यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम
Union Bank of India
A Government of India Undertaking
आस्तिवसूलीशाखा Asset Recovery Branch
Door No 26-15-150 Andhra Bank Building Changalraopeta
विशाखपट्टणमVISAKHAPATNAM 530001
Telephone No.0891-2537782ईमेलemail: ubin0817295@unionbankofindia.bank.in

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

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described the immovable properties mortgaged/charged to Union Bank of India, the Properties in Physical Possession of which has been taken by the Authorised Officer of Union Bank Of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 12-05-2026 for recovery Rs.4,36,95,286.05 (Rupees four crore thirty six lakh ninety five thousand two hundred eighty six and five paise only) together with the contractual rate of interest as of 31-03-2026 plus further interest, costs, and charges due to the Union Bank of India from Borrower/Guarantor:

Borrowers:

1.M/s Deepa Traders, Proprietor: Mr. Korada Rama Gopal (alias KVVSS Ramgopal) S/o Korada Rama Rao Office Address: 47-14-1/26, Shop No: 5, 305, 3rd Floor, Sai Shopping Centre, RTC Crossroads, Dwarakanagar, Visakhapatnam-530016.	2.M/s Deepa Traders, Proprietor: Mr. Korada Rama Gopal (alias KVVSS Ramgopal) S/o Korada Rama Rao Unit Address: D No 25-4-86/2, Phase-II, MIG-II, Opp. GVMC Pump House, Vinayaka Nagar, Vuda Colony, Pedagantyada, Visakhapatnam-530044
3.M/s Deepa Traders, Proprietor Mr. Korada Rama Gopal (alias KVVSS Ramgopal) S/o Korada Rama Rao Address: D. No. 8-44-16, Chinna waltair, Visakhapatnam - 530017.	4.Mr. Korada Rama Gopal (alias KVVSS Ramgopal) S/o Korada Rama Rao, Proprietor: M/s Deepa Traders, D. No. 8-52-2, Old CBI Office Down, Waltair, Visakhapatnam - 530017.
Guarantors	
5.Smt. Korada Deepamani W/o Korada Rama Gopal D. No. 8-52-2, Old CBI Office Down, Waltair, Visakhapatnam - 530017.	6.Smt. Korada Satyaveni Atchamamba W/o Korada Rama Rao D. No. 8-52-2, Old CBI Office Down, Waltair, Visakhapatnam -530017.

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.

यूनियन बैंक ऑफ इंडिया, स्ट्रेस्ड एसेट रिकवरी शाखा, (विशाखपट्टणम) Union Bank of India Stressed Asset Recovery Br. (ARB) Vizag

SCHEDULE OF PROPERTIES AND RESERVE PRICE: (Value in Rs)

Details of Security	Reserve Price/ EMD/ Bid Increment	Date and time of e auction
Property 1: Equitable Mortgage of vacant site admeasuring 888.00 Sq.yds (as per physical observation 850.00 Sq. Yds) of Plot No.122 & 123, "Kumilinagar" Murthy Colony, VUDA LP No.28/2007 and Rc 8348/2005/Plg/L3, comprising of S.No.71/2D2 of Tunglam village (as per regularization of Layout) and S.No.71/3 of Tunglam Village (as per sale deed), ward no.65, Sheelanagar, Gajuwaka zone, within the limits of Visakhapatnam Municipal Corporation Area and Visakhapatnam SRO, belongs to Mrs. Korada Satyaveni Atchamamba (Regd. Sale Deed No: 3789/1974 dated 12-08-1974 at SRO Visakhapatnam), and bounded by, East: Parking space South: 33 feet wide Road West: Plot no. 121 North: 40 Feet Road	Reserve Price: Rs.1,40,00,000/- (Rupees One Crore forty lakh only) EMD: Rs.14,00,000/- (Rupees fourteen lakh only) Bid Increment: Rs.1,40,000/- (Rupees one lakh forty thousand only)	12-05-2026 From 12.00 NOON to 05.00 pm With 10 minutes unlimited auto extension.
Property 2: All that site measuring an extent of 25.924 Sq. yds or 21.675 Sq. meters, being undivided & unspecified Share out of total extent of 1507.05 sq. yds or 1260.09 sq. meters, together with shop no. 5 (305)(office space) in Third floor with plinth area of 713.53 sft., bearing Door No 47-14-1/26, Division No. 28, with Electrical Service Connection No. DP2/Sc. No. 94953 in "SAI SHOPPING CENTRE", plot no 263A, situated at Dwarakanagar, covered by T. S. Nos. 674 &678 of Allipuram Ward, within the limits of greater Visakhapatnam Municipal Corporation and SRO Dwarkanagar, Visakhapatnam - 530016 belongs to Mr. K.V. V. S. S Rama Gopal (Regd. Sale Deed No: 2366/2004 dated 12-10-2004 at SRO Visakhapatnam. The land bounded by: East: 75 feet wide Dwarakanagar road West: Plot No. 262A with buildings South: 80 feet wide Station Road North: Plot No. 253A with buildings Boundaries of Shop No. 5 (305) (Office Space) In Third Floor: East: 75 Feet wide Dwarakanagar Road (Open to Sky) South: Office space no. 4 West: 6'3" wide Corridor North: Office space No. 6	Reserve Price: Rs.37,00,000/- (Rupees thirty-seven lakh only) EMD: Rs.3,70,000/- (Rupees three lakh and seventy thousand only) Bid Increment: Rs.37,000/- (Rupees thirty-seven thousand only)	12-05-2026 From 12.00 NOON to 05.00 pm With 10 minutes unlimited auto extension.

