

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act).

The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned properties are mortgaged / charged to the secured creditor, being IndusInd Bank Limited, the possession of under mentioned properties had been taken by the Authorised Officer of the IndusInd Bank Limited U/s. 13(4) of the Act will be sold by E- Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc. as detailed below.

The properties described below are being sold on “As is where is”, “As is what is”, and “Whatever there is” under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

Name of the Borrower/ Guarantors	Outstanding Dues	Date of Possession
1. M/s. Lakshmi Vallabha Exports, Rep. by its Proprietor Mr. Akkisetty Babu Rao, Door No.25-16-150/A, 1st Floor, G T Road, OPP AMC, Guntur, Andhra Pradesh 522004	Rs. 10,44,40,540.47 (Rupees Ten Crores Forty Four Lakhs Forty Thousand Five Hundred and Forty and Paise Forty Seven Only) as on 31.12.2025	19.09.2024 & 19.05.2025
2. Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah, Door No.2-14-121/12, Flat No.2, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		
3. Mrs. Akkisetty Sujatha, W/o. Mr. Akkisetty Babu Rao Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		
4. Ms. Akkisetty Rama Sri, D/o. Mr. Akkisetty Babu Rao, Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		
1. M/s. Rama Satya Deva Chillies, Rep. by its Proprietor Mr. Akkisetty Sujatha, Door No.25-16-150/A, 1st Floor, G T Road, OPP AMC, Guntur, Andhra Pradesh - 522004.	Rs. 9,12,16,376.39 (Rupees Nine Crores Twelve Lakhs Sixteen Thousand Three Hundred and Seventy Six and Paise Thirty-Nine Only) as on 31.12.2025	
2. Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah, Door No.2-14-121/12, Flat No.2, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		
3. Mrs. Akkisetty Sujatha, W/o. Mr. Akkisetty Babu Rao Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		
4. Ms. Akkisetty Rama Sri, D/o. Mr. Akkisetty Babu Rao, Door No.2-14-121/12, Lakshmi Vallabha Heights, Syamala nagar, 8th lane, Guntur, Andhra Pradesh 522006		

Begumpet : IndusInd Bank Limited, Regional Office, Hyderabad: IndusInd Bank Limited, # 1-10-72, 3rd Floor, Ashoka Janardhan Chambers, Begumpet, Hyderabad-500016.

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.

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CIN : L65191PN1994PLC076333



Description of the Properties (mortgaged in both the A/c's)	Reserve Price	EMD Amount
<p>Item No. 1 :</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.5432 of 2010)</u></p> <p style="text-align: center;"><u>Schedule -A</u></p> <p>All that piece or parcel of property situated in Guntur District, Nallapadu Sub District, 8th lane, Syamala Nagar, within Guntur Municipal Corporation Limits, not surveyed bearing D.No.216/1, and 217, Ac.2-60 cents, D.No.223, Ac.8-30 cents of Nallapadu Village in which after leaving an extent of 30.55 Sq. Yds towards Eastern Road side and retained an extent of 580.56 Sq. Yds of Lakshmi Vallabha Heights is being bounded by:</p> <p>East : 30 ft Wide Municipal Road. South : Property belongs to Makineni Lakshmaiah. West : property belongs to Papineni Sambasiva Rao. North : Property belongs to Chebrolu Sivarama Krishnaiah.</p> <p>Within these boundaries an extent of 580.56 Sq. Yds or 485.42 Sq. Mtrs, of site and including all rights of easements and appurtenances etc. in which.,</p> <p style="text-align: center;"><u>Schedule-B</u></p> <p>An undivided and un specified measuring 97.86 Sq. Yds or 81.82 Sq. Mtrs., out of above mentioned 'A' schedule site and along with Duplex Flat No.2, located in the ground and first floors of "Lakshmi Vallabha Heights" with a plinth area of 2330 Sq. ft. including common areas and allotment of two car parking areas and the said flat is bounded by:</p> <p>East : Common Corridor, Common Lift and Common Stair Case. South : Open area in Ground. West : Open area in Ground. North : Open area in Ground.</p> <p>Within these boundaries one semi-finished Duplex Flat No.2, located in the ground and first floors of "Lakshmi Vallabha Heights" along with all the rights of easement and appurtenances etc, and including allotment of two car parking in still floor.</p>	<p>Rs. 64,54,566/- (Rupees Sixty Four Lakhs Fifty Four Thousand Two Hundred and Eighty Only)</p>	<p>Rs. 6,45,457/- (Rupees Six Lakhs Forty Five Thousand Four Hundred and Fifty Seven Only)</p>
<p>Item No. 2 :</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Deed No.2597 of 2012)</u></p> <p>Guntur District, Guntur Sub-District, present Nallapadu Sub District, Ankireddypalem Village Panchayat area in Ankireddypalem village, vendor has a right in plot No.7 and as per Guntur town surveyor in Ankireddypalem Village D.No.149/1A1, property gifted in Plot No.7 site is bounded by: (Property near to Door No.25-16-272).</p>	<p>Rs. 1,01,18,070/- (Rupees One Crore One Lakh Eighteen Thousand Seventy Only)</p>	<p>Rs.10,11,807/- (Rupees Ten Lakhs Eleven Thousand Eight Hundred and Seven Only)</p>



