

आस्ति वसूली शाखा Asset Recovery Branch  
Door No 26-15-150 Union Bank Building Changalraopeta  
विशाखापटनम VISAKHAPATNAM 530001

Telephone No.0891-2537782 ई मेल email: ubin0817295@unionbankofindia.bank.in

To:

| S.No | Address - I                                                                                                                                                                                      | Address - II                                                                                                                                                                                                                                                                                                                               |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.   | <b>Borrower</b><br>Reg. Office:<br>M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd.<br>D. No. 7-153, Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212                      | <b>Borrower</b><br>Other Office:<br>M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd.<br>50-28-16/1, T P T Colony, Seethammadhara,<br>Visakhapatnam - 530013<br>(Or)<br>Unit / Works (owned):<br>M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd.<br>Sy.No. 113, Chebrolu, Chebrolu Mandal, Guntur<br>District, Andhra Pradesh -522212. |
| 2.   | <b>Director</b><br>Mr. Vummaneni Siva Nageswara Rao<br>S/o. Mr. Vummaneni Abbaiah<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam - 530013<br>Mob:9866319566 | <b>Director</b><br>Mr. Vummaneni Siva Nageswara Rao<br>S/o. Mr. Vummaneni Abbaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd<br>D. No. 7-153,<br>Tenali Road, Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212 Mob: 9866319566                                                                                          |
| 3.   | <b>Director</b><br>Mrs. Vummaneni Lalitha Kumari<br>W/o Mr. Vummaneni Siva Nageswara Rao<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam - 530013            | <b>Director</b><br>Mrs. Vummaneni Lalitha Kumari<br>W/o Mr. Vummaneni Siva Nageswara Rao<br>C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd<br>D. No. 7-153, Tenali Road, Chebrolu Village,<br>Guntur, Andhra Pradesh - 522212                                                                                                       |
| 4.   | <b>Director</b><br>Mr. Kandru Subba Rao<br>S/o Mr. Veera Raghavaiah<br>#4-95, Near Sri Lakshmi Godavari Spinning Mill, Chebrolu, Guntur,<br>Andhra Pradesh - 522212                              | <b>Director</b><br>Mr. Kandru Subba Rao<br>S/o Mr. Veera Raghavaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt Ltd<br>D. No. 7-153, Tenali Road, Chebrolu Village,<br>Guntur, Andhra Pradesh - 522212 Mob:9490852244                                                                                                             |
| 5.   | <b>Guarantor</b><br>Mr. Vummaneni Rajesh<br>S/o Mr. Vummaneni Siva Nageswara Rao<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam - 530013<br>Mob:9666369369  | <b>Guarantor</b><br>Mr. Vummaneni Rajesh<br>S/o Mr. Vummaneni Siva Nageswara Rao<br># C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd, D. No. 7-153, Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212 Mob: 9666369369                                                                                            |
| 6.   | <b>Guarantor</b><br>Mr. K Gangadhara Rao<br>S/o Kandimalla Chowdary Rao<br>#26-23-8/3, Chaitanya nagar, Gajuwaka,<br>Visakhapatnam,<br>Andhra Pradesh - 530026<br>Mob:9866319569                 | <b>Guarantor</b><br>Mr. K Gangadhara Rao<br>S/o Kandimalla Chowdary Rao<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt Ltd<br>D. No. 7-153, Tenali Road, Chebrolu Village,<br>Guntur,<br>Andhra Pradesh - 522212 Mob:9866319569                                                                                                      |

