



SALE PROCLAMATION – CUM – E-Auction
GOVERNMENT OF INDIA, MINISTRY OF FINANCE,
DEPARTMENT OF FINANCIAL SERVICES
DEBTS RECOVERY TRIBUNAL-2 - AT HYDERABAD
1ST Floor, Triveni Complex, Abids, HYDERABAD – 500 001.
Ph: 040-24756467.

RP No. **1004 of 2024**

Date: **16.03.2026**

**PROCLAMATION OF SALE UNDER RULES 38,52(2) OF SECOND SCHEDULE
TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE
TO BANKS AND FINANCIAL INSTITUTIONS ACT, 1993.**

(CH 1) Union Bank of India
D.No.9-2-295, 1st Floor, Lakshmi Bazar,
Rayadurg-515865
Rep.By Its Authorised Officer.

Certificate Holder

(CD 1) Peddamadi Mohan Reddy
S/o P.Eswara Reddy, Occ:Business
D.No.1-347, O.C.Colony, Muridi, D-Herehal,
Anantapur-518265

(CD 2) Talari Tippeswamy
S/o T.Hanumamthappa, Occ:Business
H.No.1-76, Rayadurgam, Baginayakana
Halli, Anantapur, Andhra Pradesh -515867

(CD 3) Dabbadi Manjunatha
S/o D.Kristappa, Occ:Business
D No 15-4 468, Chowdamma Gudi Veedi,
Rayadurg Mandal, Anantapur -515865

Certificate Debtors

WHEREAS a Recovery Certificate bearing RP No. **1004/2024** dated **20.11.2024** was issued by the Hon'ble Presiding Officer, Debts Recovery Tribunal-II, Hyderabad, under Sec.19(22) of the Recovery of Debts Due to Banks and Financial Institutions Act, 1993.

WHEREAS the undersigned initiated recovery proceedings in RP No. **1004/2024** for recovery of **₹ 25,41,718.79 (Rupees Twenty Five Lakhs Forty One Thousands Seven Hundred Eighteen And Paise Seventy Nine Only)** with interest, costs, etc specified in the Recovery Certificate aforesaid and the Second and Third Schedules to the Income tax Act, 1961, from the Certificate Debtors

And whereas the undersigned has ordered the sale of the mortgaged/attached property mentioned in the schedule annexed hereto in satisfaction of Recovery Certificate.

And whereas on the **30.04.2026** (the date fixed for sale), there will be due there under a sum of **₹ 25,41,718.79 (Rupees Twenty Five Lakhs Forty One Thousands Seven Hundred Eighteen And Paise Seventy Nine Only)** [Decree

Amount] plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT (less amount already recovered, if any) from **Peddamadi Mohan Reddy and Others.**

NOTICE is hereby given that in the absence of any order of postponement, the said property shall be sold on **30.04.2026** by e-auction and the **bidding shall take place through "Online Electronic Bidding"** through the website <https://baanknet.com> by the Service Provider "**M/s PSB ALLIANCE BAANKNET**", & Contact No : **8291220220**, Mail id : support.baanknet@psballiance.com .

For more details contact **Sadineni Lakshmi Prasad, Chief Manager, Union Bank of India, Lakshmi Bazar Branch, Rayadurgam, MobileNo.9948950005, Mail id: Ubin0900362@unionbankofindia.bank** for query, Inspection of Schedule Property, perusal of copies of the title deeds and latest Encumbrance Certificate to exercise due diligence and satisfy themselves about title of the property under Auction Sale.

