

Asset Recovery Branch - Tirupathi

1st Floor, SV Campus Branch, Behind S V University Admin Building, S V University
Branch E-mail- arb.tirupathi@unionbankofindia.bank.in; Phone:8328565422.

By Regd. Post & Courier

To:

Borrower	
M/s Sri Durga Automotives Represented by Partners Mr. Sudha Venkateswara Rao Mr. Sudha Rajesh Mrs. Sudha Rajyalakshmi Mr. Sudha Uma Maheswara Rao D.No.17-1-266, Gooty Road, Anantapur(Dist), Andhra Pradesh-515001.	
Partners/Co-obligants/Guarantors/Mortgagors	
Mr. Sudha Venkateswara Rao H No 13-2-140 Shiridi Nagar, Anantapur (Dist), Andhra Pradesh 515001.	Mr. Sudha Rajesh H No 13-2-140 Shiridi Nagar Anantapur (Dist), Andhra Pradesh 515001.
Mrs. Sudha Rajyalakshmi H No 13-2-140 Shiridi Nagar Anantapur (Dist), Andhra Pradesh 515001.	Mr. Sudha Uma Maheswara Rao H No 13-2-140 Shiridi Nagar Anantapur (Dist), Andhra Pradesh 515001.

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Ashok Nagar Branch, Ananthapur (district) the secured creditor, caused a demand notice dated **02-05-2025** under Section 13(2) of the Securitization 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 **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 05-07-2025.
2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 26-05-2026 by inviting Bids from the public through online mode on <https://baanknet.com>.

3. The Reserve Price will be as follows:

S.No	Description	Reserve Price (Amount in Rs)
1	Property No.1	Rs.22,76,00,000/- (Rupees Twenty-Two Crore Seventy-Six Lakhs Only)
2	Property No.2	Rs.10,56,00,000/- (Rupees Ten Crore Fifty-Six Lakhs Only)



यू.बी.आई. / For UNION BANK OF INDIA
आसिस्ट वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi


मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

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: Tirupathi
Date: 05-05-2026

Encl: Sale Notice



Yours faithfully

यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

[Appendix - IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical** possession of which has been taken by the Authorized Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26-05-2026**, for recovery of Rs. 36,02,67,795.88 Ps as on 30.04.2026 with further interest/charges there on due to Secured Creditor, Union Bank of India from **M/s Sri Dura Automotives (Borrower)** represented by partners and

Partners/Co-obligants/Guarantors/Mortgagors	
Mr. Sudha Venkateswara Rao H.No 13-2-140 Shiridi Nagar, Anantapur (Dist), Andhra Pradesh 515001.	Mr. Sudha Rajesh H.No 13-2-140 Shiridi Nagar Anantapur (Dist), Andhra Pradesh 515001.
Mrs. Sudha Rajyalakshmi H.No 13-2-140 Shiridi Nagar Anantapur (Dist), Andhra Pradesh 515001.	Mr. Sudha Uma Maheswara Rao H.No 13-2-140 Shiridi Nagar Anantapur (Dist), Andhra Pradesh 515001.

The reserve price and the Earnest Money Deposit (EMD) will be as follows:

S.No	Description	Reserve Price (In Rs)	Earnest Money Deposit
1	Property No.1	Rs.22,76,00,000/- (Rupees Twenty-Two Crore Seventy-Six Lakhs Only)	Rs.2,27,60,000/- (Rupees Two Crores Twenty-Seven Lakhs Sixty Thousand Only)
2	Property No.2	Rs.10,56,00,000/- (Rupees Ten Crore Fifty-Six Lakhs Only)	Rs.1,05,60,000/- (Rupees One Crore Five Lakhs Sixty Thousand Only)

Description of Immovable Property

Property No.1(Includes Item No.1, Item No.2, Item No.3, Item No.4, Item No.5 and Item No.6 mentioned below)

Commercial Land and Showroom located at Sy No 165/3,165/4, 167 / 4, & 166/8, D. No.17-1-266-2, Maruti suzuki Arena, Abutting to Gooty Road, Old NH-7, Anantapur- 515001 admeasuring 84.60 cents belonging to Mr. Sudha Venkateswara Rao and Mrs. Sudha Rajya Lakshmi

Item No.1 (Doct.No.7979/1996) belonging to Mr. Sudha Venkateswara Rao:



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आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं अधिकृत अधिकारी Chief Manager & Authorised Officer

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.18 cents	0.072
New: Nil	166/8			
Present: 17	167 /4			

Bounded by:

East: Kurnool Road

South : Land belonging to S.Venkateswar Rao

West : Plot belonging to S.Venkateswar Rao

North : Land in S.No.165/3

Measurements:

Eastern Side : 101 feet (or) 31.31 Meters

Western Side : 105 feet (or) 32.55 Meters

Northern Side : 77 feet (or) 23.87 Meters

Southern Side : 80 feet (or) 24.80 Meters

Item No.2 .(Doc No7994/1996) belonging to Mr. Sudha Venkateswara Rao:

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal area Limits and the property particulars are as follows.

