P. 16<sup>th</sup> Canal Branch

South: Agricultural lands of Vendor, Macha Renuka and Macha Padmaja

Reserve Price: ₹. 5,08,85,888.00 EMD: ₹. 50,88,589 /-

Bid Increment: ₹. 5,25,000.00/-

**Property No.2: Hypothecation of Plant & Machinery and fixed assets of Hydel Power Division of the company situated (Hydel Projects - II & III) at RS No. 194,195, 196 of Bhairavunipalli Village, RS No. 912, 1108, 1086, 1083, 1109, 1105, 911/1, 991/2, 910, 900/1, 899/1, 561, 563/2 & 564 of Nelakondapalli Village.**



Reserve Price: ₹. 4,52,19,533.00 EMD: ₹. 45,21,953.00  
Bid Increment: ₹. 4,55,000.00 (GST Applicable as per Government norms)  
(Note: Property 01 and 02 should be purchased by the same bidder Simultaneously)

List of Encumbrances:

- a) For Property No.1 & 2: Nil to the knowledge of Secured Creditor as on date issuance of this Sale Notice

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 : 05-01-2026

Encl: Terms of sale



AUTHORISED OFFICER  
FOR UNION BANK OF INDIA

# TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

<p>1. Name and address of the Borrower, Co-Applicant and Guarantor</p>	<p>1a) M/s KALLAM TEXTILES LIMITED, NH-5, Chowdavaram, Guntur District, Andhra Pradesh - 522 019.</p> <p>1b) Sri. Poluri Venkateswara Reddy (Managing Director) S/o. late Poluri Ramireddy Flat No - 401, Lakshmi Grand Apartment, 4<sup>th</sup> Lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.</p> <p>1c) Sri. Gurram Venkata Krishna Reddy (Joint Managing Director) S/o Gurram Appi Reddy Flat No: 406, Krisals County, 12<sup>th</sup> lane, Shyamala Nagar Guntur, Andhra Pradesh - 522 006.</p>
<p>2. Name and address of the Secured Creditor :</p>	<p>Union Bank of India, Asset Recovery Branch (79170) Branch, Vijayawada</p> <p><u>Address:</u> Vijayawada, 4th Floor, Andhra Bank Building, R. R. Apparao Street, Vijayawada, Andhra Pradesh - 520 001.</p>
<p><b>Property No.1: Non-Agricultural Land and Canal with Powerhouse with ACC Roof Shed and Control Room, Office and Staff Quarters with RCC building. Canal bottom and side lining with RCC established in Ac. 17.79 cents or 7.20 Ha. This is a freehold Hydro Power Project located at Kotha Kothuru Village, Nelakondapalli to Bhairavunipalli Road, on NSP 16<sup>th</sup> Branch Canal, with a capacity of approximately 4.0 MW (Hydel Project - II and III), Khammam District, Telangana. Situated in:</b></p> <p><b>Item No.1: Schedule of the Property covered under Sale Deed bearing Document No. 3579/1999 dated 20.08.1999.</b></p> <p>Agriculture Khushki Hal Thari land bearing Survey No. 194 an extent of Ac. 1.27 gts. at Survey No. 195 in an extent of Ac. 0.18 gts. and at Survey No. 196 in an extent of Ac. 0.37 gts. Total Extent: Ac. 3.02 gts. or 1.23 Hectors Situated at Nelakondapalli Revenue Village Bhairavunipalli Gram Panchayat Nelakondapalli Mandal Khammam Praja Parishad Khammam District, Telangana State in the name of Kallam Spinning Mills Ltd is being bounded by</p> <p>East: Land Sold by Garupudi Kalavathi West: 3'0" wide Canal North: N.S.P. Canal South: Vendors balance land</p> <p><b>Item No.2: Schedule of the Property covered under Sale Deed bearing Document No. 1970/2000 dated 09.06.2000.</b></p> <p>Agricultural Land bearing Survey No. 1108 an extent of Ac. 1.47 ½ cents and part of Survey No. 1086 an extent of Ac. 0.52 ½ cents, Total extent Ac. 2.00 cents or 0.81 Hectors situated at Nelakondapalli Revenue Village Kotha Kothuru Gram</p>	



Panchayat Area of Nelakondapalli Mandal Khammam Praja Parishad, Khammam District, Telangana in the name of Kallam Spinning Mills Ltd is being bounded by

East: Wet land of Jikkula Venkateswarlu sold to the Vendee

West: Wet Land of Revella Gopala Krishna

North: N.S.P. Canal (16<sup>th</sup> Branch Canal)