<p>East : Site of Udumula Koti Reddy, etc...</p> <p>South : Site of Plot No.6.</p> <p>West : 30 ft wide road.</p> <p>North : Vagu.</p> <p>Within these boundaries an extent of 730.5 Sq. Yds or 610.78 Sq. Mtrs of site along with sheeted godown with all other amenities.</p>		
<p>Item No. 3:</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.3652 of 2003)</u></p> <p>Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, for which town survey has not been held in Ankireddypalem village, D.No.162/C and 170 and after ULC Guntur Survey Ankireddypalem village, D.No.162/C/1 with in which vendor has a right in the property sold an extent of 311Sq. Yds site is bounded by:</p> <p>East : 30 ft Wide Road.</p> <p>South : Site purchased by vendee from Vuggirala Udaya Chandra Rao.</p> <p>West : Site belongs to Doddi Yathirajula Naidu.</p> <p>North : Guntur-Madras Grand Trunk Road.</p> <p>Within these boundaries an extent of 311 Sq. Yds or 260.02 Sq. Mtrs of site along with easements rights.</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.3653 of 2003)</u></p> <p>Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, for which town survey has not been held in Ankireddypalem village, D.No.162/C and 170 and after ULC Guntur Survey Ankireddypalem village, D.No.162/C with in which vendor has a right in the property sold an extent of 274Sq. Yds site is bounded by:</p> <p>East : 30 ft Wide Road.</p> <p>South : Site of Muppalla Rammohan Rao.</p> <p>West : Site belongs to Doddi Venkateswarlu.</p> <p>North : Site of Sandu Sitarama Swamy.</p> <p>Within these boundaries an extent of 274 Sq. Yds or 229.09 Sq. Mtrs of site along with easements rights.</p>	<p>Rs. 77,28,858/- (Rupees Seventy Seven Lakhs Twenty Eight Thousand Eight Hundred and Fifty Eight Only)</p>	<p>Rs. 7,72,886/- (Rupees Seven Lakhs Seventy Two Thousand Eight Hundred and Eighty Six Only)</p>
<p>Item No. 4:</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Reg. Sale Certificate No.234 of 2008)</u></p> <p>All that piece or parcel of property situated in Guntur District, Nallapadu Registration Sub District with in the Municipal Corporation Limits of Guntur, Ankireddypalem area, bearing D.No.168/3, Ac.2.60 cents and as per the survey of urban land ceilings Guntur the D. No.168/3A of Ankireddypalem Village in which plot</p>	<p>Rs. 2,93,54,920/- (Rupees Two Crores Ninety Three Lakhs Fifty Four Thousand Nine Hundred and Twenty Only)</p>	<p>Rs.29,35,492/- (Rupees Twenty Nine Lakhs Thirty Five Thousand Four Hundred and Ninety Two Only)</p>



No.4 an extent of 401.3/4 Sq. Yds or 335.90 Sq. Mtrs, of site there in is being bounded by:

East : Passage left for Ingress and Egress.
South : Property of Kanakapati Tulasamma.
West : Plot No.8 of Kasi Annapurnamma & Akkisetty Babu Rao.
North : Property belongs to Akkisetty Babu Rao.

Within these boundaries an extent of 401.3/4 Sq. Yds or 335.90 Sq. Mtrs of site along with all the rights of easements, appurtenances therein.

Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Reg. Sale Certificate No.235 of 2008)

All that piece or parcel of property situated in Guntur District, Nallapadu Registration Sub District with in the Municipal Corporation Limits of Guntur, Ankireddypalem area, bearing D.No.168/3, Ac.2.60 cents and as per the survey of urban land ceilings Guntur the D. No.168/3A of Ankireddypalem Village in which plot No.4 in which southern side an extent of 200.3/4 Sq. Yds in total extent 401.50 Sq. Yds of site there in is being bounded by:

East : Passage left for Ingress and Egress.
South : Property of Byreddy Srinivasa Reddy.
West : Site belongs to (as per document Chennamsetty Hari babu) the purchaser.
North : Below mentioned 2nd item property.

Within these boundaries an extent of 200.3/4 Sq. Yds or 167.84 Sq. Mtrs of site along with all the rights of easements, appurtenances therein.

All that piece or parcel of property situated in Guntur District, Nallapadu Registration Sub District with in the Municipal Corporation Limits of Guntur, Ankireddypalem area, bearing D.No.168/3, Ac.2.60 cents and as per the survey of urban land ceilings Guntur the D. No.168/3A of Ankireddypalem Village in which plot No.4 in which Northern side an extent of 200.3/4 Sq. Yds in total extent 401.50 Sq. Yds of site there in is being bounded by:

East : Passage left for Ingress and Egress.
South : Above mentioned 1st Item Property.
West : Site belongs to (as per document Chennamsetty Hari babu) the purchaser.
North : Property belongs to (as per document Chekka Prabhakar) the purchaser.

