



# 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: 24-11-2025

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 24.11.2025 from the Union bank with respect to Notices of Sale (Spinning Unit and Hydel Unit) under rule 8 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: 920 / 2025-26

Date: 18.11.2025

**By Regd. Post Ack Due**

To

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

Dear Sir/Madam,

**Sub - Notice of 30 days for sale of immovable secured assets under Rule 8 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 possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. **Possession Notice dated 10.12.2024** issued by the Authorised Officer, as per Appendix IV to the Security Interest (Enforcement) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.



2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 30.12.2025 by inviting Bids from the public through online mode on <https://baanknet.com>.
3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.
4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Place: VIJAYAWADA

Date: 18.11.2025

Yours faithfully,

  
**AUTHORISED OFFICER**  
**ASSET RECOVERY BRANCH, VIJAYAWADA**  
**UNION BANK OF INDIA**

Encl : Terms of Sale

**TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS**

|  |   |
|--|---|
| 1. Name and address of the Borrower  | <p><b>M/s KALLAM TEXTILES LIMITED,</b><br/> <b>NH-5, Chowdavaram, Guntur District, Andhra Pradesh - 522 019.</b></p> <p>Sri. Poluri Venkateswara Reddy (Managing Director)<br/> S/o. late Poluri Ramireddy, Flat No - 401, Lakshmi Grand Apartment,<br/> 4th Lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.</p> <p>Sri. Gurram Venkata Krishna Reddy (Joint Managing Director)<br/> S/o Gurram Appi Reddy, Flat No: 406, Krisals County,<br/> 12th lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.</p> |
| Name and address of the Guarantor  | <p>Sri. Poluri Venkateswara Reddy (Managing Director)<br/> S/o. late Poluri Ramireddy, Flat No - 401, Lakshmi Grand Apartment,<br/> 4th Lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.</p> <p>Sri. Gurram Venkata Krishna Reddy (Joint Managing Director)<br/> S/o Gurram Appi Reddy, Flat No: 406, Krisals County,<br/> 12th lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.</p>  |
| 2. Name and address of the Secured Creditor  | <p><b>Asset Recovery Branch (79170), Vijayawada, 4<sup>th</sup> Floor, Andhra Bank Building,</b><br/> <b>R. R. Apparao Street, Vijayawada, Andhra Pradesh - 520 001.</b></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><u>As per Document:</u><br/> East: GT Road<br/> South: Property belongs to M/s Kallam Spinning Mills Ltd.<br/> West: Property belongs to M/s Kallam Spinning Mills Ltd.<br/> North: Property belongs to M/s K.H. Reddy's Charities</p> |   |

As per Actuals:

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

**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

As per Document:

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

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

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

North:

As per Actuals:

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

As per Document:

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 Waste land

As per Actuals:

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

As per Document:

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 Waste land





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

As per Document:

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

As per Actuals:

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

As per Document:

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

As per Actuals:

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

As per Document:

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



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

As per Document:

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

As per Actuals:

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

As per Document:

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.

As per Actuals:

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.)**

As per Document:

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



**As per Actuals:**

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. 69,83,17,500.00 /- EMD: Rs. 6,98,31,750.00 /- Bid Increment: Rs. 7,00,00,000.00/-

Google Coordinates: 16.256457, 80.336044

**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. 71,81,11,475.00 /- AND EMD - Rs. 7,18,11,148.00 /- BID INCREMENT- Rs. 7,20,00,000.00/- (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 | 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.<br><br>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  | <b>30-12-2025, Tuesday from 12.00 noon TO 5.00 PM</b> (with 10 min unlimited auto extensions)<br>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. 185,35,71,199.66 ((Rupees One hundred and eighty-five crore Thirty-five lakh Seventy-one thousand one hundred and Ninety-nine and Sixty-six paise only) as on 11.09.2024 along with further interest at contracted rate and other expenses due to the Union Bank of India. |
| 9.1. Reserve price for the property / Properties below which the property will not be sold:            | Specified against the property   |
| 9.2. EMD Payable   | Specified against the property   |