| S.No | Address - I                                                                                                                                                                                       | Address - II                                                                                                                                                                                                                                          |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.   | <b>Guarantor</b><br>Mr. Vummaneni Siva Nageswara Rao<br>S/o. Mr. Vummaneni Abbaiah<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam - 530013<br>Mob:9866319566 | <b>Guarantor</b><br>Mr. Vummaneni Siva Nageswara Rao<br>S/o. Mr. Vummaneni Abbaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills<br>Pvt. Ltd<br>D. No. 7-153, Tenali Road, Chebrolu<br>Village, Guntur,<br>Andhra Pradesh - 522212 Mob: 9866319566 |
| 8.   | <b>Guarantor</b><br>Mrs. Vummaneni Lalitha Kumari<br>W/o Mr. Vummaneni Siva Nageswara Rao<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam - 530013            | <b>Guarantor</b><br>Mrs. Vummaneni Lalitha Kumari<br>W/o Mr. Vummaneni Siva Nageswara Rao<br># C/o M/s. Sri Lakshmi Godavari Spinning Mills<br>Pvt. Ltd<br>D. No. 7-153, Tenali Road, Chebrolu Village,<br>Guntur,<br>Andhra Pradesh - 522212         |
| 9.   | <b>Guarantor</b><br>Mr. Kandru Subba Rao<br>S/o Mr. Veera Raghavaiah<br>#4-95, Near Sri Lakshmi Godavari Spinning<br>Mill, Chebrolu, Guntur,<br>Andhra Pradesh - 522212                           | <b>Guarantor</b><br>Mr. Kandru Subba Rao<br>S/o Mr. Veera Raghavaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt<br>Ltd<br>D. No. 7-153, Tenali Road, Chebrolu Village,<br>Guntur, Andhra Pradesh - 522212<br>Mob:9490852244                 |
| 10.  | <b>Corporate Guarantee</b><br>M/s. Godavari Townships Pvt. Ltd.<br>#58-1-400/2, 2 <sup>nd</sup> floor,<br>P.M.L Complex,<br>N.A.D X Roads, Visakhapatnam, Andhra<br>Pradesh, India - 530027       |                                                                                                                                                                                                                                                       |
| 11.  | <b>Corporate Guarantee</b><br>Reg. Office:<br>M/s. Godaavari Labs Pvt. Ltd.<br>#D.No.50-28-16/1, TPT Colony,<br>Seethammadhara, Visakhapatnam - 530013                                            | <b>Corporate Guarantee</b><br>Unit / Works:<br>M/s. Godaavari Labs Pvt. Ltd.<br>#Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P<br>&42P of APIIC-De-Notified Area, APSEZ,<br>Lalamkoduru(V), Rambilli, Atchutapuram,<br>Visakhapatnam                  |

Dear Sir/Madam,

**Sub: Notice of 15 days for Sale of immovable secured assets under Rule 8 and 9 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**

1. Union Bank of India, Mid Corporate Branch, Visakhapatnam, AP, the Secured Creditor, caused a demand notice dated 12.05.2025 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken constructive/physical possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 10.09.2025.
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on **25-03-2026, Wednesday from 12:00 NOON to 05:00 PM** by inviting Bids from the public through online mode on [www.baanknet.com](http://www.baanknet.com).

3. The Reserve Price of the properties will be as given below: -

| Sl No.    | Property Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Reserve Price |                      |      |             |       |                                   |      |             |       |                   |                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------|------|-------------|-------|-----------------------------------|------|-------------|-------|-------------------|------------------------------------------------------------------------------------------------------|
| 01        | <p>Original Registered Sale Deed under Doc. No. 4852/2005 dated 29-06-2005)</p> <p>Original Registered agreement to sell with Power of Attorney vide doc no. 4734/2002 dtd. 23.11.2002)</p> <p>Exclusive charge by way of Equitable Mortgage on Urban residential vacant site admeasuring a total extent of 225 sq. yards situated in Plot No: 8, Patta No. 189, S. No 107/1 &amp; 107/2 of Chinagadili Village, D.No.3-85-3, 3<sup>rd</sup> Road, Adarsh Nagar, GVMC limits, Visakhapatnam Dist. in the name of Mr. Vummaneni Sivanageswara Rao.</p> <p><b>Property bounded by</b></p> <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Plot No 6</td></tr><tr><td>South</td><td>Land belongs to N. Lalitha Kumari</td></tr><tr><td>West</td><td>Plot No 10</td></tr><tr><td>North</td><td>15 Feet Wide Road</td></tr></table> | Direction     | As per the Documents | East | Plot No 6   | South | Land belongs to N. Lalitha Kumari | West | Plot No 10  | North | 15 Feet Wide Road | <p><b>Reserve Price:</b><br/>Rs.89,10,000/-<br/>(Rupees Eighty-Nine Lakhs and Ten Thousand Only)</p> |
| Direction | As per the Documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |               |                      |      |             |       |                                   |      |             |       |                   |                                                                                                      |
| East      | Plot No 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               |                      |      |             |       |                                   |      |             |       |                   |                                                                                                      |
| South     | Land belongs to N. Lalitha Kumari                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |               |                      |      |             |       |                                   |      |             |       |                   |                                                                                                      |
| West      | Plot No 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |                      |      |             |       |                                   |      |             |       |                   |                                                                                                      |
| North     | 15 Feet Wide Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |               |                      |      |             |       |                                   |      |             |       |                   |                                                                                                      |
| 02        | <p>i. Original Registered Sale Deed under Doc. No. 4851/2005 dt.13-06-2005)</p> <p>ii. Original Registered GPA vide Doc no. 4713/2005 dt. 08.06.2005)</p> <p>Exclusive charge by way of Equitable Mortgage on Urban residential Open Plot admeasuring an extent of 311 sq. yards situated at Plot No MIG-140, Sy.No. 19/2 to 22 of Aganampudi Panchayat, Thalarivanipalem Village, Gajuwaka Mandal, Visakhapatnam Dist. which is owned by Mr. Kandimalla Gangadhara Rao.</p> <p><b>Property bounded by</b></p> <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Plot No 141</td></tr><tr><td>South</td><td>Plot No 145</td></tr><tr><td>West</td><td>Plot No 139</td></tr><tr><td>North</td><td>30 Ft Wide Road</td></tr></table>                                                                                               | Direction     | As per the Documents | East | Plot No 141 | South | Plot No 145                       | West | Plot No 139 | North | 30 Ft Wide Road   | <p><b>Reserve Price:</b><br/>Rs.60,00,000/-<br/>(Rupees Sixty Lakhs Only)</p>                        |
| Direction | As per the Documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |               |                      |      |             |       |                                   |      |             |       |                   |                                                                                                      |
| East      | Plot No 141                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               |                      |      |             |       |                                   |      |             |       |                   |                                                                                                      |
| South     | Plot No 145                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               |                      |      |             |       |                                   |      |             |       |                   |                                                                                                      |
| West      | Plot No 139                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               |                      |      |             |       |                                   |      |             |       |                   |                                                                                                      |
| North     | 30 Ft Wide Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |               |                      |      |             |       |                                   |      |             |       |                   |                                                                                                      |