Within these boundaries an extent of 200.3/4 Sq. Yds or 167.84 Sq. Mtrs of site along with all the rights of easements, appurtenances therein. Thus total two items: 401.50 Sq. Yds or 335.70 Sq. Mtrs., only.



Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.8398 of 2007)

Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, Ankireddypalem village, D.No.168/2, Ac.1.00 cents in an extent of 1454 Sq. Yds site within which vendor has a right an extent of 727 Sq. Yds site out of which Northern side half portion site sold is bounded by:

East : property of Dasari Sugunavatamma and Chenchaiiah.

South : Vendee land.

West : 18 Ft Wide Road.

North : Site of Rayapati Jitendra.

Within these boundaries an extent of 363.1/2 Sq. Yds or 303.93 Sq. Mtrs of site along with easements rights.

Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.8060 of 2007)

Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, Ankireddypalem village, D.No.168/2, Ac.1.00 cents in an extent of 1454 Sq. Yds site within which vendor has a right an extent of 727 Sq. Yds site out of which Southern side half portion site sold is bounded by:

East : property of Dasari Sugunavatamma and Chenchaiiah.

South : Vendee land.

West : 18 Ft Wide Road.

North : Site of Vendor.

Within these boundaries an extent of 363.1/2 Sq. Yds or 303.93 Sq. Mtrs of site along with easements rights.

Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.8583 of 2012)

Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, for which town survey has not been held in Ankireddypalem village, D.No.168/2, an extent of 3303-4 Sq. Yds site and in which in the western side vendor has a right in the property which is an extent of 1651-7 Sq. Yds site sold is bounded by:

East : Vendee Site.

South : Land purchased by others from Chakka Krishna Murthy.

West : Site of Adapa Sheshaiah.

North : 33 ft Road left for ingress and egress for Bolisetty Lakshmi Narasamma, Shaktri Sambayamma and above persons.

Within these boundaries an extent of 1651.7 Sq. Yds or 1381.06 Sq. Mtrs of site along with easements rights.



<p>Item No. 5</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah and Mrs. Akkisetty Sujatha, W/o. Akkisetty Babu Rao (Sale Deed No.6411 of 2008)</u></p> <p>Guntur District, Guntur Sub District. Present Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, for which town survey has not been held in Ankireddypalem village, D.No.168/3, vendor has a right in Plot No.8, with an extent of 658.1/2 Sq. Yds site bounded by:</p> <p>East : Site of Plot No.3 of Akkisetty Babu Rao. South : Site of Plot No.9 of Chanduru Subba Rao. West : 18 Ft Wide Road. North : Site of Plot No.7 of Akkisetty Babu Rao and Akkisetty Sujatha.</p> <p>Within these boundaries an extent of 658.1/2 Sq. Yds or 550.59 Sq. Mtrs of site along with easements rights.</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah and Mrs. Akkisetty Sujatha, W/o. Akkisetty Babu Rao (Sale Deed No.2558 of 2010)</u></p> <p>Guntur District, Nallapadu Sub District, with in the Municipal Corporation Limits of Guntur, for which town survey has not been held in Ankireddypalem village, D.No.168/3, in an extent of Ac.2.60 cents land within which vendor has a right of property in Plot Nos.6 & 7, with an extent of 1312 Sq. Yds site bounded by:</p> <p>East : Site purchased by vendees from Chakka Sriharinadh Kumar. South : Plot No.8 Site of Vendees. West : 18 Ft Wide Road. North : Vendees Site.</p> <p>Within these boundaries an extent of 1312 Sq. Yds or 1097 Sq. Mtrs of site along with easements rights.</p>	<p>Rs. 2,49,08,715/- (Rupees Two Crores Forty Nine Lakhs Eight Thousand Seven Hundred and Fifteen Only)</p>	<p>Rs.24,90,872/- (Rupees Twenty Four Lakhs Ninety Thousand Eight Hundred and Seventy Two Only)</p>
<p>Item No. 6</p> <p><u>Property of Mrs. Akkisetty Sujatha, W/o. Akkisetty Babu Rao (Sale Deed No.2602 of 2012)</u></p> <p>Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Ankireddypalem Village D.No.168/2 with an extent of 1454 Sq. Yds site within which vendor has a right an extent of 727 Sq. Yds site is bounded by:</p> <p>East : Property of Dasari Sugunavatamma and Chenchaiiah. South : Property of Akkisetty Babu Rao. West : 18 feet Wide Raod. North : Property of Bolisetty Lakshmi Narasamma.</p> <p>Within these boundaries an extent of 727 Sq. Yds or 607-84 Sq. Mtrs site along with easement rights.</p>		



