

आस्ति वसूली शाखा Asset Recovery Branch

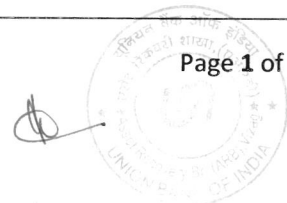
Door No 26-15-150 Union Bank Building Changalraopeta

विशाखापटनम VISAKHAPATNAM 530001

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

To:

1. M/s. Godaavari Labs Pvt. Ltd. Address: Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011	2. M/s. Godaavari Labs Pvt. Ltd. Represented by its Managing Director Mr. Vummaneni Siva Nageswara Rao Address: # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013
3. Mr. Vummaneni Siva Nageswara Rao S/o. Mr. Vummaneni Abbaiah # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Siva Nageswara Rao, S/O Vummaneni Abbaiah Managing Director, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. Vummaneni Siva Nageswra Rao, S/O Vummaneni Abbaiah DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003	4. Mrs. Vummaneni Lalitha Kumari W/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswra Rao, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswra Rao, DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003
5. Mr. Vummaneni Rajesh S/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Rajesh S/O Mr. Vummaneni Siva Nageswra Rao, C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And)	6. Mr. G Chandra Mouli Reddy #Flat No-401 Palace Heights, Sivaji Nagar, Kurmannapalem, Near NH-5 Toll gate, Vadlapudi, Visakhapatnam-PIN-530046 (And) Mr. G Chandra Mouli Reddy C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011



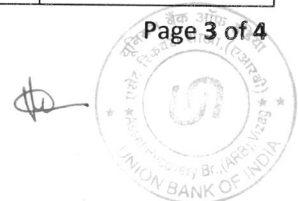
Mr. Vummaneni Rajesh S/O Mr. Vummaneni Siva Nageswra Rao DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003	(And) Mr. G Chandra Mouli Reddy Flat No.401, Palace Heights Sivajinagar, Kurmannapalem, Near NH-5 Toll gate, Vadlapudi, Visakhapatnam PIN-530046
7. Mr. Kamavarapu Sarath Kumar, #5-7-15/1, Flat no: 101, Srinivasa Sadan, Kukatpally, Hyderabad - 500072 (And) Mr. Kamavarapu Sarath Kumar C/o M/S Godavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN- 531011 (And) Mr. Kamavarapu Sarath Kumar (Director) DNO.5-7-15/1, Flat No.101, Srinivasa Sadan Kukatpally, Hyderabad PIN-500072	8. Mr. Vummaneni Dinesh, S/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Dinesh S/O Mr. Vummaneni Siva Nageswra Rao DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003
9. Mr. Katta Veeraiah, S/o Mr. Katta Brahmaiah #Lingarao Palem, Solasa, Guntur Dist. 522234	10. Mr. Trinadh Kurra, S/o Mr. K. Sesaiah #H.No.2-2, Telagayapalem, Garikapadu, Guntur Dist - 522112
11. Mrs. P. Bhramaramba W/o Mr. Pamidi Shiva Prasad # 7-10-25/5, Panthulu Gari Meda, ESI hospital, Old Gajuwaka, Visakhapatnam-530026 (And) Mrs. P. Bhramaramba W/o Mr.Pamidi Shiva Prasad D.No. 51-1-1, Flat No. 3402, Tower A, Lansum Oxygen Towers, Beside Rythu Bazaar, Seethammadhara, Visakhapatnam - 530013	12.M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. DNo.11-191/1, Opp Pantulugarimeda, Old Gajuwaka, Visakhapatnam Andhra Pradesh- PIN-530026
13. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. #D.No. 7-153, Tenali Road, Chebrolu Village, Guntur, Andhra Pradesh PIN-522212	14. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. #S. No. 113, Chebrolu, Chebrolu Mandal, Guntur District, Andhra Pradesh -522212.
15. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd., Represented by its Managing Director Mr. Vummaneni Siva Nageswara Rao Address: # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013	16. Mrs. Kurra Sujatha (GPA Holder) W/O Ravindra Babu, Marripalem, Unnava, Guntur, AP PIN-522233