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

Place: Visakhapatnam  
Date:02.03.2026

Yours Faithfully,  
एसेट रिकवरी शाखा, (अभारक) / For Union Bank of India  
Asset Recovery Br., (ARB)  
मुख्य प्रबंधक / Authorized Officer  
Authorized Officer  
Union Bank of India, VISAKHAPATNAM

Encl: Sale Notice



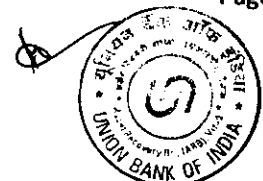
**आस्ति वसूली शाखा Asset Recovery Branch**  
**Door No 26-15-150 Andhra Bank Building Changalraopeta**  
**विशाखपट्टणम VISAKHAPATNAM 530001**

**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)/Co-Obligant(s)/Mortgagor(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Union Bank of India, the Constructive Possession of property in S.No.1 and Physical Possession of property in S.No.2 has been taken by the Authorised Officer of Union Bank Of India (Secured Creditor), will be sold on 25.03.2026 on "As is where is", "As is what is", and "Whatever there is" basis for recovery of Rs.58,54,15,800.00 (Rupees Fifty-Eight Crores Fifty-Four Lakhs Fifteen Thousand and Eight Hundred 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:

| S.No | Address - I                                                                                                                                                                                                       | Address - II                                                                                                                                                                                                                                                                                                                                                                   |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.   | <b><u>Borrower</u></b><br><b>Reg. Office:</b><br><b>M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd.</b><br><br>D. No. 7-153, Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212              | <b><u>Borrower</u></b><br><b>Other Office:</b><br><b>M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd.</b><br>50-28-16/1, T P T Colony, Seethammadhara,<br>Visakhapatnam - 530013<br>(Or)<br><b>Unit / Works (owned):</b><br><b>M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd.</b><br>Sy. No. 113, Chebrolu, Chebrolu Mandal,<br>Guntur District, Andhra Pradesh -522212. |
| 2.   | <b><u>Director</u></b><br><b>Mr. Vummaneni Siva Nageswara Rao</b><br>S/o. Mr. Vummaneni Abbaiah<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam -<br>530013<br>Mob:9866319566 | <b><u>Director</u></b><br><b>Mr. Vummaneni Siva Nageswara Rao</b><br>S/o. Mr. Vummaneni Abbaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd<br>D. No. 7-153,<br>Tenali Road, Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212 Mob: 9866319566                                                                                                                |
| 3.   | <b><u>Director</u></b><br><b>Mrs. Vummaneni Lalitha Kumari</b><br>W/o Mr. Vummaneni Siva Nageswara Rao<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam -<br>530013            | <b><u>Director</u></b><br><b>Mrs. Vummaneni Lalitha Kumari</b><br>W/o Mr. Vummaneni Siva Nageswara Rao<br># C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd<br>D. No. 7-153,<br>Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212                                                                                                                     |