<p>Item No. 7</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.7759 of 2011)</u> Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Nallapadu Village D.No.31/A, equivalent ward No.18, block No.21, T.S.No.1715 within which vendor has a right an extent of 750 Sq. Yds site, southern side site which is an extent of 150 Sq. Yds site sold is bounded by:</p> <p>East : Property belongs White House. South : Property belongs White House. West : Vacant site of White House. North : Site purchased by vendee from Chillara Subba Rao, etc...</p> <p>Within these boundaries an extent of 150 Sq. Yds or 125.41 Sq. Mtrs site along with easement rights.</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.7760 of 2011)</u> Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Nallapadu Village D.No.31/A, equivalent ward No.18, block No.21, T.S.No.1715 within which vendor has a right an extent of 750 Sq. Yds site, between the North-south side site which is an extent of 150 Sq. Yds site sold is bounded by:</p> <p>East : Property belongs White House. South : Site purchased by vendee from Chillara Subba Rao, etc... West : Vacant site of White House. North : Site purchased by vendee from Konatham Srinivasa Rao, etc...</p> <p>Within these boundaries an extent of 150 Sq. Yds or 125.41 Sq. Mtrs site along with easement rights.</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.7761 of 2011)</u> Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Nallapadu Village D.No.31/A, equivalent ward No.18, block No.21, T.S.No.1715 within which vendor has a right an extent of 750 Sq. Yds site, between the North-south side site which is an extent of 150 Sq. Yds site sold is bounded by:</p> <p>East : Property belongs White House. South : Site purchased by vendee from Akkisetty Babu Rao, etc... West : Vacant site of White House. North : Site purchased by vendee from Marabattuni Venkata Rao, etc...</p> <p>Within these boundaries an extent of 150 Sq. Yds or 125.41 Sq. Mtrs site along with easement rights.</p>	<p>Rs. 2,30,85,000/- (Rupees Two Crores Thirty Lakhs Eighty Five Thousand Only)</p>	<p>Rs.23,08,500/- (Rupees Twenty Three Lakhs Eight Thousand Five Hundred Only)</p>
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<p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.7762 of 2011)</u></p> <p>Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Nallapadu Village D.No.31/A, equivalent ward No.18, block No.21, T.S.No.1715 within which vendor has a right an extent of 750 Sq. Yds site, between the Northern side site which is an extent of 150 Sq. Yds site sold is bounded by:</p> <p>East : Property belongs White House. South : Site purchased by vendee from Konatham Srinivasa Rao, etc... West : Vacant site of White House. North : 13 ft, wide road to some extent and house of Gopilla Vijaya Lakshmi to some extent.</p> <p>Within these boundaries an extent of 150 Sq. Yds or 125.41 Sq. Mtrs site along with easement rights.</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.7763 of 2011)</u></p> <p>Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area in Nallapadu Village D.No.31/A, equivalent ward No.18, block No.21, T.S.No.1715 within which vendor has a right an extent of 750 Sq. Yds site, between the North-South side site which is an extent of 150 Sq. Yds site sold is bounded by:</p> <p>East : Property belongs White House. South : Site purchased by vendee from Marabattuni Venkata Rao, etc... West : Vacant site of White House. North : Site purchased by vendee from Akkisetty Sujatha, etc...</p> <p>Within these boundaries an extent of 150 Sq. Yds or 125.41 Sq. Mtrs site along with easement rights.</p>		
<p>Item No. 8</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.2244 of 2000)</u></p> <p>Guntur District, Nallapadu Sub District in Guntur New Municipal Corporation area in Ankireddypalem Sivaru, Ankireddypalem Village D.No.260/B with an extent of 822 Sq. Yds site is bounded by:</p> <p>East : Property of Sista Prabakara Sastri etc... South : Land of Donkena Nageswara Rao. West : Site purchased by Vendee from Pusapati Veera Bhaskara Hanumatha Rao. North : Road.</p> <p>Within these boundaries an extent of 822 Sq. Yds or 687-30 Sq. Mtrs site along with easement rights.</p>	<p>Rs. 1,18,62,612/- (Rupees One Crore Eighteen Lakhs Sixty Two Thousand Six Hundred and Twelve Only)</p>	<p>Rs.11,86,262/- (Rupees Eleven Lakhs Eighty Six Thousand Two Hundred and Sixty Two Only)</p>



Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.2243 of 2000)

Guntur District, Nallapadu Sub District in Guntur New Municipal Corporation area in Ankireddypalem Sivaru, Ankireddypalem Village D.No.260/B with an extent of 548 Sq. Yds site is bounded by:

East : Site purchased by vendee from Modukuru Vara Lakshmi, etc...
South : Land of Donkena Nageswara Rao.
West : Site purchased by Vendee from Gampa Ravi.
North : Road.
Within these boundaries an extent of 548 Sq. Yds or 458.20 Sq. Mtrs site along with easement rights.

Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.2239 of 2000)

Guntur District, Nallapadu Sub District in Guntur New Municipal Corporation area in Ankireddypalem Sivaru, Ankireddypalem Village D.No.260/B with an extent of 283 Sq. Yds site is bounded by:

East : Site purchased by vendee from Gampa Ravi.
South : Land of Donkena Nageswara Rao.
West : Sarkar Road.
North : Road.

Within these boundaries an extent of 283 Sq. Yds or 236.63 Sq. Mtrs site along with easement rights.

Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.2242 of 2000)

Guntur District, Nallapadu Sub District in Guntur New Municipal Corporation area in Ankireddypalem Sivaru, Ankireddypalem Village D.No.260/B with an extent of 274 Sq. Yds site is bounded by:

East : Site purchased by Vendee from Pusapati Veera Bhaskara Hanumatha Rao.
South : Land of Donkena Nageswara Rao.
West : Site purchased by Vendee from Kavirat Surya Parakasa Rao.
North : Road.

Within these boundaries an extent of 274 Sq. Yds or 229-09 Sq. Mtrs site along with easement rights.

Item No. 9

Property of Mrs. Akkisetty Sujatha, W/o. Akkisetty Babu Rao (Sale Deed No.7491 of 2013)

Guntur District, Nallapadu Sub District in Guntur Municipal Corporation area for which town survey has not been held in Ankireddypalem Village D.No.174 in an extent of 4037 Sq. Yds site within which vendor has a

Rs. 2,35,05,609/-
(Rupees Two Crores Thirty Five Lakhs Five Thousand Six Hundred and Nine Only)

Rs.23,50,561/-
(Rupees Twenty Three Lakhs Fifty Thousand Five Hundred and Sixty One Only)



<p>right sold an extent of 1527.3/9 Sq. Yds site along with Chilly Mill, Sheeted Godown near to Door No.25-25-49, baring assessment No.145521 is bounded by:</p> <p>East : Property of Kota Sambasiva Rao. South : Donka. West : Land of Adapa China Venkata Swamy. North : Municipal Corporation Road.</p> <p>Within these boundaries an extent of 727 Sq. Yds or 607-84 Sq. Mtrs site along with easement rights.</p>		
<p>Item No. 10</p> <p><u>Property of Ms. Akkisetty Rama Sri, D/o. Akkisetty Babu Rao (Sale Deed No.1237 of 2013)</u></p> <p>Guntur District, Nallapadu Sub District, Ankireddypalem, Lalupuram Grama Panchayat area in Ankireddypalem Village D.No.285/A with an extent of Ac.1-09 cents land within which land sold an extent of Ac.0.47cents land is bounded by:</p> <p>East : land of Gade Appa Rao, Talari Kotaiah, Mettala Venkata Subbaiah etc. South : Land of Peddamullu Malleswara Vara Prasada Rao. West : Land of Vidadala Venkatappaiah etc. North : Sarkar Donka.</p> <p>Within these boundaries an extent of Ac.0.47 cents or 0.190 hectares land with all other easement rights.</p>	<p>Rs. 1,05,02,752/- (Rupees One Crore Five Lakhs Two Thousand Seven Hundred and Fifty Two Only)</p>	<p>Rs.10,50,276/- (Rupees Ten Lakhs Fifty Thousand Two Hundred and Seventy Six Only)</p>
<p>Item No. 11</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.4422 of 2014)</u></p> <p>Guntur District, Nallapadu Sub District, Guntur Municipal Corporation area, Ankireddypalem village, Patta No.314, D. No.189, Guntur Mandal Surveyor F.L.R No.710/2013, dt.10.08.2013 as per re survey Ankireddypalem village, D.No.189/B, covering in an extent of Ac.2.13 Cents and out of it Western Side covering in an extent of Ac.1.00 Cents or 4840 Sq. Yds of Vacate site is being bounded by:</p> <p>East : Land of Others. South : Donka. West : Property sold by Challa Kanakaiah, Krishna Rao to Others. North : 30 ft Wide Municipal Corporation Road.</p> <p>Within these boundaries an extent of 4840 Sq. Yds or 4046.72 Sq. Mtrs of vacant site only.</p> <p>*Property Owner Mr. Akkisetty Babu Rao sold the portion of land admeasuring 2507 Sq. Yds and land admeasuring 822 Sq. Yds towards construction of internal roads. Remaining property covering an extent of 1511 Sq. Yds in the above said boundaries.</p>	<p>Rs. 1,15,07,718/- (Rupees One Crore Fifteen Lakhs Seven Thousand Seven Hundred and Eighteen Only)</p>	<p>Rs.11,50,772/- (Rupees Eleven Lakhs Fifty Thousand Seven Hundred and Seventy Two Only)</p>



Item No. 12**Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No.3600 of 2015)****Schedule -A**

An extent of 2396 Sq. Yds or 2003.41 Sq. Mts, situated in D. No.125/A of Ankireddypalem village, within Guntur New Municipal Limits in Guntur District, Nallapadu Sub District, of Chilli's Manson is being bounded by within the following boundaries:

East : 40 Ft Wide Road.
 South : Property sold by Navuluri Ramaiah.
 West : Property belongs to Mettu Ramireddy.
 North : Property belongs to Rayani Mrudula.