TERMS AND CONDITIONS

1. The sale will be of the immovable property as mentioned in the schedule.
2. The reserve price below which the properties shall not be sold is **Rs.1,78,48,000/-**
3. The properties will be put for auction on **30.04.2026** from **11:30 AM to 12:00 Noon**.
4. No Officer or other person, having any duty to perform in connection with this sale shall however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961, and the income tax certificate proceedings Rules 1962, the rules made there under.
5. Bidders are advised to go through the website <https://baanknet.com> for detailed terms and conditions of auction sale, procedure and application form etc... before submitting their Bids for taking part in the e-auction sale proceedings.
6. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.
7. The highest bidder shall be declared to be the purchaser of the property provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate so as to make it inadvisable to do so.
8. The EMD to the extent of **10 %** reserve price shall be deposited by the bidder by **28.04.2026** either by RTGS/NEFT/Funds Transfer to credit of Account No.**003621980050000** Name of the Account : **Inward RTGS** and IFSC Code : **UBIN0900362** or by Demand Draft/Pay Order in favour of "Registrar", DRT-2, Hyderabad.

9. The successful bidder shall have to pay 25% of the purchase consideration after adjustment of 10% EMD on being knocked down by next day i.e by 3.00 PM in the said account as per details mentioned in Para 8 above. If the next day is Holiday or Sunday, then on next working day. **Balance 75% of the purchase consideration is to be remitted within 15 days from the date of auction.**
10. In addition to the above, the purchaser shall also deposit poundage fee with Registrar, DRT-2 Hyderabad @ 2% up to Rs. 1000/- and @ 1 % of the excess of the said amount of Rs. 1000/- through ***DD in favour of "Registrar DRT-2 Hyderabad"***.
11. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.
12. Purchaser bidding for the property shall ensure to abide by the prevailing applicable laws. The property is being sold on : "As is where is" and "As is what is" condition. The bidders should make their own enquiries regarding ownership, encumbrances, charges or statutory dues such as taxes etc.. with respect to the property. It shall be deemed that the bidders have done their own due diligence before submitting the bids.
13. The property is being sold on **"As is where is & As is what is basis"**.
14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason

Specification of property

Schedule B Property **(As per Deed of Simple Mortgaged no.300/2016)**

All that land at Muradi Village admeasuring Acres 8.25 Cents in Sy.No.227, Acres 6.52 Cents in Sy.No.216, Acres 2.00 Cents in Sy.No.169, Acres 0.54 Cents in Sy.No.145 and Acres 5.00 Cents in Sy.No.100 together admeasuring Acres 22.31 Cents

Boundaries of lands:

Sy.No.227 for Acres 8.25 Cents and Sy.No.145 for Acres 0.54 Cents:

**East : Land belongs to Lakshmi Reddy
West : Land belongs to Raghavendra Reddy
North : Land belongs to Ananthamma
South : Land belongs to Eswaraiah**

Sy.No.216 for Acres 6.52 Cents and Sy.No.169 for Acres 2.00 Cents:

**East : Land belongs to Lakshmi Reddy
West : Land belongs to Raghavendra Reddy
North : Land belongs to Ananthamma
South : Land belongs to Eswaraiah**

Sy.No.100 for Acres 5.00 Cents

East : Land belongs to Madhava Reddy

West : Land belongs to Government

North : Land belongs to Rudrappa

South : Land belongs to Yadav Reddy

DETAILS OF AUCTION

DATE OF AUCTION	LAST OF BID SUBMISSION	TIME OF AUCTION	RESERVE PRICE	10% EMD AMOUNT	BID INCREMENT AMOUNT
30.04.2026	28.04.2026	11 : 30 AM TO 12 : 00 AM	1,78,48,000/-	17,84,800/-	1,00,000/-

Given under my hand & seal of this Tribunal at on this **16th day of March** 2026

**(D V SUBRAHMANYAM)
RECOVERY OFFICER
DEBT RECOVERY TRIBUNAL-2
HYDERABAD-500001.**

Enclosed :

1. Terms & Condition,
2. Bid Form

Copy to

1. Notice Board, DRT -2, Hyderabad,
2. **Union Bank of India, Rayadurg**
3. **PSB ALLIANCE BAANKNET.** : - for uploading in the website