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 **09.07.2024** 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 the Constructive Possession of the Property in Sl. No.2 and Physical Possession of the Properties in Sl. No's.1,3 & 4 of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 24.10.2024 & 29.10.2024.
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 **26-05-2026, Tuesday from 12:00 NOON to 05:00 PM** by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price of the properties will be as given below:

Sl No	Description of the Immovable Properties	Reserve Price										
1.	(Original Registered Deed under Doc.No.6146/2017 dated 06.12.2017, SRO, Yelamanchili) All the piece and parcel of vacant site measuring 400 Sq.Yds or 334.45 Sq.Mts., bearing Plot No.514 of VKPCPIR-SDA-VUDA vide L.P.no.01/2016 in the name of Silpa Hill View Park, covered by Survey No.2/2 of Vedurawada Village, Atchutapuram Mandal, Anakapalle District owned by Mrs. Pamidi Bhramramba, W/o P. Shiva Prasad. Property bounded by <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>40 ft Road</td></tr><tr><td>South</td><td>Plot No 513</td></tr><tr><td>West</td><td>Plot No 503</td></tr><tr><td>North</td><td>60 Ft Road</td></tr></table>	Direction	As per the Documents	East	40 ft Road	South	Plot No 513	West	Plot No 503	North	60 Ft Road	Reserve Price: Rs.41,50,000/- (Rupees Forty-One Lakh and Fifty Thousand Only)
Direction	As per the Documents											
East	40 ft Road											
South	Plot No 513											
West	Plot No 503											
North	60 Ft Road											
2.	(Original Registered Deed under Doc. No. 1255/2003 dated 23-06-2003, Vatticherukuru village and panchayat Chebrolu SRO Guntur Dist) All that piece and parcel of Commercial land & Building site measuring total extent of 709.00 Sq.Yds (630.00+79.00), together with godown bearing Door No.9-80/3, Assessment No.856, Electricity Service Connection No.9111351001139, Covered under SNo.127/C ,Vatticherukuru Village, Vatticherukuru panchayat & mandal, Chebrolu SRO, Guntur district owned by Mrs. Vummaneni Lalitha Kumari W/o Mr. V. Siva Nageswara Rao.Property bounded by Item No -1 (630 Sq.Yds) <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Property of Velpuri Venkateshwarulu</td></tr><tr><td>South</td><td>24 Ft Road</td></tr><tr><td>West</td><td>Property of Kandimalla Asha Latha</td></tr><tr><td>North</td><td>18 Ft Road</td></tr></table>	Direction	As per the Documents	East	Property of Velpuri Venkateshwarulu	South	24 Ft Road	West	Property of Kandimalla Asha Latha	North	18 Ft Road	Reserve Price: Rs.66,50,000/- (Rupees Sixty-Six Lakh and Fifty Thousand Only)
Direction	As per the Documents											
East	Property of Velpuri Venkateshwarulu											
South	24 Ft Road											
West	Property of Kandimalla Asha Latha											
North	18 Ft Road											