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.18 cents	0.072
New: Nil	166/8			
Present: 17	167 /4			

Bounded by:

East : Plot belonging to S.Venkateswar Rao

South : Plot belonging to S.Malikarjuna Rao

West : Plot belonging to S.Malikarjuna Rao

North : Plot belonging to Rajyalakshmi property.

Measurements:

Eastern Side : 100 feet (or) 31.00 Meters

Western Side : 100 feet (or) 31.00 Meters

Northern Side : 78 feet (or)24.18 Meters

Southern Side : 78 feet (or)24.18 Meter

Item No.3 (Doct.No.8068/ 1996) belonging to Mr. Sudha Venkateswara Rao:

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.18 cents	0.072
New: Nil	166/8			
Present: 17	167 /4			

Bounded by:

East : Plot belonging to S.Venkateswar Rao South

: Plot belonging to S.Venkateswar Rao West : Plot

Measurements:

Eastern Side : 100 feet(or) 31.00 Meters

Western Side : 79feet(or) 24-49 Meters



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Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्रमाणित अधिकारी Chief Manager & Authorised Officer

belonging to S.Venkateswar Rao North : Plot belonging to Rajyalakshmi property	Northern Side : 79 feet (or)24.49 Meters Southern Side : 79 feet (or)24.49 Meters
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Item No.4 (Doct.No.8075/1996) belonging to Mr. Sudha Venkateswara Rao:

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.18 cents	0.072
New: Nil	166/8			
Present: 17	167 /4			

Bounded by: East: Plot belonging to S.Venkateswar Rao South: Land in S.No. 167 /4 and plot belonging to Malikarjuna West: Land in S.No. 167/4 and plot belonging to Malikarjuna North: Plot belonging to Rajyalakshmi property	Measurements: Eastern Side : 98 feet (or) 30.38 Meters Western Side : 98 feet (or) 30.38 Meters Northern Side : 80 feet (or) 24.80 Meters Southern Side : 80 feet (or) 24.80 Meters
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Item No.5 (Doct.No.8223/1996) belonging to Mr. Sudha Venkateswara Rao:

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.07 cents	0.028
New: Nil	166/8			
Present: 17	167 /4			

Bounded by: East : Plot belonging to Applicant South : Land in S.No. 166/ 4 and S.No. 167/4 West: Land in S.No.1 67/4 and S.No 166/8 North : Plot belonging to Rajyalakshmi property	Measurements: Eastern Side : 98 feet (or) 30.38 Meters Western Side: 98 feet (or) 30.38 Meters Northern Side : 23 feet (or)7.13 Meters Southern Side : 39 feet (or) 12.09 Meters
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Item No.6 (Doct.No.8224/1996) belonging to Mrs. S Rajyalakshmi W/o S Venkateswara Rao:

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.11 cents	0.044
New: Nil	166/8			
Present: 17	167 /4			

Bounded by: East : Plot belonging to S.Venkateswar Rao South : Plot belonging to S.Venkateswar Rao West : Land in S.No.166/8 North : Land in S.No.165/3	Item no .1: Eastern Side : 11 feet (or) 3.41 Meters Western Side : 38 feet (or) 11.78 Meters Northern Side: 164 feet (or) 50.84 Meters Southern Side : 169 feet (or) 52.39 Meters Item no.2: Eastern Side : 4 feet (or) 1.22 Meters
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Western Side : 11 feet (or) 3.41 Meters
Northern Side : 91 feet (or) 28.21 Meters Southern
Side : 91 feet (or) 28.21Meters

Schedule of the property (As per Surveyor) (Doct.No(.8224/1996)

Item No	T.S.NO	Extent area	Location (Address)
1	165/4 166/8 167 /4	A.c.0.04.49 cents (or) 266.66 sq.yards with Plot No.42	Property is situated within R.D. & S.R.D. of Anantapur , Anantapur Municipal area.