Schedule-B

Flat No.405, an undivided and unspecified measuring 41.36 Sq. Yds, plinth area of 1160 Sq. ft, including common areas out of above mentioned A Schedule site, and Apartment known as Chilli's Mansion, the above share of site being bounded by:

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

*Together with the buildings and structures constructed / to be constructed thereon and all the fixed and fittings annexed thereto.

Rs. 25,78,680/-
(Rupees Twenty Five Lakhs Seventy Eight Thousand Six Hundred and Eighty Only)

Rs.2,57,868/-
(Rupees Two Lakhs Fifty Seven Thousand Eight Hundred and Sixty Eight Only)

Item No. 13**Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Deed No.6193 of 2010)**

Guntur District, Nallapadu Sub District, Lalpuram Grama Panchath area, Ankireddypalem village, D. No.331/B, covering in an extent of 157 Sq. Yds, Municipal Asst.No.24, Door No.5-30, of R.C.C Daba House is being bounded by:

East : 6 Ft Wide Joint Galli Bazar.
 South : Property of Gopisetty Devaiah.
 West : Property of Pallapati Ramanamma.
 North : Panchayat Bazar.

Within these boundaries an extent of 157 Sq. Yds or 131.26 Sq. Mtrs of R.C.C Daba house with existing constructions thereupon.

*Together with the buildings and structures constructed / to be constructed thereon and all the fixed and fittings annexed thereto.

Rs. 13,42,350/-
(Rupees Thirteen Lakhs Forty Two Thousand Three Hundred and Fifty Only)

Rs.1,34,235/-
(Rupees One Lakh Thirty Four Thousand Two Hundred and Thirty Five Only)



<p>Item No. 14</p> <p><u>Property of Mr. Akkisetty Babu Rao, S/o. Akkisetty Venkaiah (Sale Deed No. 2369 of 2013)</u></p> <p style="text-align: center;"><u>Schedule-A</u></p> <p>All that piece and parcel of the property situated in Guntur District, Nallapadu Sub District, 8th lane, Syamala Nagar, with in the Guntur Municipal Corporation Limits, not surveyed bearing D.No.213/1 and 217, Ac.2.60 Cents, D.No.223, Ac.8.30 Cents of Nallapadu Village, in which after leaving an extent of 30.55 Sq. Yds, towards Eastern road side and retained an extent of 580.56 Sq. Yds of LAKSHMI VALLABHA HEIGHTS is being bounded by:</p> <p>East : 30 ft Wide Municipal Road. South : Property belongs to Makineni Lakshmaiah. West : Property belongs to Papineni Sambasiva Rao. North : Property belongs to Chebrolu Sivarama Krishnaiah.</p> <p>Within these boundaries an extent of 580.56 Sq. Yds or 485.42 Sq. Mtrs of site along with easements rights.</p> <p style="text-align: center;"><u>Schedule-B</u></p> <p>An undivided and unspecified measuring 67.18 Sq. Yds or 56.17 Sq. mts, out of above mentioned A Schedule site and along with semi-finished Flat No.1, located in the Ground Floor of LAKSHMI VALLABHA HEIGHTS with a plinth area of 1600 Sq. ft, including common areas and allotment of one car parking area, the above share of site being bounded by:</p> <p>East: Open area in Ground. South: Open area in Ground. West: Common Corridor and Common Stair Case. North: Open area in Ground.</p> <p>*Together with the buildings and structures constructed / to be constructed thereon and all the fixed and fittings annexed thereto.</p>	<p>Rs. 43,77,600/- (Rupees Forty Three Lakhs Seventy Seven Thousand Six Hundred Only)</p>	<p>Rs.4,37,760/- (Rupees Four Lakhs Thirty Seven Thousand Seven Hundred and Sixty Only)</p>
<p><u>Details of Auction:</u></p> <p>Inspection of Property : 03.02.2026 between 02:00 PM to 03:00 P.M Last date for bid-submission : 10.02.2026 upto 04:00 PM Date of E-Auction : 11.02.2026 between 11:00 A.M to 12:00 P.M (with auto extension of 5 minutes each)</p> <p>For further details, contact: Mr. Farooq Basha, Mobile No. 9700898077, Mrs. G.V.L. Prasanna, Asst. Vice President & Authorised Officer, Mobile No. 9030929327 and Mr. Ravindar Jatothu, Vice President, Mobile No. 8688709890 Email: godavarthi.prasanna@indusind.com ; ravindar.jatothu@indusind.com</p>		



The details regarding E Auction are mentioned below:

