

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

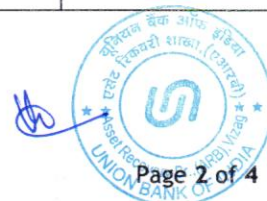
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of properties serial No. 1 & 2 and physical possession of properties serial No. 3 & 4 (mentioned below) has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on **10-04-2026 from 12:00 Noon to 5:00 PM**, for recovery of **Rs. 6,26,68,616.46 (Rupees Six Crore Twenty-Six Lakh Sixty-Eight Thousand Six Hundred and Sixteen and Paise Forty-Six only)** together with contractual rate of interest as of **31-12-2025** due to Secured Creditor, Union Bank of India from Borrower/Guarantor:

BORROWER(S) / GUARANTOR(S)	REGISTERED ADDRESS/ OFFICE ADDRESS	FACTORY ADDRESS	RESIDENTIAL ADDRESS
M/s. SAINOR LIFE SCIENCES PVT LTD Represented by Managing Director Mrs. Kalagara Sridevi & Director Mr. Sura Venkata Srinivasa Rao	Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038	Plot No. 59E, Jawaharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021	↗
Mrs. Kalagara Sridevi (Managing Director & Guarantor)	Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038	Plot No. 59E, Jawaharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021	Villa No -47, Green City Vadlapudi, Visakhapatnam, Andhra Pradesh -530046.
Mr. Sura Venkata Srinivasa Rao (Director & Guarantor)	Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038	Plot No. 59E, Jawaharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021	Villa No -47, Green City Vadlapudi, Visakhapatnam, Andhra Pradesh -530046.
Mr. Siva Bala Brahma Reddy Bheemavarapu Kotireddy (Director & Guarantor)	Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038	Plot No. 59E, Jawaharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021	S/o Bh. Kotireddy, D. No.33-22-1/3, Flat No.201, Sai Karthik Heights, Sitarampuram, Opp: Mysore Café, Eluru Road, Vijayawada (Urban), Buckinghampet, Krishna, A.P. 520002.
Mr. Prabhakar Rao Gutha (Additional Director)	Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038	Plot No. 59E, Jawaharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021	S/o: Late Gutha Venkata Ratnam, Plot No - 137, Brundavan Colony, Nizampet Road, Near JNTU, Kukatapally, Hyderabad -500085

BORROWER(S) / GUARANTOR(S)	REGISTERED ADDRESS/ OFFICE ADDRESS	FACTORY ADDRESS	RESIDENTIAL ADDRESS
Ms. Annyapu Jyothsna (Legal heir of Late Mr. Hanumanthu Rajeswara Rao and Late Mrs. Hanumanthu Usha Rani)			D/o Hanumanthu Rajeswarara Rao & Late Mrs. H. Usha Rani, 59A-8/5-7/4, Maruthi Co Operative Colony, Near Funtimes Road, Patamata, Vijayawada (Urban), V J Polytechnic, Krishna, Vijayawada, A.P. - 520008.
Ms. Hanumanthu Swapna (Legal heir of Late Mr. Hanumanthu Rajeswara Rao and Late Mrs. Hanumanthu Usha Rani)			D/o Hanumanthu Rajeswarara Rao & Late Mrs. H. Usha Rani, 59A-8/5-7/4, Maruthi Co Operative Colony, Near Funtimes Road, Patamata, Vijayawada (Urban), V J Polytechnic, Krishna, Vijayawada, A.P. 520008.