South: Wet Land of Yalamanchili Ramakoteswara Rao and Others

**Item No.3: Schedule of the Property covered under Sale Deed bearing Document No. 1971/2000 dated 12.06.2000.**

Agricultural Land bearing Survey No. 1083 an extent of Ac. 1.67 ½ cents and of Survey No. 1109 an extent of Ac. 1.32 ½ cents, Total extent Ac. 3.00 cents or 1.21 Hectors situated at Nelakondapalli Revenue Village Kotha Kothuru Gram Panchayat Area of Nelakondapalli Mandal Khammam Praja Parishad, Khammam District, Telangana in the name of Kallam Spinning Mills Ltd. Is being bounded by:

East: Not available

West: Not available

North: Not available

South: Not available

**Item No.4: Schedule of the Property covered under Sale Deed bearing Document No. 3240/2000 dated 20.07.2000.**

Agriculture Khushki Hal Thari land bearing Survey No. 1105 an extent of Ac. 2.27 ½ cents or 0.92 Hectors situated at Nelakondapalli Revenue Village Nelakondapalli Gram Panchayat area and Mandal Khammam Praja Parishad Khammam District, Telangana State in the name of Kallam Spinning Mills Ltd. Is being bounded by

East: Land belongs to Kallam Spinning Mills Ltd.

West: Land of Ravella Venkateswara Rao S/o Satyanarayana

North: N.S.P. 16<sup>th</sup> Branch Canal

South: Wet Land of Y Ramakoteswara Rao and Y Ravindranath sons of Y Radha Krishna Murthy

**Item No.5: Schedule of the Property covered under Sale Deed bearing Document No. 3996/2000 dated 17.08.2000.**

Agriculture land bearing Survey No. 911/1 an extent of Ac. 0.50 cents situated at Nelakondapalli Revenue Village Nelakondapalli Gram Panchayat Nelakondapalli Mandal Khammam Praja Parishad Khammam District, Telangana State in the name of Kallam Spinning Mills Ltd. Is being bounded by

East: Land of Purchaser

West: Land of Vendee (Kallam Spinning Mills Ltd.) & Land of B Samrajyamma

North: N.S.P. 16<sup>th</sup> Branch Canal

South: Land of B Samrajyamma

**Item No.6: Schedule of the Property covered under Sale Deed bearing Document No. 3997/2000 dated 17.08.2000.**

Agriculture land bearing Survey No. 911/1 an extent of Ac. 0.50 cents, Survey No. 911/2 an extent of Ac. 1.05 cents and Survey No. 910/A an extent of Ac. 0.05 ¾ cents Total extent of Ac. 1.60 ¾ cents situated at Nelakondapalli Revenue Village Kotha Kothuru Gram Panchayat area of Nelakondapalli Mandal, Khammam Praja Parishad, Khammam District, Telangana State in the name of Kallam Spinning Mills Ltd. Is being bounded by





Parishad Khammam District, Telangana State in the name of Kallam Spinning Mills Ltd. Is being bounded by

East: Land of Vendee and B Samrajyamma

West: Land of B Samrajyamma

North: N.S.P. 16<sup>th</sup> Branch Canal and Land of B Samrajyamma

South: Land of Vendor

**Item No.7: Schedule of the Property covered under Sale Deed bearing Document No. 3998/2000 dated 17.08.2000.**

Agriculture land bearing Survey No. 900/1 an extent of Ac. 0.85 5/8 cents or 0.3425 Hectors and Survey No. 899/1 an extent of Ac. 0.25 cents or 0.10 Hectors, Total extent Ac. 1.10 5/8 cents or 0.4425 Hectors situated at Nelakondapalli Revenue Village Kotha Kothuru Gram Panchayat area of Nelakondapalli Mandal, Khammam District Praja Parishad, Telangana State in the name of Kallam Spinning Mills Ltd. Is being bounded by

East: Donka to Bhairavunipalli Village

West: Land of Purchaser and B Samrajyamma

North: N.S.P. 16<sup>th</sup> Branch Canal

South: Land of Vendor

**Item No.8: Schedule of the Property covered under Sale Deed bearing Document No. 397/2001 dated 17.01.2001.**

Wet Land (Khushki Hal Tari) previously dry and existing Wet land bearing Survey No. 561 an extent of Ac. 1.75 cents, Survey No. 563/1 an extent of Ac. 0.27 1/2 cents, Survey No. 563/2 an extent of Ac. 0.27 1/2 cents and Survey No. 564 an extent of Ac. 2.04 1/2 cents, Total Extent Ac. 4.34 1/2 cents or 1.75 4/5 Hectors situated at Nelakondapalli Revenue Village Nelakondapalli Gram Panchayat area Nelakondapalli Mandal, Khammam District Praja Parishad, Khammam District, Telangana State in the name of Kallam Spinning Mills Ltd. Is being bounded by