**10.1. Registration**

The Online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank



Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

### **10.2. KYC Verification**

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

### **10. 3. EMD Payment**

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

### **10.4 Bidding**

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

### **10.5. Help Desk**

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- For auction related queries e-mail to arb.vijayawada@unionbankofindia.bank or contact Mr. N Girish Prasad +91- 9573621034 (Dealing officer), Asset Recovery Branch, Vijayawada, 4<sup>th</sup> Floor, Andhra Bank Building, R. R. Apparao Street, Vijayawada, Andhra Pradesh -520001, Mr. Chandan Sharma , Authorised Officer/Chief Manager, Asset Recovery Branch (79170), Vijayawada, 4<sup>th</sup> Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520 001.

### **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.
- 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.co.in/auction-property/view-auction-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 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 1% of Reserve Price in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of 1% of Reserve Price.

12.(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) in Cash/DD/RTGS/NEFT/Internet transfer/Cheque subject to realisation, 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 him 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 conveyance, 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

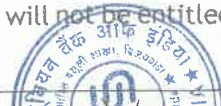
on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department 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 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 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, maintenance charges and other dues/charges 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 except as stated above in point No.4 & 5. 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 : 18-11-2025



CHIEF MANAGER

AUTHORISED 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

REF - ARB:VJA: SALE: 921 / 2025-26

Date: 18.11.2025

By Regd. Post Ack Due

To

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

Dear Sir/Madam,

**Sub - Notice of 30 days for sale of immovable secured assets under Rule 8 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 possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. **Possession Notice dated 12.09.2025** issued by the Authorised Officer, as per Appendix IV to the Security Interest (Enforcement) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.





2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 30.12.2025 by inviting Bids from the public through online mode on <https://baanknet.com>.
3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.
4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Place: VIJAYAWADA

Date: 18.11.2025

Yours faithfully,



AUTHORISED OFFICER  
ASSET RECOVERY BRANCH, VIJAYAWADA  
UNION BANK OF INDIA

Encl : Terms of Sale

**TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS**

|   |  |
|---|--|
| 1. Name and address of the Borrower   | <p>M/s KALLAM TEXTILES LIMITED,<br/>NH-5, Chowdavaram, Guntur District, Andhra Pradesh - 522 019.</p> <p>Sri. Poluri Venkateswara Reddy (Managing Director)<br/>S/o. late Poluri Ramireddy, Flat No - 401, Lakshmi Grand Apartment,<br/>4th Lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.</p> <p>Sri. Gurram Venkata Krishna Reddy (Joint Managing Director)<br/>S/o Gurram Appi Reddy, Flat No: 406, Krisals County,<br/>12th lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.</p> |
| Name and address of the Guarantor   | <p>Sri. Poluri Venkateswara Reddy (Managing Director)<br/>S/o. late Poluri Ramireddy, Flat No - 401, Lakshmi Grand Apartment,<br/>4th Lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.</p> <p>Sri. Gurram Venkata Krishna Reddy (Joint Managing Director)<br/>S/o Gurram Appi Reddy, Flat No: 406, Krisals County,<br/>12th lane, Shyamala Nagar, Guntur, Andhra Pradesh - 522 006.</p>   |
| 2. Name and address of the Secured Creditor   | <p>Asset Recovery Branch (79170), Vijayawada, 4<sup>th</sup> Floor, Andhra Bank Building,<br/>R. R. Apparao Street, Vijayawada, Andhra Pradesh - 520 001.</p>  |
| <p><b>3. Description of immovable secured assets to be Sold: -</b></p> <p>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 2.0 MW, Khammam District, Telangana. Situated in:</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> |  |





**As per Document:**

East: Agricultural land of Kallam Spinning Mills Ltd.  
West: 3 Feet Crop Canal  
North: N.S.P. Canal  
South: Agricultural land of Mandva Padmavathi

**As per Actuals:**

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

**As per Document:**

East: Wet land of Jikkula Venkateswarlu sold to the Vendee (Kallam Spinning Mills Ltd.)  
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

**As per Actuals:**

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:

**As per Document:**

East: Wet Land of Buggaveeti Krishnaiah  
West: Wet Land of Vendee (Kallam Spinning Mills Ltd.)  
North: N.S.P. Canal (16<sup>th</sup> Branch Canal)  
South: Wet Land of Rachakonda Ramulamma

**As per Actuals:**

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

**As per Document:**

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

**As per Actuals:**

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

**As per Document:**

East: Land of Purchaser (Kallam Spinning Mills Ltd.)