The details of the Reserve price of the secured assets and earnest money deposit are mentioned below:

S. No.	Description of the Immovable Properties	Reserve Price/ EMD/ Bid Increment								
1	Residential Flat No. B-5 in 5th Floor of Block-I, Sidharth Heights Apartment with built up area of 1320.00 Sq. Ft. including common area along with undivided and unspecified land share of 454.00 Sq. ft. out of total extent of 43626.00 Sq. ft. located at Plot no's 1,2,3,4,5 & 6, Old Sy no.116/1 part and New TS no.179/1, Block no.42, Egmore- Nugambakkam Taluk, Arcot Road, Velayutham Colony, Bangaru Street, Saligramam, Chennai, Tamil Nadu - 600 093. Schedule as mentioned in Sale Deed Number 5614/2002: Schedule A: All that piece and parcel of land being Plot Nos 1,2,3,4,5 & 6 in Bangaru street, Saligramam and comprised in Old Survey No. 116/1 part and New T.S. No. 179/1, Block No. 42 Egmore - Nungambakkam Taluk and measuring to an extent of 43626 Sq. Ft. and bounded on the: <table><tr><td>North</td><td>T.S.Nos.97 & 179/2 (Block No. 40)</td><td>East</td><td>T.S. No. 180</td></tr><tr><td>South</td><td>Part of T.S. No. 179/1</td><td>West</td><td>Bangaru Street</td></tr></table> and situated within the Registration District of South Chennai and Sub-Registration District of Virugambakkam. Schedule B: 454.00 Sq. Ft. Of Undivided share of Land being Part of 'A' Schedule property. (Doc. No:5614/2002, dated 14.11.2002, SRO Virugambakkam, Property Owned by Mr. Sura Venkata Srinivasa Rao)	North	T.S.Nos.97 & 179/2 (Block No. 40)	East	T.S. No. 180	South	Part of T.S. No. 179/1	West	Bangaru Street	Reserve Price: ₹ 1,10,00,000.00 (Rupees One Crore and Ten Lakh only) EMD Amount: ₹ 11,00,000.00 (Rupees Eleven Lakh only) Bid Increment: ₹ 1,10,000.00 (Rupees One Lakh and Ten Thousand only)
North	T.S.Nos.97 & 179/2 (Block No. 40)	East	T.S. No. 180							
South	Part of T.S. No. 179/1	West	Bangaru Street							



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Schedule of the property as per MOD:

Residential Flat No. T-102, 10th Floor, Door no.2, Block No. 10, Osian Chlorophyll Apartment, Devi Prasakathi Nagar, Karambakkam Village, Ambattur Taluk, and within the Sub Registration District of Jt-I, Saidapet, Chennai By-Pass Service Road, Porur, Chennai - 600 116, having built up area of 3494 Sq. Ft along with undivided and unspecified share of land of 918.00 Sq Ft out of the total extent measuring Hc. 3.68.0 Ares.

Schedule as mentioned in Title Deed No. 9391/2012:**SCHEDULE - "A"****ITEM - I:**

All that piece and parcel of land together with dilapidated/demolished structures situated at New No. 72, (Older No. 97 & Old No. 80), KARAMBAKKAM VILLAGE, Ambattur Taluk, Thiruvallur District (Previously in Saidapet Taluk, Chinglepet MGR District), Comprised in New Survey No. 148/5A, (One Four Eight Bar Five A), (Old Survey No. 148/3A) measuring an extent of Hc 2.60.5 Ares (Two Hectares And Sixty Point Five Ares) (i.e., Six Acres and Forty Four Cents) or thereabouts, AND comprised in New Survey No. 148/7A, (One Four Eight Bar Seven A) (Old Survey No. 148/5A), measuring an extent of Hc. 1.00.5 Ares (One Hectare and Point Five Ares) (i.e., Two Acres and Forty-Eight Cents) or thereabouts, in all measuring a total extent of Hc. 3.61.0 Ares (Three Hectares and Sixty-One Ares) (i.e., Eight Acres and Ninety-Two Cents) or thereabouts and:

Bounded on the:

North by: Land comprised in New Survey No. 148/3

South by: Land comprised in New Survey Nos. 147 & 142

East by: Land comprised in Survey Nos. 136, 137, 138, 142, Sixty Feet Road (60'.0" Road)

West by: Road and Land comprised in Survey Nos. 149, 148/5B, 148/7B and 150 (Chettiaragaram Road)

Situated within the Registration District of South Chennai and Registration Sub District of Joint Sub registrar I, Saidapet.