East: Agriculture land of Purchaser and B Ravindranath

West: Agriculture land of Purchaser

North: N.S.P. 16<sup>th</sup> Canal Branch

South: Agricultural lands of Vendor, Macha Renuka and Macha Padmaja

Reserve Price: ₹. 5,08,85,888.00

EMD: ₹. 50,88,589 /-

Bid Increment: ₹. 5,25,000.00/-

**Property No.2: Hypothecation of Plant & Machinery and fixed assets of Hydel Power Division of the company situated (Hydel Projects - II & III) at RS No. 194,195, 196 of Bhairavunipalli Village, RS No. 912, 1108, 1086, 1083, 1109, 1105, 911/1, 991/2, 910, 900/1, 899/1, 561, 563/2 & 564 of Nelakondapalli Village.**

Reserve Price: ₹. 4,52,19,533.00 EMD: ₹. 45,21,953.00

Bid Increment: ₹. 4,55,000.00 (GST Applicable as per Government norms)

(Note: Property 01 and 02 should be purchased by the same bidder Simultaneously)

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 No. 51/2025 dated 20.01.2025 filed by the Company at DRT, Visakhapatnam
6. Last date for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	28.01.2026 from 12:00Noon to 05:00PM (with 10 minutes unlimited auto extensions) E-auction website- <a href="https://baanknet.com">https://baanknet.com</a>
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs.208,78,49,316.12 as on 31.12.2025
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
<p><b>10. 1. Registration</b> The Online E-Auction will be held through web portal/website <a href="https://baanknet.com">https://baanknet.com</a> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <a href="https://baanknet.com">https://baanknet.com</a> (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</p> <p><b>10. 2. KYC Verification</b> 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.</p> <p><b>10. 3. EMD Payment</b> 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.</p> <p><b>10.4 Bidding</b> 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 <a href="https://ibapi.in">https://ibapi.in</a>). The property will be visible in 'Live Auctions' on <a href="http://www.baanknet.com">www.baanknet.com</a> one day prior to the date of auction.</p> <p><b>10. 5. Help Desk</b> ➤ For queries contact Number: 8291220220 &amp; email <a href="mailto:support.BAANKNET@psballiance.com">support.BAANKNET@psballiance.com</a>.</p>	



- 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](mailto:arb.vijayawada@unionbankofindia.bank.in) or contact Mr.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.
  - 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.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail by PSB Alliance Pvt. Ltd after the closing of the e-Bidding Process.

**11.** The intending bidders may, if they choose, after taking prior appointment from the 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.

**12**

(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 immediate 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) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.

20. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com>. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

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.

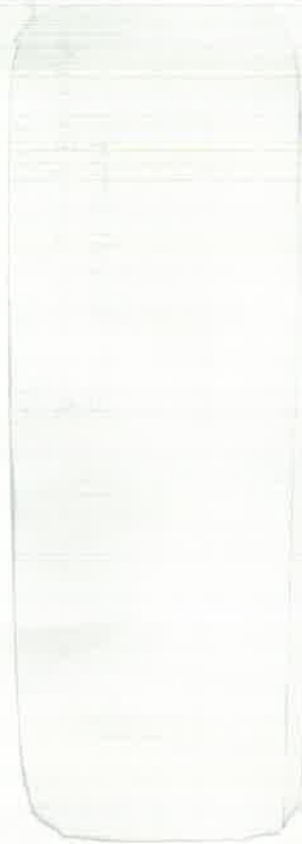
Place : Vijayawada  
Date : 05-01-2026



AUTHORISED OFFICER  
FOR UNION BANK OF INDIA







1203A

1203A

MD	JMD	MVS	Accts.	CM
MKTG.	ACS	AO	AGM SPIN)	AGM (MT)
MANAGER (P.S.)	QAF (M)		EE	CHARRA PARI
MANAGER (TRG)	T.O	PLANT	STORES	
Dt. 496/8.1.26				



एसेट रिकवरी शाखा  
Asset Recovery Branch  
यूनियन बैंक ऑफ इंडिया  
**UNION BANK OF INDIA**  
चौथी मंजिल 4th Floor,  
आंध्रा बैंक भवन Andhra Bank Building,  
अरु आर. अप्पाराव स्ट्रीट RR Apparao Street,  
विजयवाड़ा (आंध्र) VIJAYAWADA-520 001 (A.P.)