Name of Auction Provider	M/s. C 1 India Private Limited
Address	Gulf petro Chem, Building No.301, 1 st floor, udyog vihar, Phase-2, Gurgaon Haryana- 122015.
Contact Person	Mr. P. Dharani Krishna
Contact no	91-9948182222
Email address	support@bankeauctions.com
Website Address	https://www.bankeauctions.com

TERMS & CONDITIONS

1. Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
2. The sale process of above properties shall be conducted through e-auction only, on the said date i.e. 11.02.2026 mentioned by the Bank's e-auction service provider M/s. C1 India Private Limited, Contact person Mr. P. Dharani Krishna, Contact No. +91 9948182222 on the platform of the website ie: <https://www.bankeauctions.com>. The service provider will also provide training on e-auction, if required, to those bidders who will deposit EMD.
3. Earnest Money Deposit (EMD) shall be deposited through DD/RTGS/NEFT/Fund Transfer to the credit of "**IndusInd Bank Ltd**", having Account No. **00043564604005**, IFSC: **INDB0000004**.
4. Bids shall be submitted online only in the prescribed format with relevant details. For details please contact above persons of M/s. C1 India Private Limited on support@bankeauctions.com; Mobile No. +91 9948182222.
5. The intending bidders should also submit a copy of the bid form submitted 'online' along with the UTR no. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorised Officer, IndusInd Bank Ltd, 1-10-72, Ashoka Janardhan Chambers, Sardar Patel Road, Begumpet, Hyderabad-500011, so as to reach the same on or before 10/02/2026 upto 4.00 pm. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale – in the A/c. of "M/s. Lakshmi Vallabha Exports & M/s. Rama Satya Deva Chillies."
6. On compliance with the above, the bidders shall be provided with the facility of online participation in the inter-se auction bidding. Online bidding will take place at the website of <https://www.bankeauctions.com> and shall be subject to the terms and conditions mentioned herein as well as those given in the bid document. Further the sale shall be in accordance with the SARFAESI Act/Rules.
7. No person other than the intending bidder themselves, or their duly authorized agent shall be allowed to participate in the E-Auction.
8. The intending participants of the E-Auction may download copies of sale notice, terms and conditions of E-auction, help manual on operational part of E-Auction and process compliance form related to this e-auction from the above mentioned website of service provider i.e. <https://www.bankeauctions.com>. For the purpose of participation in e-auction, the intending bidders must have an active e-mail ID and PAN Number.
9. It is the sole responsibility of the bidder to obtain the computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of the bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained by the Bank or the E-auction Service Provider.
10. Bidders are required to comply with KYC norms and provide self-attested KYC documents **online as well as offline**. The genuinity of the KYC documents is the sole responsibility of the bidder.
11. Offers that are not duly filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers, and accordingly shall be rejected.
12. After expiry of the last date of submission of bids with EMD, Authorised officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc) to the service provider M/s. C1 India Private Limited to enable them to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.



13. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders and bidders can bid in multiples of Rs. 50,000/- (Rupees Fifty Thousand Only).
14. Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 5 minutes, the auction will get extended for another 5 minutes. The process will continue until there are no valid bids during last 5 minutes.
15. In no eventuality the property would be sold below the Reserve Price.
16. The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.
17. The successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), immediately on closure of the E-auction sale proceedings through the mode of payment mentioned in Clause (3). The successful bidder is advised to note the business hours of the Bank to avoid technical issues/default.
18. The balance amount of the purchase money shall be paid to the Authorized Officer of IndusInd Bank Limited on or before 15th day from the date of E-Auction or such extended period as agreed upon in writing by the Authorized Officer. In case of any default of respective payment within the stipulated period, the sale will automatically stand revoked and the entire deposit made by the bidder together with the earnest money shall be forfeited without any notice and the property shall be resold. The defaulting bidder shall not have any recourse/claim against the Bank/Authorised Officer.
19. The EMD of the unsuccessful bidders will be returned on the closure of the E-auction sale proceedings without interest.
20. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties.
21. **The sale certificate will be issued in the name of the successful bidder only** and for the successful bid amount as sale consideration, after payment of the entire successful bid amount/closing bid amount and other charges if any.
22. The defaulting purchaser/bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
23. The property is sold in "**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**" in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges/encumbrances on the property, of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid.
24. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc, will be entertained after submission of the bid/confirmation of sale.
25. The Authorized Officer/Bank will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc or any other dues to the Government, local authority or anybody, in respect of the property under sale.
26. Prospective bidders are advised to peruse the copies of title deed, if any available with the Secured Creditor and also carry out their own inquiries to satisfy themselves regarding title to the property, marketability, right, interest, encumbrances, dues if any, over the property. It is the sole responsibility of the prospective buyer and no claim against the bank will be entertained.
27. The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or add/delete/change any of the terms and conditions of this sale at any time without prior notice to the owner, bidder, public etc and without assigning any reason.
28. The E-Auction sale is subject to the confirmation by the Secured Creditor/Bank. If the borrower/guarantor pays the amount due to the Bank in full before date of sale, no sale will be conducted. The successful bidder shall not have claim in this regard and cancellation of the sale/auction is at the discretion of the Bank/Authorised Officer.
29. Indusind Bank Ltd has appointed M/s. C1 India Private Limited as a service provider who will assist the undersigned in conducting the auction.
30. Prospective bidders may avail online training on e-Auction from M/s. C1 India Private Limited, Address: Gulf petro Chem, Building No.301, 1st floor, udyog vihar, Phase-2, Gurgaon Haryana- 122015., Mr. P. Dharani Krishna, Contact No. +91 9948182222 Email address: support@bankeauctions.com.