| S.No | Address - I                                                                                                                                                                                          | Address - II                                                                                                                                                                                                                                          |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.   | <b>Director</b><br>Mr. Kandru Subba Rao<br>S/o Mr. Veera Raghavaiah<br>#4-95, Near Sri Lakshmi Godavari Spinning<br>Mill, Chebrolu, Guntur,<br>Andhra Pradesh - 522212                               | <b>Director</b><br>Mr. Kandru Subba Rao<br>S/o Mr. Veera Raghavaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills<br>Pvt Ltd<br>D. No. 7-153, Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212<br>Mob:9490852244               |
| 5.   | <b>Guarantor</b><br>Mr. Vummaneni Rajesh<br>S/o Mr. Vummaneni Siva Nageswara Rao<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam -<br>530013<br>Mob:9666369369   | <b>Guarantor</b><br>Mr. Vummaneni Rajesh<br>S/o Mr. Vummaneni Siva Nageswara Rao<br># C/o M/s. Sri Lakshmi Godavari Spinning Mills<br>Pvt. Ltd,<br>D. No. 7-153, Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212 Mob: 9666369369 |
| 6.   | <b>Guarantor</b><br>Mr. K Gangadhara Rao<br>S/o Kandimalla Chowdary Rao<br>#26-23-8/3, Chaitanya nagar, Gajuwaka,<br>Visakhapatnam,<br>Andhra Pradesh - 530026<br>Mob:9866319569                     | <b>Guarantor</b><br>Mr. K Gangadhara Rao<br>S/o Kandimalla Chowdary Rao<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills<br>Pvt Ltd<br>D. No. 7-153, Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212<br>Mob:9866319569           |
| 7.   | <b>Guarantor</b><br>Mr. Vummaneni Siva Nageswara Rao<br>S/o. Mr. Vummaneni Abbaiah<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam -<br>530013<br>Mob:9866319566 | <b>Guarantor</b><br>Mr. Vummaneni Siva Nageswara Rao<br>S/o. Mr. Vummaneni Abbaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills<br>Pvt. Ltd<br>D. No. 7-153,<br>Tenali Road, Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212 Mob: 9866319566 |
| 8.   | <b>Guarantor</b><br>Mrs. Vummaneni Lalitha Kumari<br>W/o Mr. Vummaneni Siva Nageswara Rao<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam -<br>530013            | <b>Guarantor</b><br>Mrs. Vummaneni Lalitha Kumari<br>W/o Mr. Vummaneni Siva Nageswara Rao<br># C/o M/s. Sri Lakshmi Godavari Spinning Mills<br>Pvt. Ltd<br>D. No. 7-153,<br>Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212      |
| 9.   | <b>Guarantor</b><br>Mr. Kandru Subba Rao<br>S/o Mr. Veera Raghavaiah<br>#4-95, Near Sri Lakshmi Godavari Spinning<br>Mill, Chebrolu, Guntur,<br>Andhra Pradesh - 522212                              | <b>Guarantor</b><br>Mr. Kandru Subba Rao<br>S/o Mr. Veera Raghavaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills<br>Pvt Ltd<br>D. No. 7-153, Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212<br>Mob:9490852244              |

*Handwritten signature*



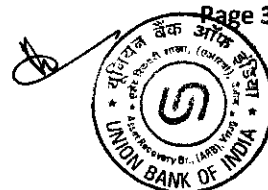
| S.No | Address - I                                                                                                                                                                              | Address - II                                                                                                                                                                                                                 |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10.  | <b>Corporate Guarantee</b><br>M/s. Godavari Townships Pvt. Ltd.<br>#58-1-400/2, 2 <sup>nd</sup> floor,<br>P.M.L Complex,<br>N.A.D X Roads, Visakhapatnam, Andhra Pradesh, India - 530027 |                                                                                                                                                                                                                              |
| 11.  | <b>Corporate Guarantee</b><br>Reg. Office:<br>M/s. Godaavari Labs Pvt. Ltd.<br>#D.No.50-28-16/1, TPT Colony,<br>Seethammadhara,<br>Visakhapatnam - 530013                                | <b>Corporate Guarantee</b><br>Unit / Works:<br>M/s. Godaavari Labs Pvt. Ltd.<br>#Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam |

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 PROPERTY AND RESERVE PRICE

SCHEDULE OF PROPERTY AND RESERVE PRICE

| Sl No     | Description of the Immovable Properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Reserve Price/EMD/ Bid Increment | Date and time of E auction |      |             |       |                                   |      |             |       |                   |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------|------|-------------|-------|-----------------------------------|------|-------------|-------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.        | <p>Original Registered Sale Deed under Doc. No. 4852/2005 dated 29-06-2005)<br/>Original Registered agreement to sell with Power of Attorney vide doc no. 4734/2002 dt. 23.11.2002)<br/>Exclusive charge by way of Equitable Mortgage on Urban residential vacant site admeasuring a total extent of 225 sq. yards situated in Plot No: 8, Patta No. 189, S. No 107/1 &amp; 107/2 of Chinagadili Village, D.No.3-85-3, 3<sup>rd</sup> Road, Adarsh Nagar, GVMC limits, Visakhapatnam Dist. in the name of Mr. Vummaneni Sivanageswara Rao.</p> <p><b>Property bounded by</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 20%;">Direction</th><th style="width: 80%;">As per the Documents</th></tr></thead><tbody><tr><td style="text-align: center;">East</td><td>Plot No 6</td></tr><tr><td style="text-align: center;">South</td><td>Land belongs to N. Lalitha Kumari</td></tr><tr><td style="text-align: center;">West</td><td>Plot No 10</td></tr><tr><td style="text-align: center;">North</td><td>15 Feet Wide Road</td></tr></tbody></table> | Direction                        | As per the Documents       | East | Plot No 6   | South | Land belongs to N. Lalitha Kumari | West | Plot No 10  | North | 15 Feet Wide Road | <p><b>Reserve Price:</b><br/>Rs.89,10,000/-<br/>(Rupees Eighty-Nine Lakhs and Ten Thousand Only)<br/><b>EMD Amount</b><br/>Rs.8,91,000/-<br/>(Rupees Eight Lakhs and Ninety-One Thousand Only)<br/><b>Bid Increment</b><br/>Rs.89,100/-<br/>(Rupees Eighty-Nine Thousand One Hundred Only)</p> | <p><b>25-03-2026, Wednesday from 12:00 NOON to 05:00 PM</b> (with 10 min unlimited auto extensions)<br/>E-auction website-<br/><a href="https://baanknet.com">https://baanknet.com</a></p> |
| Direction | As per the Documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                            |      |             |       |                                   |      |             |       |                   |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                            |
| East      | Plot No 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                            |      |             |       |                                   |      |             |       |                   |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                            |
| South     | Land belongs to N. Lalitha Kumari                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                            |      |             |       |                                   |      |             |       |                   |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                            |
| West      | Plot No 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                            |      |             |       |                                   |      |             |       |                   |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                            |
| North     | 15 Feet Wide Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                            |      |             |       |                                   |      |             |       |                   |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                            |
| 2.        | <p>i. Original Registered Sale Deed under Doc. No. 4851/2005 dt.13-06-2005)<br/>ii. Original Registered GPA vide Doc no. 4713/2005 dt. 08.06.2005)<br/>Exclusive charge by way of Equitable Mortgage on Urban residential Open Plot admeasuring an extent of 311 sq. yards situated at Plot No MIG-140, Sy.No. 19/2 to 22 of Aganampudi Panchayat, Thalarivanipalem Village, Gajuwaka Mandal, Visakhapatnam Dist. which is owned by Mr. Kandimalla Gangadhara Rao.</p> <p><b>Property bounded by</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 20%;">Direction</th><th style="width: 80%;">As per the Documents</th></tr></thead><tbody><tr><td style="text-align: center;">East</td><td>Plot No 141</td></tr><tr><td style="text-align: center;">South</td><td>Plot No 145</td></tr><tr><td style="text-align: center;">West</td><td>Plot No 139</td></tr><tr><td style="text-align: center;">North</td><td>30 Ft Wide Road</td></tr></tbody></table>                                                                                              | Direction                        | As per the Documents       | East | Plot No 141 | South | Plot No 145                       | West | Plot No 139 | North | 30 Ft Wide Road   | <p><b>Reserve Price:</b><br/>Rs.60,00,000/-<br/>(Rupees Sixty Lakhs Only)<br/><b>EMD Amount</b><br/>Rs.6,00,000/-<br/>(Rupees Six Lakhs Only)<br/><b>Bid Increment</b><br/>Rs.60,000/-<br/>(Rupees Sixty Thousand Only)</p>                                                                    | <p><b>25-03-2026, Wednesday from 12:00 NOON to 05:00 PM</b> (with 10 min unlimited auto extensions)<br/>E-auction website-<br/><a href="https://baanknet.com">https://baanknet.com</a></p> |
| Direction | As per the Documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                            |      |             |       |                                   |      |             |       |                   |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                            |
| East      | Plot No 141                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                            |      |             |       |                                   |      |             |       |                   |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                            |
| South     | Plot No 145                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                            |      |             |       |                                   |      |             |       |                   |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                            |
| West      | Plot No 139                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                            |      |             |       |                                   |      |             |       |                   |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                            |
| North     | 30 Ft Wide Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                            |      |             |       |                                   |      |             |       |                   |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                            |



- There are no encumbrances known to the Bank on the property.
- The borrower filed a SA/755/2025 in DRT Visakhapatnam against the auction and same is pending for disposal.
- Online E-Auction will be held through web portal/website <https://baanknet.com>
- For Registration and Login and Bidding Rules and Terms and Conditions of Sale visit <https://baanknet.com> (Buyer Registration - link provided in the home page of the website)
- Terms and Conditions of E-auction sale are available in bank's website [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in)