ITEM - II:

All that piece and parcel of Vacant Land situated at New No. 72, (Older No. 97 & Old No. 80), KARAMBAKKAM VILLAGE, Ambattur Taluk, Thiruvallur District (Previously in Saidapet Taluk, Chinglepet MGR District), comprised in S. No. 137/1-Ac. 0.13 Cents (One Three Seven Bar One - Thirteen Cents) or thereabouts and in S. No. 138/1-Ac. 0.04 Cents (One Three Eight Bar One - Four Cents) or thereabouts and Bounded by;

Boundaries for Land in S. No. 137/1 - Ac. 0.13 Cents:

North by: Land comprised in Survey No. 148/5A

South by: Land comprised in Survey No. 138/1

East by: Land comprised in Survey Nos. 136, 137/2A1, 137/2A2

West by: Land comprised in Survey No. 148/5A

Boundaries for Land in S. No. 138/1 - Ac. 0.04 Cents:

North by: Land comprised in Survey Nos. 148/5A, 137/1, 137/2A2

South by: Land comprised in Survey No. 148/5A

East by: Land comprised in Survey No's. 138/2A1B & 24'0" Wide Road

West by: Land comprised in Survey No. 148/5A

In all admeasuring a total extent of Ac. 0.17 Cents (Acre Zero and Seventeen Cents) or thereabouts and situated within the Registration District of South Chennai and Registration Sub District of Joint Sub Registrar -1, Saidapet.

Reserve Price:

₹ 2,27,00,000.00
(Rupees Two Crore and Twenty-Seven Lakh only)

EMD:

₹ 22,70,000.00
(Rupees Twenty-Two Lakh and Seventy Thousand only)

Bid Increment

₹ 2,27,000.00
(Rupees Two Lakh and Twenty-Seven Thousand only)



	SCHEDULE - B (Undivided Share of Land Conveyed Under This Deed) 918 Sq. Ft (Nine Hundred and Eighteen Square Feet) of Undivided Share of Land situated at New No. 72 (Older No. 97 & Old No. 80), Karambakkam Village, Ambattur Taluk, Thiruvallur District, (Previously in Saidapet Taluk, Chinglepet MGR District), from and out of the total extent measuring Hc. 3.68.0 Ares (Three Hectares and Sixty-Eight Ares) (i.e., Nine Acres and Nine Cents) (i.e. One Hundred and Sixty Five Grounds) or thereabouts, comprised in New Survey Nos. 148/5A (One Four Eight Bar Five A), 148/7A (One Four Eight Bar Seven A), 137/1 (One Three Seven Bar One) and 138/1 (One Three Eight Bar One) and forming part of the “A” Schedule property mentioned above.																	