Bounded by:

East : S.Venkateswar Rao Land

West : S.No.166/8

North : M.Nagaraju & M.Satya Narayana land

South : S.Venkateswar Rao Land

Exchange Deed [Doct.No.6886/2022) In B-Schedule Property

Anantapur R.D & S.R.D and the property situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
17	165/3	0.01.11 out of	1.03 cents	0.044

Bounded by:

East : 100 feet road

South : In S.No. Land belongs to 3.loan
applicant S.Rajyalakshmi

West : 0 point after belongs to 3.loan
applicant S.Rajyalakshmi

North : Land in S.No.165/3 land belongs to
1)M.Nagaraju 2)M.Satyanarayana

Measurements:

North-South : Eastern Side : 11 feet (or) 3.35
Meters

North-South : Western Side : 0 feet (or) 0 Meters

East - West : Northern Side : 90 feet (or) 27.43
Meters

East - West : Southern Side : 90 $\frac{3}{4}$ feet (or) 27.66
Meters

i.e., Total item no.6 Extent Ac.0.11 - Ac.0.06.51= Ac. 0.04.49

i.e., Ac. 0.04.49 + Ac.0.01.11 = Ac. 0.05.6 cent.

Property No.2 (Includes Item No.1, Item No.2 and Item No.3 mentioned below)

Commercial Land and Showroom located at Sy No 165/5,165/4,167/4 & 166/8, D. No 17- 1-266, Ward No.17(Present), Maruti Suzuki Nexa Showroom, Abutting to Gooty Road, old NH-7, Anantapur-515001 admeasuring 39.21 Cents (As per plan approval total extent is 38.54 cents) owned by Mr. Sudha Venkateswara Rao

Item No.1 (Doct.No.3217/ 1997)

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward No.	Sy.No	Extent A.c	Extent A.c	H.S
Old No.12 New:12 Present:17	165/5	0.71 paiki	0.11.82 cents	0.048

Bounded by:

East : Plot purchased by S.Mallikarjuna and others

South : Plot purchased by J.G.Damodar

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आस्ति वसुली शाखा, तिरुपति

Asset Recovery Branch, Tirupathi

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(Signature)

प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

West : Land in Sy.no.167/4
North : Land in S.No.165/4 belonging to S.Venkata Rao

Item No.2 (Doct.No. 13821 /2005)

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : 12 New: 12 Present: 17	165/4	1.09 paiki	0.19 cents	0.076

Bounded by
East : 100 feet road
South : In the same Sy.no. paiki land sold to others and Sy.no.165/5
West : Plot belonging to S.Venkateswara Rao North : Plot belonging to S.Venkateswara Ra

Measurements:
East to West: Southern Side 107 feet or.32.62 Mts
East to West: Northern side 106 feet or 32.62 Mts
North to South: Eastern Side 80 feet or 24.39 Mts
North to South: Western Side 69 feet or 21.03 Mts

Item No. 3: (Doct.No.13821/2005)

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	H.S
Old : 12 New: 12 Present: 17	167/4	0.05.06	0.020

Bounded by:
East : Land in SY.no.165/4
South : Plot sold to others by Govinda Rao
West : Remaining Plot in Sy.no 167/4
North : Land in SY.no- 166/8

Measurements:
North - South : Eastern Side : 14 feet or 4.26 meters
North - South : Western Side : 40 feet (or) 12.19 Meters
East-West: Northern Side : 84 feet (or) 25.61Meters
East-West:SouthernSide:95feet(or)28.96Meters

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	H.S
Old : 12 New: 12 Present: 17	166/8	0.03.33	0.013

Bounded by
East : Land in Sy.no. 165/4
South : Land in S.No 167/4
West : Plot belonging to others
North : Land in SY.no. 165/4

Measurements:
North-South : Eastern Side : 36 feet (or) 10.41- Meters
North-South:WesternSide:36feet(or)10.41Meters
East-West: Northern Side : 99 feet (or) 30.12Meters
East-West: Southern Side : 84 feet (or) 25.48 Meters

List of Encumbrances:

- a) Nil as per the bank knowledge



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आसि वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं अधिकृत अधिकारी Chief Manager & Authorised Officer

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

Place : Tirupathi
Date : 05.05.2026

Encl: Terms of sale



यूनिऑन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer
AUTHORISED OFFICER
FOR UNION BANK OF INDIA