Place: Visakhapatnam  
Date:02-03-2026

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

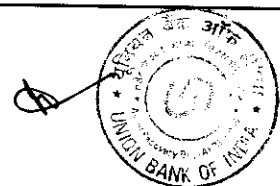
मुख्य प्रबंधक Chief Manager / अधिकृत अधिकारी Authorized Officer  
Union Bank of India,

Encl: Terms of Sale

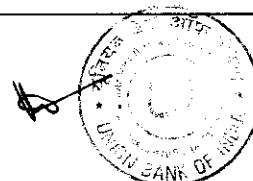


**TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS**

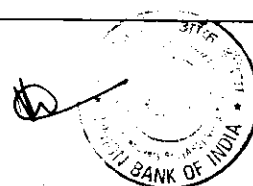
| 1. Name and address of the Borrower | Borrower:<br>M/s Sri Lakshmi Godavari Spinning Mills Pvt Limited |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | S.No                                                             | Address - I                                                                                                                                                                                          | Address - II                                                                                                                                                                                                                                                                                                                                       |
|                                     | 1.                                                               | <u>Borrower</u><br><b>Reg. Office:</b><br>M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd.<br><br>D. No. 7-153, Tenali Road, Chebrolu Village, Guntur, Andhra Pradesh - 522212                     | <u>Borrower</u><br><b>Other Office:</b><br>M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd.<br>50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013<br>(Or)<br><b>Unit / Works (owned):</b><br>M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd.<br>S. No. 113, Chebrolu, Chebrolu Mandal, Guntur District, Andhra Pradesh -522212. |
|                                     | 2.                                                               | <u>Director</u><br><b>Mr. Vummaneni Siva Nageswara Rao</b><br>S/o. Mr. Vummaneni Abbaiah<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013<br>Mob:9866319566 | <u>Director</u><br><b>Mr. Vummaneni Siva Nageswara Rao</b><br>S/o. Mr. Vummaneni Abbaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd<br>D. No. 7-153, Tenali Road, Chebrolu Village, Guntur, Andhra Pradesh - 522212 Mob: 9866319566                                                                                                 |
|                                     | 3.                                                               | <u>Director</u><br><b>Mrs. Vummaneni Lalitha Kumari</b><br>W/o Mr. Vummaneni Siva Nageswara Rao<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013            | <u>Director</u><br><b>Mrs. Vummaneni Lalitha Kumari</b><br>W/o Mr. Vummaneni Siva Nageswara Rao<br># C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd<br>D. No. 7-153, Tenali Road, Chebrolu Village, Guntur, Andhra Pradesh - 522212                                                                                                         |
|                                     | 4.                                                               | <u>Director</u><br><b>Mr. Kandru Subba Rao</b><br>S/o Mr. Veera Raghavaiah<br>#4-95, Near Sri Lakshmi Godavari Spinning Mill, Chebrolu, Guntur, Andhra Pradesh - 522212                              | <u>Director</u><br><b>Mr. Kandru Subba Rao</b><br>S/o Mr. Veera Raghavaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt Ltd<br>D. No. 7-153, Tenali Road, Chebrolu Village, Guntur, Andhra Pradesh - 522212<br>Mob:9490852244                                                                                                              |
|                                     | 5.                                                               | <u>Guarantor</u><br><b>Mr. Vummaneni Rajesh</b><br>S/o Mr. Vummaneni Siva Nageswara Rao<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013<br>Mob:9666369369  | <u>Guarantor</u><br><b>Mr. Vummaneni Rajesh</b><br>S/o Mr. Vummaneni Siva Nageswara Rao<br># C/o M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd,<br>D. No. 7-153, Tenali Road, Chebrolu Village, Guntur, Andhra Pradesh - 522212 Mob: 9666369369                                                                                                |