3	All that Piece and parcel of vacant house site bearing Plot No. 117 measuring an extent of 1800 Sq. Ft. in VENKATACHALAM NAGAR EXTENSION PART-1 comprised in Survey No. 282/16 and 282/17 situated in Old No. 126, New No. 51, Nemili group KARANTHANGAL village, Sriperumbudur Taluk, Kancheepuram district and within registration district of Chengalpattu and SRO Sriperumbudur and approved by CSAR/DTCP/M84-284/LP-235 bounded on. Total property bounded by: East by: Plot No. 120 South by: Plot No. 118 West by: 24 feet Road North by: Plot No. 116 (Doc. No: 18859/2007, dated 23.08.2007, SRO Sriperumbudur, Property Owned by Mrs. Kalagara Sridevi)	Reserve Price: ₹ 7,50,000.00 (Rupees Seven Lakh and Fifty Thousand only) EMD Amount: ₹ 75,000.00 (Rupees Seventy-Five Thousand only) Bid Increment: ₹ 7,500.00 (Rupees Seven Thousand and Five Hundred only)																
4	All that Piece and parcel of vacant house site bearing Plot No.431 measuring an extent of 2400 Sq. Ft. and Plot No. 432A measuring extent of 1080 Sq. Ft. totalling of an extent of 3480 Sq. Ft. in Old Survey No. 205/2A, Patta No. 575 as per Patta New Survey No. 205/2A2 part and 205/2A4 part, in the approved layout “V.G.P. RAMANUJAR TOWN PART III” in DTP Approval No. C.R./DTCP/M-832-49/LP-196 Vadamangalam Village, Sriperambudur Taluk, Kancheepuram District, Within Registration District Kancheepuram SRO Sriperumbudur bounded on: Plot No. 431 bounded by: <table><tr><td>East</td><td>Plot No.432A</td><td>West</td><td>Plot No. 430</td></tr><tr><td>South</td><td>Road</td><td>North</td><td>Plot No. 452</td></tr></table> Plot No. 432 A bounded by: <table><tr><td>East</td><td>Survey No. 205/2B</td><td>West</td><td>Plot No. 431</td></tr><tr><td>South</td><td>Road</td><td>North</td><td>Plot No. 451 A</td></tr></table> (Doc. No: 6452/2006, dated 24.04.2006, SRO Sriperambudur, Property Owned by Mr. Sura Venkata Srinivasa Rao)	East	Plot No.432A	West	Plot No. 430	South	Road	North	Plot No. 452	East	Survey No. 205/2B	West	Plot No. 431	South	Road	North	Plot No. 451 A	Reserve Price: ₹ 16,50,000.00 (Rupees Sixteen Lakh and Fifty Thousand only) EMD Amount: ₹ 1,65,000.00 (Rupees One Lakh and Sixty-Five Thousand only) Bid Increment: ₹ 16,500.00 (Rupees Sixteen Thousand and Five Hundred only)
East	Plot No.432A	West	Plot No. 430															
South	Road	North	Plot No. 452															
East	Survey No. 205/2B	West	Plot No. 431															
South	Road	North	Plot No. 451 A															