31. The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the property Please contact Mrs. G.V.L. Prasanna, Authorised Officer & Asst. Vice President, Mob. 9030929327, Mr. Ravindar Jatothu, Vice President, Mob. 8688709890.
32. The particulars specified in the Description of property have been stated to the best of information of secured creditor and the secured creditor will not be responsible for any error, misstatement or omission.
33. For further details, contact the Authorised Officer Mrs. G.V.L. Prasanna, Mob: 9030929327 godavarthi.prasanna@indusind.com.

IMPORTANT INSTRUCTIONS

34. Bidding in the final minutes and seconds should be avoided in the bidders own interest. Neither Indusind Bank Ltd nor Service Provider will be responsible for any failure/lapse (Power failure, Internet failure etc.) on the part of the vendor. In order to prevent such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as backup power supply etc required so that they are able to prevent such situation and continue to participate in the auction successfully. As per the new inter-operability guidelines released by the Controller of Certifying Authorities (CCA), the Secured Socket Layer (SSL) certificate for a e-procurement application is generated on a new algorithm, SHA2. Also, the Digital Certificate that will be applicable for these platforms have to be SHA2 algorithm compliant. For the same, the users have to ensure that they have Windows XP (SP3)/Windows Vista/Windows 7 installed in their respective PC/Laptop.



G.V.L. Prasanna

Place: Hyderabad
Date : 21-01-2026

Authorised Officer
IndusInd Bank Ltd

ANNEXURE 1

BID FORM

- Name/s of Bidder/s (*In Capital*)* :
- Individual / Company :
- Father's / Husband's Name* :
(In case of Company, please give
Name of Authorized Official)
- Date of Birth / Incorporation* :
- Nationality* :
- Permanent/Registered Address* :
- Postal Address of Bidder/s* :
- Mobile Number & Email ID* :
- Fax Number* :
- PAN/TAN Number* :
- Aadhaar Number :
- Brief Description of Property /
Secured assets :
- EMD Details
 - Date of Demand Draft :
 - Name of Bank :
 - Branch :
- Bidder's Offer / Bid Amount : Rs. _____/- (Rupees _____
(in words and figures) only)
- Date of submission of Bid :

I declare that I have read and understood all the general, technical and other terms and conditions of the auction sale and shall abide by all of them. I also undertake to improve my bid by minimum one increment value notified in the sale notice if I am the sole bidder.

(Signature of the Bidder/s)

Encl.:

- Copy/s of Photo ID
- Copy/s of PAN/TAN/AADHAR Card
- Copy of address proof of the Bidder(s)
- In case of bidder/s staying abroad / NRIs / PIOs / bidder/s holding dual citizenship, bidder/s must submit copy/s of his / her valid Indian passport.
- In case of bidder/s staying abroad / NRIs / PIOs / bidder/s holding dual citizenship, bidder/s shall also submit a separate declaration by way of an affidavit in the format attached herein as
- Exhibit I.

*** Please carry original at the time of auction for the purposes of verification.**

Exhibit I

DECLARATION ON AFFIDAVIT

(To be submitted only by persons residing outside India/NRIs/PIOs/bidders holding dual citizenship)

I, _____, s/o _____ aged _____, residing at _____ do hereby solemnly affirm and declare as under:

- That I am interested in participating in the auction sale proceedings and bidding for and thereafter purchasing the property viz. _____ (*details of the property*) (hereinafter referred as the "said property").
- That I am legally competent and entitled to participate in the said auction sale proceedings and pursuant thereto to purchase the said property as and when I am declared as successful bidder by the Authorised Officer of the Bank as the case may be.
- That by participating in the said auction sale or by purchasing the said property I will not be in contravention of any law, rules, regulations, directions, guidelines, etc. that are or may be applicable to me either in India or outside the jurisdiction of India.
- That I am deposing this Affidavit on my own and at my sole risk as to the costs and consequences and if the aforementioned facts deposed by me herein are found to be incorrect at any time then I shall be the sole person responsible for the same.
- That the Bank shall not in any manner be held liable or responsible with respect to any thing or facts that have been mentioned herein and deposed by me.

Deponent