For detailed terms and conditions of the sale, please visit the link provided in https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx and www.unionbankofindia.co.in

- There are no encumbrances known to the Bank on the property.

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

Place: Visakhapatnam
Date:21-04-2026

Authorized Officer
Union Bank of India, Asset Recovery Branch

Encl: Term of sale.

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Door No 26-15-150 Andhra Bank Building Changalraopeta
विशाखपट्टणम VISAKHAPATNAM 530001
Telephone No.0891-2537782 ई मेल email: ubin0817295@unionbankofindia.bank.in

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower	M/s Deepa Traders, Proprietor: Mr. Korada Rama Gopal (alias KVVSS Ramgopal) S/o Korada Rama Rao Office Address: 47-14-1/26, Shop No: 5, 305, 3rd Floor, Sai Shopping Centre, RTC Crossroads, Dwarakanagar, Visakhapatnam-530016.
	M/s Deepa Traders, Proprietor: Mr. Korada Rama Gopal (alias KVVSS Ramgopal) S/o Korada Rama Rao Unit Address: D No 25-4-86/2, Phase-II, MIG-II, Opp. GVMC Pump House, Vinayaka Nagar, Vuda Colony, Pedagantyada, Visakhapatnam-530044.
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	Mr. Korada Rama Gopal (alias KVVSS Ramgopal) S/o Korada Rama Rao, Proprietor: M/s Deepa Traders, D. No. 8-52-2, Old CBI Office Down, Waltair, Visakhapatnam - 530017.
Name and address of the Guarantor	Smt. Korada Deepamani W/o Korada Rama Gopal, D. No. 8-52-2, Old CBI Office Down, Waltair, Visakhapatnam - 530017.
	Smt. Korada Satyaveni Atchamamba W/o Korada Rama Rao D. No. 8-52-2, Old CBI Office Down, Waltair, Visakhapatnam -530017.
2. Name and address of the Secured Creditor	Originally sanctioned by base branch " Dwarkanagar" Now transferred to Asset Recovery Branch, Door No 26-15-, Union Bank Building Changalraopeta, VISAKHAPATNAM 530001,TelNo.0891-2537792/82
	email: ubin0817295@unionbankofindia.bank