Encumbrances as mentioned in Terms and condition available in the bank's website.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> . The same is also enclosed herewith.

कृते युनियन बैंक ऑफ इंडिया / For Union Bank of India
एसेट रिकवरी शाखा, (एआरबी) Asset Recovery Br., (ARB)

Place: Visakhapatnam
Date: 16-03-2026

मुख्य प्रबंधक / Chief Officer
विशाखापट्टणम / Visakhapatnam
Authorized Officer
Union Bank of India
Asset Recovery Branch
Visakhapatnam

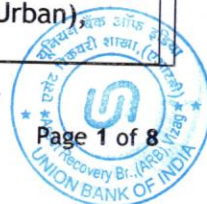
Encl: Terms of sale



TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	<table border="1"> <tr> <td data-bbox="391 347 454 728">1</td><td data-bbox="454 347 1380 728"> M/s. SAINOR LIFE SCIENCES PVT LTD Represented by: Managing Director Mrs. Kalagara Sridevi & Director Mr. Sura Venkata Srinivasa Rao. Registered Address/Office Address: Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038. Factory address: Plot No. 59E, Jawarharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021. </td></tr> <tr> <td data-bbox="391 728 454 1153">2</td><td data-bbox="454 728 1380 1153"> Mrs. Kalagara Sridevi (Managing Director and Guarantor) Registered Address/Office Address: Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038. Factory address: Plot No. 59E, Jawarharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021. Residential address: Villa No -47, Green City Vadlapudi, Visakhapatnam, Andhra Pradesh - 530046. </td></tr> <tr> <td data-bbox="391 1153 454 1579">3</td><td data-bbox="454 1153 1380 1579"> Mr. Sura Venkata Srinivasa Rao (Director and Guarantor) Registered Address/Office Address: Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038. Factory address: Plot No. 59E, Jawarharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021. Residential address: Villa No -47, Green City Vadlapudi, Visakhapatnam, Andhra Pradesh - 530046. </td></tr> <tr> <td data-bbox="391 1579 454 2038">4</td><td data-bbox="454 1579 1380 2038"> Mr. Siva Bala Brahma Reddy Bheemavarapu Kotireddy (Director & Guarantor) Registered Address/Office Address: Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038. Factory address: Plot No. 59E, Jawarharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021. Residential address: S/o Bh. Kotireddy, D. No.33-22-1/3, Flat No.201, Sai Karthik Heights, Sitarampuram, Opp:Mysore Café, Eluru Road, Vijayawada (Urban) Buckinghampet, Krishna, Andhra Pradesh 520002 </td></tr> </table>	1	M/s. SAINOR LIFE SCIENCES PVT LTD Represented by: Managing Director Mrs. Kalagara Sridevi & Director Mr. Sura Venkata Srinivasa Rao. Registered Address/Office Address: Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038. Factory address: Plot No. 59E, Jawarharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021.	2	Mrs. Kalagara Sridevi (Managing Director and Guarantor) Registered Address/Office Address: Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038. Factory address: Plot No. 59E, Jawarharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021. Residential address: Villa No -47, Green City Vadlapudi, Visakhapatnam, Andhra Pradesh - 530046.	3	Mr. Sura Venkata Srinivasa Rao (Director and Guarantor) Registered Address/Office Address: Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038. Factory address: Plot No. 59E, Jawarharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021. Residential address: Villa No -47, Green City Vadlapudi, Visakhapatnam, Andhra Pradesh - 530046.	4	Mr. Siva Bala Brahma Reddy Bheemavarapu Kotireddy (Director & Guarantor) Registered Address/Office Address: Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038. Factory address: Plot No. 59E, Jawarharlal Nehru Pharmacy, Parawada, Visakhapatnam - 531 021. Residential address: S/o Bh. Kotireddy, D. No.33-22-1/3, Flat No.201, Sai Karthik Heights, Sitarampuram, Opp:Mysore Café, Eluru Road, Vijayawada (Urban) Buckinghampet, Krishna, Andhra Pradesh 520002
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	5	Mr. Prabhakar Rao Gutha (Additional Director) Registered Address/Office Address: Flat No. 110, 1st Floor, West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500 038. Factory address: Plot No. 59E, Jawarharlal Nehru Pharmacity, Parawada, Visakhapatnam - 531 021. Residential address: S/o: Late Gutha Venkata Ratnam, Plot No - 137, Brundavan Colony, Nizampet Road, Near JNTU, Kukatapally, Hyderabad -500085
	6	Ms. Annyapu Jyothsna (Legal heir of Late Mr. Hanumanthu Rajeswara Rao and Late Mrs. Hanumanthu Usha Rani) D/o Hanumanthu Rajeswara Rao & Late Mrs. H. Usha Rani, 59A-8/5-7/4, Maruthi Co Operative Colony, Near Fun times Road, Patamata, Vijayawada (Urban), V J Polytechnic, Krishna, Vijayawada, Andhra Pradesh - 520008.
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2. Name and address of the Secured Creditor	Base Branch: UMFB Gajuwaka Branch, Visakhapatnam. Presently the Account is in Union Bank of India, Asset Recovery Branch, Door No. 26-15-150, Andhra Bank Building, Changanraopeta, Visakhapatnam 530 001.	

