

आस्ति वसूली शाखा **Asset Recovery Branch**
Door No 26-15-150 Andhra Bank Building Changalraopeta
 विशाखपट्टणम **VISAKHAPATNAM 530001**
Telephone No.0891-2537782 ई मेल email: ubin0817295@unionbankofindia.bank.in

APPENDIX - IV-A
[See Proviso to Rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 properties mortgaged/charged to Union Bank of India, the **Physical** possession of which has been taken by the Authorised Officer of Union Bank Of India (Secured Creditor), will be sold on **25.03.2026** “As is where is”, “As is what is”, and “Whatever there is” basis for recovery of **Rs.5,97,75,250.00 (Rupees Five Crore Ninety-Seven Lakhs Seventy-Five Thousand and Two Hundred Fifty Only)** together with contractual rate of interest as stated above as of **31.12.2025** plus further interest, costs and charges due to the Union Bank of India from Borrower/Guarantor:

Borrower:- M/s JMR Engineering Industries, Flat No.303, Waltair Heights Apartments, Opp A U outgate, Chinna Waltair, Visakhapatnam PIN-530003	Managing Partner: Mr. Konathala Appala Naidu, s/o later Nooka Raju, Flat No.303, Waltair Heights Apartments, Opp.AU Out gate, Chinna Waltair, Visakhapatnam - 530003
Partner:- Smt. Gangula Rohini, W/o Ramesh, flat no.303, Waltair Heights Apartment, Opp.AU Outgate, Chinna Waltair, Visakhapatnam - 530003.	Guarantor: M/s. Jaya Krishna Steels, represented by its proprietor Mr. Konathala Appala Naidu, D.no.26-8-63, Rajha Ram Mohan Roy road, Velampeta, Near Municipal Stadium, Visakhapatnam - 530001.
Guarantor: Smt. Gangula Rohini, w/o Ramesh, flat no.303, Waltair Heights Apartment, Opp.AU Outgate, Chinna Waltair, Visakhapatnam - 530003.	Guarantor: Mr. Konathala Appala Naidu, s/o later Nooka Raju, Flat No.303, Waltair Heights Apartments, Opp.AU Out gate, Chinna Waltair, Visakhapatnam - 530003

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

SCHEDULE OF THE PROPERTY AND RESERVE PRICE

S No	Description of the Immovable Properties	Reserve Price/EMD/Bid Increment	Date and time of E auction
1	Vacant Site admeasuring 3388 sq.yds. (as per document), Actual 3080 sq.yds. in Zeroyithi Patta No.05, S.No.48/2 of Kummaripalem Village, Bheemunipatnam Mandal, GVMC, Visakhapatnam in the name of M/s.Jayakrishna Steels represented by its proprietor, Shri Konathala Appala Naidu (Regd. Sale deed no.2177/2011 dtd 6.7.11 at SRO, Bheemunipatnam) Boundaries of the property: (As per Doc.) North: Land belongs to Kanakala Sanyasamma and land belongs to James Chako South: Land belongs to Kondrupentayya and Govt. land East: Land belongs to Barla Apparao and land left for Road leads to main road in North side by T.Srinivasa Rao West: Land belongs to Kagupati Kamala Lakshmi	<u>Reserve Price</u> Rs.1,17,00,000.00 (Rupees One Crore and Seventeen Lakh Only) <u>EMD</u> Rs.11,70,000/- (Rupees Eleven Lakh and Seventy Thousand Only) <u>Bid Increment</u> Rs.1,17,000/- (Rupees One Lakh and Seventeen Thousand Only)	<u>25-03-2026,</u> <u>Wednesday</u> from <u>12.00 Noon to 05.00 pm</u> (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com

List of Encumbrances: Nil

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

Place: Visakhapatnam
Date:04.03.2026

Authorized Officer
Union Bank of India,
Asset Recovery Branch
Mobile No. 9324517291