Sl No	Description of the Immovable Properties	Reserve Price										
	Item No - 2 (79 Sq.Yds) All that land of an extent of 79 Sq yds or 66.05 Sq Mts. Together with Gowdown Covered under SNo.127/C, Vatticherukuru Village, Vatticherukuru panchayat & mandal, Chebrolu SRO, Guntur district owned by Mrs. Vummaneni Lalitha Kumari W/o Mr. V. Siva Nageswara Rao Property bounded by <table><tr><th>Direction</th><th>As Per the Documents</th></tr><tr><td>East</td><td>Property of E.Vasudeva Rao</td></tr><tr><td>South</td><td>24 Ft Road</td></tr><tr><td>West</td><td>Property of V.SambaSiva Rao</td></tr><tr><td>North</td><td>Property of Koteshwara Rao</td></tr></table>	Direction	As Per the Documents	East	Property of E.Vasudeva Rao	South	24 Ft Road	West	Property of V.SambaSiva Rao	North	Property of Koteshwara Rao	
Direction	As Per the Documents											
East	Property of E.Vasudeva Rao											
South	24 Ft Road											
West	Property of V.SambaSiva Rao											
North	Property of Koteshwara Rao											
3.	(Un Registered Will deed dated 27-09-2020, Lingayapalem village, Thullur mandalam, Guntur Dist Link Documents: Registered Sale Deed No.2772/2006 dated 24.03.2007 and Registered Exchange Deed No.634/2007 dated 23.03.2007) All that piece and parcel of Residential land & Building (G+2 Floors) with Door No. 7-154 on land measuring 0.975 Acres or 4,718.99 Sq yds out of Ac 18.89 Cents comprises of Ac 2.59 Cents in Sy No.113/3, Ac 6.67 cents in Sy No.113/4, Ac 0.57 Cents in Sy No.113/5, Ac 6.00 in Sy No.113/8 and Ac 3.06 Cents in Sy No.107 of Chebrolu Village & panchayat, Chebrolu Mandal, Chebrolu Sub-Reg,1 Guntur Dist owned by Mr. Vummaneni Rajesh & Mr. Vummaneni Dinesh S/o Mr. V. Siva Nageswara Rao Property bounded by <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Government Donka</td></tr><tr><td>South</td><td>Land of M/S Srikar Cotton Spinning Mills</td></tr><tr><td>West</td><td>Land of Vummineni Abbaiah</td></tr><tr><td>North</td><td>Land of Vummineni Siva Nageswara Rao</td></tr></table>	Direction	As per the Documents	East	Government Donka	South	Land of M/S Srikar Cotton Spinning Mills	West	Land of Vummineni Abbaiah	North	Land of Vummineni Siva Nageswara Rao	Reserve Price: Rs.5,27,00,000/- (Rupees Five Crore and Twenty-Seven Lakh Only)
Direction	As per the Documents											
East	Government Donka											
South	Land of M/S Srikar Cotton Spinning Mills											
West	Land of Vummineni Abbaiah											
North	Land of Vummineni Siva Nageswara Rao											
4.	(Original Registered Deed under Doc. No. 636/2007 dated 24-03-2007, Lingayapalem village, Thulluru Mandalam, Guntur Dist) All that piece and parcel of Residential land & Building (G+2 Floors) on land measuring 0.75 Acres or 3629.99 Sq Yds out of Ac 18.89 Cents comprises of Ac 2.59 Cents on S. No. 113/3, Ac 6.67 Cents in SNO. 113/4, AC 0.57 Cents in Sy No. 113/5, Ac 6.00 in Sy No. 113/8, Ac 3.06 cents in Sy No.107, of Chebrolu Village & panchayat, Chebrolu Mandal, Chebrolu Sub-Reg, Guntur Dist owned by Mr. V. Siva Nageswara Rao. Property bounded by <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Government Donka</td></tr><tr><td>South</td><td>Land of M/S Srikar Cotton Spinning Mills</td></tr><tr><td>West</td><td>Land of Vummineni Abbaiah</td></tr><tr><td>North</td><td>Land of Vummineni Siva Nageswara Rao</td></tr></table>	Direction	As per the Documents	East	Government Donka	South	Land of M/S Srikar Cotton Spinning Mills	West	Land of Vummineni Abbaiah	North	Land of Vummineni Siva Nageswara Rao	Reserve Price: Rs.4,22,00,000/- (Rupees Four Crore and Twenty-Two Lakh Only)
Direction	As per the Documents											
East	Government Donka											
South	Land of M/S Srikar Cotton Spinning Mills											
West	Land of Vummineni Abbaiah											
North	Land of Vummineni Siva Nageswara Rao											