3. Description of immovable secured assets to be Sold: -

Serial	Description of the Immovable Properties								
A	Residential Flat No. B-5 in 5th Floor of Block-I, Sidharth Heights Apartment with built up area of 1320.00 Sq. Ft. including common area along with undivided and unspecified land share of 454.00 Sq. ft. out of total extent of 43626.00 Sq. ft. located at Plot no's 1,2,3,4,5 & 6, Old Sy no.116/1 part and New TS no.179/1, Block no.42, Egmore- Nungambakkam Taluk, Arcot Road, Velayutham Colony, Bangaru Street, Saligramam, Chennai, Tamil Nadu - 600 093. <u>Schedule as mentioned in Sale Deed Number 5614/2002:</u> Schedule: A All that piece and parcel of land being Plot Nos 1,2,3,4,5 & 6 in Bangaru street, Saligramam and comprised in Old Survey No. 116/1 part and New T.S. No. 179/1, Block No. 42 Egmore - Nungambakkam Taluk and measuring to an extent of 43626 Sq. Ft. and bounded on the: <table border="1"><tr><td>North</td><td>T.S.Nos.97 and 179/2 (Block No. 40)</td><td>East</td><td>T.S. No. 180</td></tr><tr><td>South</td><td>Part of T.S. No. 179/1</td><td>West</td><td>Bangaru Street</td></tr></table> and situated within the Registration District of South Chennai and Sub-Registration District of Virugambakkam. Schedule: B 454 Sq. Ft. Of Undivided share of Land being Part of 'A' Schedule property. (Doc. No:5614/2002, dated 14.11.2002, SRO Virugambakkam, Property Owned by Mr. Sura Venkata Srinivasa Rao)	North	T.S.Nos.97 and 179/2 (Block No. 40)	East	T.S. No. 180	South	Part of T.S. No. 179/1	West	Bangaru Street
North	T.S.Nos.97 and 179/2 (Block No. 40)	East	T.S. No. 180						
South	Part of T.S. No. 179/1	West	Bangaru Street						

B Schedule of the property:

Residential Flat No. T-102, 10th Floor, Block No. 10, Osian Chlorophyll Apartment, Devi Prasakathi Nagar, Chennai By-Pass Service Road, Porur, Chennai - 600 116 having built up area of 3494 Sq. Ft along with undivided and unspecified share of land of 918 Sq Ft out of the total extent measuring Hc. 3.68.0 Ares.

Schedule as mentioned in Title Deed No. 9391/2012

SCHEDULE - "A"

ITEM - I

All that piece and parcel of land together with dilapidated/demolished structures situated at New No. 72, (Older No. 97 & Old No. 80), KARAMBAKKAM VILLAGE, Ambattur Taluk, Thiruvallur District (Previously in Saidapet Taluk, Chinglepet MGR District), Comprised in New Survey No. 148/5A, (One Four Eight Bar Five A), (Old Survey No. 148/3A) measuring an extent of Hc 2.60.5 Ares (Two Hectares And Sixty Point Five Ares) (i.e., Six Acres and Forty Four Cents) or thereabouts, AND comprised in New Survey No. 148/7A, (One Four Eight Bar Seven A) (Old Survey No. 148/5A), measuring an extent of Hc. 1.00.5 Ares (One Hectare and Point Five Ares) (i.e., Two Acres and Forty-Eight Cents) or thereabouts, in all measuring a total extent of Hc. 3.61.0 Ares (Three Hectares and Sixty-One Ares) (i.e., Eight Acres and Ninety-Two Cents) or thereabouts and:

Bounded on the:

North by: Land comprised in New Survey No. 148/3

South by: Land comprised in New Survey Nos. 147 & 142

East by: Land comprised in Survey Nos. 136, 137, 138, 142, Sixty Feet Road (60'.0" Road)

West by: Road and Land comprised in Survey Nos. 149, 148/5B, 148/7B and 150 (Chettiaragaram Road)

Situated within the Registration District of South Chennai and Registration Sub District of Joint Sub registrar I, Saidapet.

ITEM - II

All that piece and parcel of Vacant Land situated at New No. 72, (Older No. 97 & Old No. 80), KARAMBAKKAM VILLAGE, Ambattur Taluk, Thiruvallur District (Previously in Saidapet Taluk, Chinglepet MGR District), comprised in S. No. 137/1-Ac. 0.13 Cents (One Three Seven Bar One - Thirteen Cents) or thereabouts and in S. No. 138/1-Ac. 0.04 Cents (One Three Eight Bar One - Four Cents) or thereabouts and;

Bounded on the:

Boundaries for Land in S. No. 137/1 - Ac. 0.13 Cents

North by: Land comprised in Survey No. 148/5A

South by: Land comprised in Survey No. 138/1

East by: Land comprised in Survey Nos. 136, 137/2A1, 137/2A2

West by: Land comprised in Survey No. 148/5A

Boundaries for Land in S. No. 138/1 - Ac. 0.04 Cents

North by: Land comprised in Survey Nos. 148/5A, 137/1, 137/2A2

South by: Land comprised in Survey No. 148/5A

East by: Land comprised in Survey No. 138/2A1B & 24'0" Wide Road

West by: Land comprised in Survey No. 148/5A

In all admeasuring a total extent of Ac. 0.17 Cents (Acre Zero and Seventeen Cents) or thereabouts and situated within the Registration District of South Chennai and Registration Sub District of Joint Sub Registrar -1, Saidapet.

	SCHEDULE - B (Undivided Share of Land Conveyed Under This Deed) 918 Sq. Ft (Nine Hundred and Eighteen Square Feet) of Undivided Share of Land situated at New No. 72 (Older No. 97 & Old No. 80), Karambakkam Village, Ambattur Taluk, Thiruvallur District, (Previously in Saidapet Taluk, Chinglepet MGR District), from and out of the total extent measuring Hc. 3.68.0 Ares (Three Hectares and Sixty-Eight Ares) (i.e., Nine Acres and Nine Cents) (i.e. One Hundred and Sixty Five Grounds) or thereabouts, comprised in New Survey Nos. 148/5A (One Four Eight Bar Five A), 148/7A (One Four Eight Bar Seven A), 137/1 (One Three Seven Bar One) and 138/1 (One Three Eight Bar One) and forming part of the "A" Schedule property mentioned above
C	All that Piece and parcel of vacant house site bearing Plot No. 117 measuring an extent of 1800 Sq. Ft. in VENKATACHALAM NAGAR EXTENSION PART-1 comprised in Survey No. 282/16 and 282/17 situated in Old No. 126, New No. 51, Nemili group KARANTHANGAL village, Sriperumbudur Taluk, Kancheepuram district and within registration district of Chengalpattu and SRO Sriperumbudur and approved by CSAR/DTCP M84-284/LP-235 bounded on. Total property bounded by: East by: Plot No. 120 South by: Plot No. 118 West by: 24 feet Road North by: Plot No. 116 (Doc. No: 18859/2007, dated 23.08.2007, SRO Sriperumbudur, Property Owned by Mrs. Kalagara Sridevi)
D	All that Piece and parcel of vacant house site bearing Plot No.431 measuring an extent of 2400 Sq. Ft and Plot No. 432A measuring extent of 1080 Sq. Ft. totalling of an extent of 3480 Sq. Ft. in Old Survey No. 205/2A, Patta No. 575 as per Patta New Survey No. 205/2A2 part and 205/2A4 part in the approved layout "V.G.P. RAMANUJAR TOWN PART III" in DTP Approval No. C.R./DTCP/M-832-49/LP-196 Vadamangalam Village, Sriperambudur Taluk, Kancheepuram District, Within Registration District Kancheepuram SRO Sriperumbudur bounded on: <u>Plot No. 431</u> Total property bounded by: East by: Plot No.432A South by: Road West by: Plot No. 430 North by: Plot no. 452 <u>Plot No. 432A</u> Total property bounded by: East by: Survey No. 205/2B South by: Road West by: Plot No. 431 North by: Plot no. 451A (Doc. No: 6452/2006, dated 24.04.2006, SRO Sriperambudur, Property Owned by Mr. Sura Venkata Srinivasa Rao)
4.The details of encumbrances, if any known to the Secured Creditor	• Due towards Commercial Taxes Department, Andhra Pradesh for Rs. 4,75,980.00 (Rupees Four Lakh Seventy-Five Thousand Nine Hundred Eighty Only) vide their letter dated 25.11.2024. • Due towards EPFO for Rs. 5,08,872.00 (Rupees Five Lakh Eight Thousand Eight Hundred and Seventy-Two only) vide their letter