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

**As per Actuals:**

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

**As per Document:**

East: Land of Vendee (Kallam Spinning Mills Ltd.) 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 (Macha Renuka)



**As per Actuals:**

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

**As per Document:**

East: Donka to Bhairavunipalli Village  
West: Land of Purchaser (Kallam Spinning Mills Ltd.) and B Samrajyamma  
North: N.S.P. 16<sup>th</sup> Branch Canal  
South: Land of Vendor (Buggaveeti Ravindranath)

**As per Actuals:**

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 ½ cents, Survey No. 563/2 an extent of Ac. 0.27 ½ cents and Survey No. 564 an extent of Ac. 2.04 ½ cents, Total Extent Ac. 4.34 ½ 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

**As per Document:**

East: Agriculture land of Purchaser (Kallam Spinning Mills Ltd.) and B Ravindranath  
West: Agriculture land of Purchaser (Kallam Spinning Mills Ltd.)  
North: N.S.P. 16<sup>th</sup> Canal Branch  
South: Agricultural lands of Vendor (B Samrajyamma), Macha Renuka and Macha Padmaja

**As per Actuals:**

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: Rs. 5,65,39,875.00 /- EMD: Rs. 56,53,987.50 /- Bid Increment: Rs. 5,70,000/-**

**Google Coordinates: 16.256457, 80.336044**



**Property No.2: Hypothecation of Plant & Machinery and fixed assets of Hydel Power Division of the company situated 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: Rs. 5,02,43,925.00 /- EMD: Rs. 50,24,393.00 /- Bid Increment: Rs. 5,02,439.25 /- (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 | 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.<br><br>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  | <b>30-12-2025, Tuesday from 12.00 noon TO 5.00 PM</b> (with 10 min unlimited auto extensions)<br>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:                | <b>Rs. 185,35,71,199.66 ((Rupees One hundred and eighty-five crore Thirty-five lakh Seventy-one thousand one hundred and Ninety-nine and Sixty-six paise only) as on 11.09.2024 along with further interest at contracted rate and other expenses due to the Union Bank of India.</b> |
| 9.1. Reserve price for the property / Properties below which the property will not be sold:            | <b>Specified against the property</b>   |
| 9.2. EMD Payable   | <b>Specified against the property</b>   |

#### **10.1. Registration**

The Online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

#### **10.2. KYC Verification**

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

#### **10. 3. EMD Payment**

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

**10.4 Bidding:** The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

#### **10.5. Help Desk**





- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- For auction related queries e-mail to arb.vijayawada@unionbankofindia.bank or contact Mr. N Girish Prasad +91- 9573621034 (Dealing officer), Asset Recovery Branch, Vijayawada, 4<sup>th</sup> Floor, Andhra Bank Building, R. R. Apparao Street, Vijayawada, Andhra Pradesh -520001, Mr. Chandan Sharma , Authorised Officer/Chief Manager, Asset Recovery Branch (79170), Vijayawada, 4<sup>th</sup> Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520 001.

#### **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.
- 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.co.in/auction-property/view-auction-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 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 1% of Reserve Price in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of 1% of Reserve Price.

**12.(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) in Cash/DD/RTGS/NEFT/Internet transfer/Cheque subject to realisation, 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 him 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 conveyance, 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 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 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, maintenance charges and other dues/charges 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 except as stated above in point No.4 & 5. 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 : 18-11-2025

CHIEF MANAGER  
AUTHORISED OFFICER