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower	M/s Sri Durga Automotives Represented by Partners Mr. Sudha Venkateswara Rao Mr. Sudha Rajesh Mrs. Sudha Rajyalakshmi Mr. Sudha Uma Maheswara Rao D.No.17-1-266, Gooty Road, Anantapur(Dist), Andhra Pradesh-515001.
Name and address of the Partners/Co-Applicant/Guarantor and Mortgagor	2. Mr. Sudha Venkateswara Rao H.No 13-2-140 Shiridi Nagar, Anantapur (Dist), Andhra Pradesh 515001. 3. Mr. Sudha Rajesh H.No 13-2-140 Shiridi Nagar Anantapur (Dist), Andhra Pradesh 515001. 4. Mrs. Sudha Rajyalakshmi H.No 13-2-140 Shiridi Nagar Anantapur (Dist), Andhra Pradesh 515001. 5.Mr. Sudha Uma Maheswara Rao H.No 13-2-140 Shiridi Nagar Anantapur (Dist), Andhra Pradesh 515001.
2.Name and address of the Secured Creditor	Union Bank of India Asset Recovery Branch SVU Campus, first floor of S.V.U Campus branch Tirupathi-517501

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

Property No.1(Includes Item No.1, Item No.2, Item No.3, Item No.4, Item No.5 and Item No.6 mentioned below)

Commercial Land and Showroom located at Sy No 165/3,165/4, 167 / 4, & 166/8, D. No.17-1-266-2, Maruti suzuki Arena, Abutting to Gooty Road, Old NH-7, Anantapur- 515001 admeasuring 84.60 cents belonging to Mr. Sudha Venkateswara Rao and Mrs. Sudha Rajya Lakshmi

Item No.1 (Doct.No.7979/1996) belonging to Mr. Sudha Venkateswara Rao:

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.18 cents	0.072
New: Nil	166/8			
Present: 17	167 /4			

Bounded by:

East: Kurnool Road

South : Land belonging to S.Venkateswar Rao

West : Plot belonging to S.Venkateswar Rao

North : Land in S.No.165/3



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Measurements:

Eastern Side : 101 feet (or) 31.31 Meters
 Western Side : 105 feet (or) 32.55 Meters
 Northern Side : 77 feet (or) 23.87 Meters
 Southern Side : 80 feet (or) 24.80 Meters

Item No.2 .(Doc No7994/1996) belonging to Mr. Sudha Venkateswara Rao:

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal area Limits and the property particulars are as follows.

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.18 cents	0.072
New: Nil	166/8			
Present: 17	167 /4			

Bounded by:

East : Plot belonging to S.Venkateswar Rao
 South : Plot belonging to S.Malikarjuna Rao
 West : Plot belonging to S.Malikarjuna Rao
 North : Plot belonging to Rajyalakshmi property.

Measurements:

Eastern Side : 100 feet (or) 31.00 Meters
 Western Side : 100 feet (or) 31.00 Meters
 Northern Side : 78 feet (or)24.18 Meters
 Southern Side : 78 feet (or)24.18 Meter

Item No.3 (Doct.No.8068/ 1996) belonging to Mr. Sudha Venkateswara Rao:

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.18 cents	0.072
New: Nil	166/8			
Present: 17	167 /4			

Bounded by:

East : Plot belonging to S.Venkateswar Rao
 South : Plot belonging to S.Venkateswar Rao
 West : Plot belonging to S.Venkateswar Rao
 North : Plot belonging to Rajyalakshmi property

Measurements:

Eastern Side : 100 feet(or) 31.00 Meters
 Western Side : 79feet(or) 24.49 Meters
 Northern Side : 79 feet (or)24.49 Meters
 Southern Side : 79 feet (or)24.49 Meters

Item No.4 (Doct.No.8075/1996) belonging to Mr. Sudha Venkateswara Rao:

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.18 cents	0.072
New: Nil	166/8			
Present: 17	167 /4			

Bounded by:

East: Plot belonging to S.Venkateswar Rao

Measurements:

Eastern Side : 98 feet (or) 30.38 Meters



कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
 आस्ति वसूली शाखा, तिरुपति
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South: Land in S.No. 167 /4 and plot belonging to Malikarjuna
West: Land in S.No. 167/4 and plot belonging to Malikarjuna
North: Plot belonging to Rajyalakshmi property

Western Side : 98 feet (or) 30.38 Meters
Northern Side : 80 feet (or) 24.80 Meters
Southern Side : 80 feet (or) 24.80 Meters

Item No.5 (Doct.No.8223/1996) belonging to Mr. Sudha Venkateswara Rao:

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.07 cents	0.028
New: Nil	166/8			
Present: 17	167 /4			