	number GR/VSP/71291/RECOVERY/Zone-55-2/2024/407 dated 01.10.2024 for period from 07/2014 to 03/2022. Due towards pending salaries of employees of M/s Sainor Life Sciences Private limited and legal charges for Rs. 2,26,29,334.00 (Rupees Two Crore Twenty-Six Lakh Twenty-Nine Thousand Three Hundred and Thirty-Four only) as per the letter received from Joint Commissioner of Labour, Visakhapatnam vide their letter reference Rc. No. C/1573/2025, Dated: 17-07-2025.
5. Details of Stay / Status Quo / Litigation pending against the property, if any, known to the secured creditor in Courts/ Tribunals etc	The Sale of property/ies is/are subject to the outcome of SA 77/2025 and SA 370/2025 filed before Honourable Debt Recovery Tribunal, Visakhapatnam.
6. Last date for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	10-04-2026, Friday from 12:00 NOON to 05:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8. The secured debt for the recovery of which the immovable secured asset is to be sold:	Total Dues as of 31-12-2025: Rs. 6,26,68,616.46 (Rupees Six Crore Twenty-Six Lakh Sixty-Eight Thousand Six Hundred and Sixteen and Paise Forty-Six only) together with contractual rate of interest as of 31-12-2025 plus further interest, costs and charges due to the Union Bank of India from Borrower/Guarantor
9.1. Reserve price for the property / Properties below which the property will not be sold:	Reserve price for the property: Property A: ₹ 1,10,00,000.00 (Rupees One Crore and Ten Lakh only) Property B: ₹ 2,27,00,000.00 (Rupees Two Crore and Twenty-Seven Lakh only) Property C: ₹ 7,50,000.00 (Rupees Seven Lakh and Fifty Thousand only) Property D: ₹ 16,50,000.00 (Rupees Sixteen Lakh and Fifty Thousand only) Properties below which the property will not be sold: Reserve price of the property mentioned above plus one bid increment for each property.
9.2. EMD Payable	Approximately 10% of the Reserve Price mentioned above. Property A: ₹ 11,00,000.00 (Rupees Eleven Lakh only) Property B: ₹ 22,70,000.00 (Rupees Twenty-Two Lakh and Seventy Thousand only) Property C: ₹ 75,000.00 (Rupees Seventy-Five Thousand only) Property D: ₹ 1,65,000.00 (Rupees One Lakh and Sixty-Five Thousand only)
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 ubin0817295@unionbankofindia.bank or contact 9324517291*

10.6 Steps Involved

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/purchaser ID
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://baanknet.com> and <https://www.unionbankofindia.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 ₹ 1,10,000.00 (Rupees One Lakh and Ten Thousand only) for Property A, ₹ 2,27,000.00 (Rupees Two Lakh and Twenty-Seven Thousand only) for Property B, ₹ 7,500.00 (Rupees Seven Thousand and Five Hundred

only) for Property C and ₹ 16,500.00 (Rupees Sixteen Thousand and Five Hundred only) for Property D in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value than ₹ 1,10,000.00 (Rupees One Lakh and Ten Thousand only) for Property A, ₹ 2,27,000.00 (Rupees Two Lakh and Twenty-Seven Thousand only) for Property B, ₹ 7,500.00 (Rupees Seven Thousand and Five Hundred only) for Property C and ₹ 16,500.00 (Rupees Sixteen Thousand and Five Hundred only) for Property D.

(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 172911980050000 in the Name of INWARD RTGS, IFSC: UBIN0817295 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 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 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.
29. The Sale of property/ies is/are subject to the outcome of SA No. 77/2025 and SA No. 370/2025 filed before Honourable Debt Recovery Tribunal, Visakhapatnam.

Place: Visakhapatnam

Date: 16-03-2026

कृते युनियन बैंक ऑफ इंडिया / For Union Bank of India
एसेट रिकवरी शाखा, विशाखपट्टणम / Asset Recovery Br., (ARE)

AUTHORISED OFFICER

मुख्य अधिकारी / For Union Bank of India
विशाखपट्टणम / VISAKHAPATNAM

