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.0891-2537782 ईमेलemail: ubin0817295@unionbankofindia.bank.in

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

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Union Bank of India, the Physical Possession of which has been taken by the Authorised Officer of Union Bank Of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 12-05-2026 for recovery Rs.78,58,689.89 (Rupees seventy eight lakh fifty eight thousand six hundred eighty nine and eighty nine paise only) together with 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:

M/s Ramdeep Enterprises, Prop: Mrs. Korada Deepamani, Door no 47-14-1/26, Shop No 305, 3rd Floor, Sai Shopping Centre, RTC Crossroads, Dwarkanagar, Visakhapatnam-530016.	Mrs. Korada Deepamani, W/o Korada Rama Gopal (Proprietor of M/s Ramdeep Enterprises) Door No: 8-52-2, Old CBI Down, China Waltair, Visakhapatnam-530017
Guarantors:	
Mr. Korada Rama Gopal (alias KVVSS Ram Gopal) S/o Late Korada Rama Rao Door No: 8-52-2, Old CBI Down, China 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.

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

Details of Security	Reserve Price	EMD@ (10%)	Bid Increment	Date and time of e auction
All that piece or parcel of vacant land (converted to Non-agricultural) measuring 0.24 cents or 1161.60 Sq.yds situated at S.No. 87/14, near D. No. 8-30-12, Siddartha Nagar, Thotapalem, within the limits of Vizianagaram Municipal Corporation, Vizianagaram SRO, belongs to Mrs. Korada Deepamani (Regd. Settlement Deed No: 5636/2018 dated 20-08-2018, SRO Vizianagaram) bounded as follows: East: Site belongs to Nadipilli Aruna Kumari, Lenka Atchutamba, Meesala Geetha, Korada Deepamani and Penumajji Vijaya Eswara Satya Venkata Lakshmi @ Vijayalakshmi and others South: Joint site belongs to Nadipilli Aruna Kumari, Lenka Atchutamba, Meesala Geetha, Korada Deepamani and Penumajji Vijaya Eswara Satya Venkata Lakshmi @ Vijayalakshmi West: 12' feet joint rasta between this property and property belongs to Meesala Geetha North: Gogodu Matam open site	Rs.1,80,00,000/- (Rupees one crore and eighty lakh only)	Rs.18,00,000/- (Rupees eighteen lakh only)	Rs.1,80,000/- (Rupees one lakh eighty 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)

मुख्य प्रबंधक Chief Manager / अधिकृत अधिकारी Authorised Officer
विशाखापट्टनम / VISAKHAPATNAM

Place: Visakhapatnam
Date: 21-04-2026

Authorized Officer
Union Bank of India, Asset Recovery Branch

यूनियन बैंक ऑफ इंडिया Union Bank of India
भारत सरकार का उपक्रम A Government of India Undertaking
आस्ति वसूली शाखा Asset Recovery Branch
Door No 26-15-150 Andhra Bank Building Changalraopeta
विशाखपट्टणम VISAKHAPATNAM 530001
Telephone No.0891-25377982 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 Ramdeep Enterprises, Prop: Mrs. Korada Deepamani, Door no 47-14-1/26, Shop No 305, 3rd Floor, Sai Shopping Centre, RTC Crossroads, Dwarkanagar, Visakhapatnam-530016.
	Mrs. Korada Deepamani, W/o Korada Rama Gopal (Proprietor of M/s Ramdeep Enterprises) Door No: 8-52-2, Old CBI Down, China Waltair, Visakhapatnam-530017
Name and address of the Guarantor	Mr. Korada Rama Gopal (alias KVVSS Ram Gopal) S/o Late Korada Rama Rao (Guarantor) Door No: 8-52-2, Old CBI Down, China 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
3. Description of immovable secured assets to be Sold: -	All that piece or parcel of vacant land (converted to Non-agricultural) measuring 0.24 cents or 1161.60 Sq.yds situated at S.No. 87/14, near D. No. 8-30-12, Siddartha Nagar, Thotapalem, within the limits of Vizianagaram Municipal Corporation, Vizianagaram SRO, belongs to Mrs. Korada Deepamani (Regd. Settlement Deed No: 5636/2018 dated 20-08-2018, SRO Vizianagaram) bounded as follows: East: Site belongs to Nadipilli Aruna Kumari, Lenka Atchutamba, Meesala Geetha, Korada Deepamani and Penumajji Vijaya Eswara Satya Venkata Lakshmi @ Vijayalakshmi and others South: Joint site belongs to Nadipilli Aruna Kumari, Lenka Atchutamba, Meesala Geetha, Korada Deepamani and Penumajji Vijaya Eswara Satya Venkata Lakshmi @ Vijayalakshmi West: 12' feet joint rasta between this property and property belongs to Meesala Geetha North: Gogodu Matam open site
4.The details of encumbrances, if any known to the Secured Creditor	Nil, as known to the bank.
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	Nil, 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. 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.78,58,689.89 (Rupees seventy-eight lakh fifty-eight thousand six hundred eighty nine and eighty nine 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 property: Rs.1,80,00,000/- (Rupees one crore and eighty lakh only) Properties below which the property will not be sold: Reserve price of the property plus one bid increment
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

- 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 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 Rs.1,80,000.00 (Rupees one lakh eighty thousand only), in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment of Rs.1,80,000.00 (Rupees one lakh eighty thousand only).

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.s

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.

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

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.

कृते यूनियन बैंक ऑफ इंडिया / For Union Bank of India
एसेट रिकवरी शाखा, (एआरबी) / Asset Recovery Br., (ARB)
मुख्य प्रबंधक Chief Manager / प्राधिकृत अधिकारी Authorised Officer

Place: Visakhapatnam
Date: 21-04-2026

Authorized Officer
Union Bank of India, Asset Recovery Branch