Bounded by:
East : Plot belonging to Applicant
South : Land in S.No. 166/ 4 and S.No. 167/4 West: Land in S.No.1 67/4 and S.No 166/8
North : Plot belonging to Rajyalakshmi property

Measurements:
Eastern Side : 98 feet (or) 30.38 Meters
Western Side: 98 feet (or) 30.38 Meters
Northern Side : 23 feet (or)7.13 Meters
Southern Side : 39 feet (or) 12.09 Meters

Item No.6 (Doct.No.8224/1996) belonging to Mrs. S Rajyalakshmi W/o S Venkateswara Rao:

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : Nil	165/4	0.90 paiki	0.11 cents	0.044
New: Nil	166/8			
Present: 17	167 /4			

Bounded by:
East : Plot belonging to S.Venkateswar Rao
South : Plot belonging to S.Venkateswar Rao West : Land in S.No.166/8
North : Land in S.No.165/3

Item no .1:
Eastern Side : 11 feet (or) 3.41 Meters
Western Side : 38 feet (or) 11.78 Meters Northern Side: 164 feet (or) 50.84 Meters Southern Side : 169 feet (or) 52.39 Meters

Item no.2:
Eastern Side : 4 feet (or) 1.24 Meters
Western Side : 1 1 feet (or) 3.41 Meters
Northern Side : 91 feet (or) 28.21 Meters Southern Side : 91 feet (or) 28.21Meters

Schedule of the property (As per Surveyor) (Doct.No.(.8224/1996)

Item No	T.S.NO	Extent area	Location (Address)
1	165/4 166/8 167 /4	A.c.0.04.49 cents (or) 266.66 sq.yards with Plot No.42	Property is situated within R.D. & S.R.D. of Anantapur , Anantapur Municipal area.

Bounded by:
East : S.Venkateswar Rao Land
West : S.No.166/8



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Asset Recovery Branch, Tirupathi

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North : M.Nagaraju & M.Satya Narayana land
South : S.Venkateswar Rao Land

Exchange Deed [Doct.No.6886/2022] In B-Schedule Property

Anantapur R.D & S.R.D and the property situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
17	165/3	0.01.11 out of	1.03 cents	0.044

Bounded by:

East : 100 feet road

South : In S.No. Land belongs to 3.loan applicant S.Rajyalakshmi

West : 0 point after belongs to 3.loan applicant S.Rajyalakshmi

North : Land in S.No.165/3 land belongs to 1)M.Nagaraju 2)M.Satyanarayana

Measurements:

North-South : Eastern Side : 11 feet (or) 3.35 Meters

North-South : Western Side : 0 feet (or) 0 Meters

East - West : Northern Side : 90 feet (or) 27.43 Meters

East - West : Southern Side : 90 ¾ feet (or) 27.66 Meters

i.e., Total item no.6 Extent Ac.0.11 - Ac.0.06.51= Ac. 0.04.49

i.e., Ac. 0.04.49 + Ac.0.01.11 = Ac. 0.05.6 cent.

Property No.2 (Includes Item No.1, Item No.2 and Item No.3 mentioned below)

Commercial Land and Showroom located at Sy No 165/5,165/4,167/4 & 166/8, D. No 17- 1-266, Ward No.17(Present), Maruti Suzuki Nexa Showroom, Abutting to Gooty Road, old NH-7, Anantapur-515001 admeasuring 39.21 Cents (As per plan approval total extent is 38.54 cents) owned by Mr. Sudha Venkateswara Rao

Item No.1 (Doct.No.3217/ 1997)

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward No.	Sy.No	Extent A.c	Extent A.c	H.S
Old No.12 New:12 Present:17	165/5	0.71 paiki	0.11.82 cents	0.048

Bounded by:

East : Plot purchased by S.Mallikarjuna and others

South : Plot purchased by J.G.Damodar

West : Land in Sy.no.167/4

North : Land in S.No.165/4 belonging to S.Venkata Rao

Item No.2 (Doct.No. 13821 /2005)

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	Extent A.c	H.S
Old : 12 New: 12 Present: 17	165/4	1.09 paiki	0.19 cents	0.076

Bounded by

East : 100 feet road

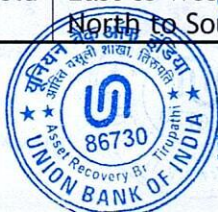
South : In the same Sy.no. paiki land sold to others and Sy.no.165/5

Measurements:

East to West: Southern Side 107 feet or.32.62 Mts

East to West: Northern side 106 feet or 32.62 Mts

North to South: Eastern Side 80 feet or 24.39 Mts



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Chief Manager & Authorised Officer

West : Plot belonging to S.Venkateswara Rao North : Plot belonging to S.Venkateswara Ra

North to South: Western Side 69 feet or 21.03 Mts

Item No. 3: (Doct.No.13821/2005)

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	H.S
Old : 12 New: 12 Present: 17	167/4	0.05.06	0.020

Bounded by:

East : Land in SY.no.165/4
South : Plot sold to others by Govinda Rao
West : Remaining Plot in Sy.no 167/4
North : Land in SY.no- 166/8

Measurements:

North - South : Eastern Side : 14 feet or 4.26 meters
North - South : Western Side : 40 feet (or) 12.19 Meters
East-West: Northern Side : 84 feet (or) 25.61Meters
East-West:SouthernSide:95feet(or)28.96Meters

Anantapur R.D & S.R.D and the property is situated within Anantapur Rural within Anantapur Municipal Area Limits and the property particulars are as follows:

Ward	T.S.NO	Extent A.c	H.S
Old : 12 New: 12 Present: 17	166/8	0.03.33	0.013

Bounded by

East : Land in Sy.no. 165/4
South : Land in S.No 167/4
West : Plot belonging to others
North : Land in SY.no. 165/4

Measurements:

North-South : Eastern Side : 36 feet (or) 10.41- Meters
North-South:WesternSide:36feet(or)10.41Meters
East-West: Northern Side : 99 feet (or) 30.12Meters
East-West: Southern Side : 84 feet (or) 25.48 Meters

4.The details of encumbrances, if any known to the Secured Creditor

Nil

5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.,

The above sale is subject to outcome of SA.No.365/2025 pending before DRT-II Hyderabad.

6. Last Date & Time for submission of EMD

EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below.

It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.



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7. Date & Time of auction	26.05.2026 from 12:00 Noon to 05:00 PM (with 10 minutes unlimited auto extensions) E-auction website- https://baanknet.com
8. The secured debt for the recovery of which the immovable secured asset is to be sold	Rs. 36,02,67,795.88 Ps (Rupees Thirty-Six Core Two Lakhs Sixty-Seven Thousand Seven Hundred Ninety-Five and Eighty-Eight Paise Only) as on 30.04.2026 with further interest/charges there on
9.1. Reserve price of the property / Properties below which the property will not be sold	Property No.1: Rs.22,76,00,000/- (Rupees Twenty-Two Crore Seventy-Six Lakhs Only) Property No.2: Rs.10,56,00,000/- (Rupees Ten Crore Fifty-Six Lakhs Only)
9.2. EMD Payable	Property No.1: Rs.2,27,60,000/- (Rupees Two Crores Twenty-Seven Lakhs Sixty Thousand Only) Property No.2: Rs.1,05,60,000/- (Rupees One Crore Five Lakhs Sixty Thousand Only)

10.1. Registration

The Online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders/ purchasers are 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 can be guided by the Buyer Manual provided in the home page of the website

10.2. KYC Verification

While registering as buyers/bidders, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidders/ 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 (arb.tirupathi@unionbankofindia.bank) or contact Mr. N Viswanatha Reddy(8328565422)**



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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(ing) 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 by PSB Alliance Pvt. Ltd after the closing of the e-Bidding Process.

11. The intending bidders/purchasers 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 bidder 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 bidder have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12. (a) In case of bidding the bid increment shall not be less than

Property No.1: Rs.23,00,000/- (Rupees Twenty-Three Lakhs Only)

Property No.2: Rs.11,00,000/- (Rupees Eleven Lakhs Only) in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of

Property No.1: Rs.23,00,000/- (Rupees Twenty-Three Lakhs Only)

Property No.2: Rs.11,00,000/- (Rupees Eleven Lakhs Only)

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

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

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

15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in the account bearing Number 867301980050000 of the Union Bank of India, Branch ARB-

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Tirupathi (86730), IFSC CODE: UBIN0586731 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 the bidder shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.

18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land).

In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.

20. The Authorised Officer will deliver the property on the basis of symbolic/physical 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.



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21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.
22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com> The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.
25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
26. The above movable/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. The above sale is subject to outcome of SA.No.365/2025 pending before DRT-II Hyderabad.
29. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. 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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मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer
Authorized Officer
For Union Bank of India

Place: Tirupathi
Date: 05-05-2026