Asset Recovery Br. (ARB), Vizag
UNION BANK OF INDIA

3. Description of immovable secured assets to be Sold: -	Property No1:- Equitable Mortgage of vacant site admeasuring 888.00 Sq.yds (as per physical observation 850.00 Sq. Yds) of Plot No.122 & 123, "Kumilinagar" Murthy Colony, VUDA LP No.28/2007 and Rc 8348/2005/Plg/L3, comprising of S.No.71/2D2 of Tunglam village (as per regularization of Layout) and S.No.71/3 of Tunglam Village (as per sale deed), ward no.65, Sheelanagar, Gajuwaka zone, within the limits of Visakhapatnam Municipal Corporation Area and Visakhapatnam SRO, belongs to Mrs. Korada Satyaveni Atchamamba (Regd. Sale Deed No: 3789/1974 dated 12-08-1974 at SRO Visakhapatnam), and bounded by, East: Parking space South: 33 feet wide Road West: Plot no. 121 North: 40 Feet Road
	Property No 2:-All that site measuring an extent of 25.924 Sq. yds or 21.675 Sq. meters, being undivided & unspecified Share out of total extent of 1507.05 sq. yds or 1260.09 sq. meters, together with shop no. 5 (305)(office space) in Third floor with plinth area of 713.53 sft., bearing Door No 47-14-1/26, Division No. 28,with Electrical Service Connection No. DP2/Sc. No. 94953 in "SAI SHOPPING CENTRE", plot no 263A, situated at Dwarakanagar, covered by T. S. Nos. 674 &678 of Allipuram Ward, within the limits of greater Visakhapatnam Municipal Corporation and SRO Dwarkanagar, Visakhapatnam - 530016 belongs to Mr. K.V. V. S. S Rama Gopal (Regd. Sale Deed No: 2366/2004 dated 12-10-2004 at SRO Visakhapatnam. The land bounded by, East: 75 feet wide Dwarakanagar road West: Plot No. 262A with buildings South: 80 feet wide Station Road North: Plot No. 253A with buildings Boundaries of Shop No. 5 (305) (Office Space) In Third Floor: East: 75 Feet wide Dwarakanagar Road (Open to Sky) South: Office space no. 4 West: 6'3" wide Corridor *North: Office space No. 6*
4.The details of encumbrances, if any known to the Secured Creditor	As per EC verification, Property No. 2 stands mortgaged in favour of Mr. Maddi Balaji vide Doc. No. 3622/2018 dated 25-07-2018 registered at SRO Dwarakanagar (314).
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	*Nil, as known to the bank.*
6. Last date for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below.

Stressed Asset Recovery Br. (ARB), Vizag
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	It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	12-05-2026, Tuesday from 12.00 Noon to 05.00 pm (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8. The secured debt for the recovery of which the immovable secured asset is to be sold:	Total Dues of Rs.4,36,95,286.05 (Rupees four crore thirty six lakh ninety five thousand two hundred eighty six and five paise only) as on 31-03-2026 plus further interest, costs, and charges due to the Union Bank of India.
9.1. Reserve price for the property / Properties below which the property will not be sold:	Reserve price for the properties: Property No1: Rs.1,40,00,000/- (Rupees One Crore forty lakh only) Property No 2: Rs.37,00,000/- (Rupees thirty-seven lakh only) Properties below which the property will not be sold: Reserve Price of the property plus one bid increment for each property mentioned above.
9.2. EMD Payable	10% of the Reserve Price mentioned above.

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 bidders/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 linked with the property ID from the wallet of the bidder/ purchaser ID, the intending bidder / purchaser will not be allowed to bid the property

10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

10.5. Help Desk

- ➢ For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- ➢ For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com
- ➢ *For auction related queries e-mail to ubin0817295@unionbankofindia.bank or contact 6201812675*

10.6 Steps Involved

- o Register on https://baanknet.com using mobile number and email ID.
- o Upload requisite KYC Documents.
- o Pay EMD amount by Payment Gateways and also by Generate(ing) challan and transfer EMD amount to bidder's EMD Wallet.
- o 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.
- o 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 by PSB Alliance Pvt. Ltd 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.

12a. In case of bidding, the bid increment shall not be less than the bid increment vale, in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment of bid increment value as mentioned above for each property.

12b. Invariably, the first bid of the property/ies will be Reserve Price+ one increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer/Cheque subject to realisation, immediately on the sale day or not later than next working day with the Bank in the account bearing number 172911980050000 in the Name of INWARD RTGS, IFSC: UBIN0817295 and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured

creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.
17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.
18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.
19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/-(Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.
20. The Authorized Officer will deliver the property on the basis of Possession taken on as is where is basis, to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.
21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.
22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to plakhe request for refund with https://baanknet.com The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank
25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
26. The above immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.

27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues, maintenance charges and other dues/charges if any, shall be settled by the proposed purchaser out of his own sources.

28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property except as stated above in point No.4 & 5. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

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Asset Recovery Br., (ARB)

Place: Visakhapatnam
Date:21-04-2026

Authorized Officer
Union Bank of India, Asset Recovery Branch