|                                                        |                                                                                                                                                                                    |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                        | 6.                                                                                                                                                                                 | <b>Guarantor</b><br>Mr. K Gangadhara Rao<br>S/o Kandimalla Chowdary Rao<br>#26-23-8/3, Chaitanya nagar,<br>Gajuwaka, Visakhapatnam,<br>Andhra Pradesh - 530026<br>Mob:9866319569                                 | <b>Guarantor</b><br>Mr. K Gangadhara Rao<br>S/o Kandimalla Chowdary Rao<br>#C/o M/s. Sri Lakshmi Godavari Spinning<br>Mills Pvt Ltd<br>D. No. 7-153, Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212<br>Mob:9866319569                 |
|                                                        | 7.                                                                                                                                                                                 | <b>Guarantor</b><br>Mr. Vummaneni Siva Nageswara<br>Rao<br>S/o. Mr. Vummaneni Abbaiah<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam<br>- 530013<br>Mob:9866319566          | <b>Guarantor</b><br>Mr. Vummaneni Siva Nageswara Rao<br>S/o. Mr. Vummaneni Abbaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning<br>Mills Pvt. Ltd<br>D. No. 7-153,<br>Tenali Road, Chebrolu Village,<br>Guntur,<br>Andhra Pradesh - 522212 Mob:<br>9866319566 |
|                                                        | 8.                                                                                                                                                                                 | <b>Guarantor</b><br>Mrs. Vummaneni Lalitha Kumari<br>W/o Mr. Vummaneni Siva<br>Nageswara Rao<br># Vummaneni Sadan,<br>50-28-16/1, T P T Colony,<br>Seethammadhara, Visakhapatnam<br>- 530013                     | <b>Guarantor</b><br>Mrs. Vummaneni Lalitha Kumari<br>W/o Mr. Vummaneni Siva Nageswara Rao<br># C/o M/s. Sri Lakshmi Godavari Spinning<br>Mills Pvt. Ltd<br>D. No. 7-153,<br>Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212            |
|                                                        | 9.                                                                                                                                                                                 | <b>Guarantor</b><br>Mr. Kandru Subba Rao<br>S/o Mr. Veera Raghavaiah<br>#4-95, Near Sri Lakshmi Godavari<br>Spinning Mill, Chebrolu,Guntur,<br>Andhra Pradesh - 522212                                           | <b>Guarantor</b><br>Mr. Kandru Subba Rao<br>S/o Mr. Veera Raghavaiah<br>#C/o M/s. Sri Lakshmi Godavari Spinning<br>Mills Pvt Ltd<br>D. No. 7-153, Tenali Road,<br>Chebrolu Village, Guntur,<br>Andhra Pradesh - 522212<br>Mob:9490852244                    |
|                                                        | 10.                                                                                                                                                                                | <b>Corporate Guarantee</b><br>M/s. Godavari Townships Pvt.<br>Ltd.<br>#58-1-400/2, 2 <sup>nd</sup> floor,<br>P.M.L Complex,<br>N.A.D X Roads, Visakhapatnam,<br>Andhra Pradesh, India - 530027                   |                                                                                                                                                                                                                                                             |
|                                                        | 11.                                                                                                                                                                                | <b>Corporate Guarantee</b><br>Reg. Office:<br>M/s. Godaavari Labs Pvt. Ltd.<br>#D.No.50-28-16/1, TPT Colony,<br>Seethammadhara,<br>Visakhapatnam - 530013                                                        | <b>Corporate Guarantee</b><br>Unit / Works:<br>M/s. Godaavari Labs Pvt. Ltd.<br>#Plot No. 22 in Survey Nos: 35P, 36P, 37P,<br>40P & 42P of APIIC-De-Notified Area,<br>APSEZ, Lalamkoduru(V), Rambilli,<br>Atchutapuram, Visahakhapatnam                     |
| 2. Name and<br>address of the<br>Secured<br>Creditor   |                                                                                                                                                                                    | Loan Base Branch: Mid Corporate Branch, Visakhapatnam.<br>Now, the Account is at Union Bank of India, Asset Recovery Branch, Door No. 26-15-150,<br>Andhra Bank Building, Changalraopeta, Visakhapatnam 530 001. |                                                                                                                                                                                                                                                             |
| 3. Description of immovable secured assets to be Sold: |                                                                                                                                                                                    |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |
| Sl. No.                                                | Description of Property                                                                                                                                                            |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |
| Property 1                                             | Original Registered Sale Deed under Doc. No. 4852/2005 dated 29-06-2005)<br>Original Registered agreement to sell with Power of Attorney vide doc no. 4734/2002 dt.<br>23.11.2002) |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |



|                                                                                                                                                | Exclusive charge by way of Equitable Mortgage on Urban residential vacant site admeasuring a total extent of 225 sq. yards situated in Plot No: 8, Patta No. 189, S. No 107/1 & 107/2 of Chinagadili Village, D.No.3-85-3, 3 <sup>rd</sup> Road, Adarsh Nagar, GVMC limits, Visakhapatnam Dist. in the name of Mr. Vummaneni Sivanageswara Rao.<br><b>Property bounded by</b> <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Plot No 6</td></tr><tr><td>South</td><td>Land belongs to N. Lalitha Kumari</td></tr><tr><td>West</td><td>Plot No 10</td></tr><tr><td>North</td><td>15 Feet Wide Road</td></tr></table>                                                                                          |                                                                                                                                                                                              | Direction | As per the Documents | East | Plot No 6   | South | Land belongs to N. Lalitha Kumari | West | Plot No 10  | North | 15 Feet Wide Road |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------|------|-------------|-------|-----------------------------------|------|-------------|-------|-------------------|
| Direction                                                                                                                                      | As per the Documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| East                                                                                                                                           | Plot No 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| South                                                                                                                                          | Land belongs to N. Lalitha Kumari                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| West                                                                                                                                           | Plot No 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| North                                                                                                                                          | 15 Feet Wide Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| <b>Property 2</b>                                                                                                                              | i. Original Registered Sale Deed under Doc. No. 4851/2005 dt.13-06-2005)<br>ii. Original Registered GPA vide Doc no. 4713/2005 dt. 08.06.2005)<br>Exclusive charge by way of Equitable Mortgage on Urban residential Open Plot admeasuring an extent of 311 sq. yards situated at Plot No MIG-140, Sy.No. 19/2 to 22 of Aganampudi Panchayat, Thalarivanipalem Village, Gajuwaka Mandal, Visakhapatnam Dist. which is owned by Mr. Kandimalla Gangadhara Rao.<br><b>Property bounded by</b> <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Plot No 141</td></tr><tr><td>South</td><td>Plot No 145</td></tr><tr><td>West</td><td>Plot No 139</td></tr><tr><td>North</td><td>30 Ft Wide Road</td></tr></table> |                                                                                                                                                                                              | Direction | As per the Documents | East | Plot No 141 | South | Plot No 145                       | West | Plot No 139 | North | 30 Ft Wide Road   |
| Direction                                                                                                                                      | As per the Documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| East                                                                                                                                           | Plot No 141                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| South                                                                                                                                          | Plot No 145                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| West                                                                                                                                           | Plot No 139                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| North                                                                                                                                          | 30 Ft Wide Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| <b>4.The details of encumbrances, if any known to the Secured Creditor</b>                                                                     | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| <b>5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc</b> | The borrower filed a SA/755/2025 in DRT Visakhapatnam against the auction and same is pending for disposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| <b>6. Last date for submission of EMD</b>                                                                                                      | EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid.<br>It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| <b>7. Date &amp; Time of auction</b>                                                                                                           | <b><u>25-03-2026, Wednesday from 12:00 NOON to 05:00 PM</u></b><br>(with 10 min unlimited auto extensions)<br>E-auction website- <a href="https://baanknet.com">https://baanknet.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| <b>8.The secured debt for the recovery of which the immovable secured asset is to be sold:</b>                                                 | <b><u>Total Dues as of 31.12.2025:</u></b><br>Rs.58,54,15,800.00 (Rupees Fifty-Eight Crores Fifty-Four Lakhs Fifteen Thousand and Eight Hundred Only) together with contractual rate of interest as on <u>31.12.2025</u> plus further interest, costs and charges due to the Union Bank of India from Borrower/Guarantors                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                              |           |                      |      |             |       |                                   |      |             |       |                   |
| <b>9.1. Reserve price for the property / Properties below which the</b>                                                                        | <b>Property 1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Reserve Price:</b><br>Rs.89,10,000/- (Rupees Eighty-Nine Lakhs and Ten Thousand Only)<br><b>Properties below which the property will not be sold:</b><br>Reserve Price +One Bid Increment |           |                      |      |             |       |                                   |      |             |       |                   |



|                            |                                           |                                                                                                                                                         |
|----------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| property will not be sold: | Property 2                                | Reserve Price:<br>Rs.60,00,000/- (Rupees Sixty Lakhs Only)<br>Properties below which the property will not be sold:<br>Reserve Price +One Bid Increment |
| 9.2. EMD Payable           | 10% of the Reserve Price mentioned above. |                                                                                                                                                         |
|                            | Property 1                                | EMD Amount<br>Rs. 8,91,000/- (Rupees Eight Lakhs and Ninety-One Thousand Only)                                                                          |
|                            | Property 2                                | EMD Amount<br>Rs. 6,00,000/- (Rupees Six lakhs 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

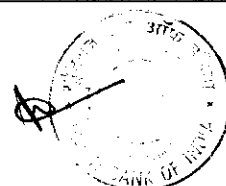
- For queries contact Number: 8291220220 & email ID [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com)
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- For auction related queries e-mail to [ubin0817295@unionbankofindia.bank](mailto:ubin0817295@unionbankofindia.bank) 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>12. (a) In case of bidding, the bid increment shall not be less than Rs.89,100.00 (Eighty-Nine Thousand One Hundred Only) for property with S.No.1 and Rs. Rs.60,000/- (Rupees Sixty Thousand Only) for property with S.No.2 in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs.89,100.00 (Eighty-Nine Thousand One Hundred Only) for property with S.No.1 and Rs. Rs.60,000/- (Rupees Sixty Thousand Only) for property with S.No.2.</p> <p>(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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>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.</p> <p>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.</p> |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>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).</p> <p>In case of movable/plant &amp; machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over &amp; above the sale price.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