Encl: Terms of sale

Door No 26-15-150 Andhra Bank Building Changalraopeta

विशाखपट्टणम VISAKHAPATNAM 530001

Telephone No.0891-2537782

ई मेल email: ubin0817295@unionbankofindia.bank.in

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower	M/s JMR Engineering Industries, Flat No.303, Waltair Heights Apartments, Opp: A U outgate, Chinna Waltair, Visakhapatnam PIN-530003
Name and address of the Partners	Mr. Konathala Appala Naidu, s/o later Nooka Raju, Flat No.303, Waltair Heights Apartments, Opp.AU Outgate, Chinna Waltair, Visakhapatnam - 530003
	Smt. Gangula Rohini, w/o Ramesh, flat no.303, Waltair Heights Apartment, Opp.AU Outgate, Chinna Waltair, Visakhapatnam - 530003.
Name and address of the Guarantor	M/s. Jaya Krishna Steels, represented by its proprietor Mr. Konathala Appala Naidu, D.no.26-8-63, Rajha Ram Mohan Roy road, Velampeta, Near Municipal Stadium, Visakhapatnam - 530001. Mr. Konathala Appala Naidu, s/o later Nooka Raju, Flat No.303, Waltair Heights Apartments, Opp.AU Outgate, Chinna Waltair, Visakhapatnam - 530003 Smt. Gangula Rohini, w/o Ramesh, flat no.303, Waltair Heights Apartment, Opp.AU Outgate, Chinna Waltair, Visakhapatnam - 530003.
2. Name and address of the Secured Creditor	Originally sanctioned by base branch "AU Campus Branch" Now transferred to Asset Recovery Branch, Door No 26-15- Union Bank Building Changalraopeta, VISAKHAPATNAM 530001, TelNo.0891-2537792/82 email: ubin0817295@unionbankofindia.bank.in
3. 3. Description of immovable secured assets to be Sold: -	Vacant Site admeasuring 3388 sq.yds. (as per document), Actual 3080 sq.yds. in Zeroyithi Patta No.05, S.No.48/2 of Kummaripalem Village, Bheemunipatnam Mandal, GVMC, Visakhapatnam in the name of M/s.Jayakrishna Steels represented by its proprietor, Shri Konathala Appala Naidu (Regd. Sale deed no.2177/2011 dtd 6.7.11 at SRO, Bheemunipatnam) Boundaries of the property: (As per Doc.) North: Land belongs to Kanakala Sanyasamma and land belongs to James Chako South: Land belongs to Kondrupentayya and Govt. land East: Land belongs to Barla Apparao and land left for Road leads to main road in North side by T.Srinivasa Rao West: Land belongs to Kagupati Kamala Lakshmi

4.The details of encumbrances, if any known to the Secured Creditor	Nil, as known to the bank
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	Nil
6. Last date for submission of EMD	EMD shall be deposited before participation in the auction process
7. Date & Time of auction	<u>25-03-2026, Wednesday from 12.00 Noon to 05.00 pm</u> (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:	Rs.5,97,75,250.00 (Rupees Five Crore Ninety-Seven Lakhs Seventy-Five Thousand and Two Hundred Fifty Only) together with contractual rate of interest as stated above as of 31-12-2025 plus further interest, costs and charges due to the Union Bank of India
9.1. Reserve price for the property / Properties below which the property will not be sold:	<u>Reserve price for the property:</u> Rs.1,17,00,000.00 (Rupees One Crore and Seventeen Lakh Only)/ <u>Properties below which the property will not be sold:</u> Reserve Price of the property Plus One Bid Increment
9.2. EMD Payable	10% of the Reserve Price mentioned above. Rs.11,70,000/- (Rupees Eleven Lakh and Seventy 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.
- 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 Rs.1,17,000/- (Rupees One Lakh Seventeen Thousand only) for Property, in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs.1,17,000/- (Rupees One Lakh Seventeen Thousand only) for Property.

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 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 Authorized 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 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: Visakhapatnam

Authorized Officer

Date: 04.03.2026

Union Bank of India, Asset Recovery Branch