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

कृते युनियन बैंक ऑफ इंडिया / For Union Bank of India
 एसेट रेकवरी शाखा, पुणे / Asset Recovery Br., (ARB)
 Yours Faithfully,

Place: Visakhapatnam
 Date:04.05.2026

Encl: Sale Notice

मुद्रा प्रमाणित / Certified
 सि. शा. पु. वि. शा. / Sd/-
 Authorized Officer
 Union Bank of India, AM



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

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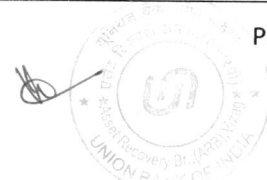
APPENDIX - IV-A

[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 the Property in Sl. No.2 and Physical Possession of the Properties in Sl. No's.1,3 & 4 of which has been taken by the Authorised Officer of Union Bank Of India (Secured Creditor), will be sold on **26.05.2026** "As is where is", "As is what is", and "Whatever there is" basis for recovery of **Rs.95,81,65,151.00 (Rupees Ninety Five Crore Eighty One Lakh Sixty Five Thousand and One Hundred Fifty One Only)** together with contractual rate of interest as stated above as of **31.03.2026** plus further interest, costs and charges due to the Union Bank of India from Borrower/Guarantor:

1. M/s. Godaavari Labs Pvt. Ltd. Address: Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011	2. M/s. Godaavari Labs Pvt. Ltd. Represented by its Managing Director Mr. Vummaneni Siva Nageswara Rao Address: # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013
3. Mr. Vummaneni Siva Nageswara Rao S/o. Mr. Vummaneni Abbaiah # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Siva Nageswara Rao, S/O Vummaneni Abbaiah Managing Director, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. Vummaneni Siva Nageswara Rao, S/O Vummaneni Abbaiah DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003	4. Mrs. Vummaneni Lalitha Kumari W/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswara Rao, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswara Rao, DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003
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C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. Vummaneni Rajesh S/O Mr. Vummaneni Siva Nageswra Rao DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003	Mr. G Chandra Mouli Reddy C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. G Chandra Mouli Reddy Flat No.401, Palace Heights Sivajinagar, Kurmannapalem, Near NH-5 Toll gate, Vadlapudi, Visakhapatnam PIN-530046
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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 PROPERTIES AND RESERVE PRICE

Sl No	Description of the Immovable Properties	Reserve Price/EMD/ Bid Increment	Date and time of E auction																				
1.	(Original Registered Deed under Doc.No.6146/2017 dated 06.12.2017, SRO, Yelamanchili) All the piece and parcel of vacant site measuring 400 Sq.Yds or 334.45 Sq.Mts., bearing Plot No.514 of VKPCPIR-SDA-VUDA vide L.P.no.01/2016 in the name of Silpa Hill View Park, covered by Survey No.2/2 of Vedurawada Village, Atchutapuram Mandal, Anakapalle District owned by Mrs. Pamidi Bhramramba, W/o P. Shiva Prasad. Property bounded by <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>40 ft Road</td></tr><tr><td>South</td><td>Plot No 513</td></tr><tr><td>West</td><td>Plot No 503</td></tr><tr><td>North</td><td>60 Ft Road</td></tr></table>	Direction	As per the Documents	East	40 ft Road	South	Plot No 513	West	Plot No 503	North	60 Ft Road	Reserve Price: Rs.41,50,000/- (Rupees Forty-One Lakh and Fifty Thousand Only) EMD Amount Rs.4,15,000/- (Rupees Four Lakh and Fifteen Thousand Only) Bid Increment Rs.42,000/- (Rupees Forty-Two Thousand Only)	26-05-2026, Tuesday from 12:00 NOON to 05:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com										
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West	Plot No 503																						
North	60 Ft Road																						
2.	(Original Registered Deed under Doc. No. 1255/2003 dated 23-06-2003, Vatticherukuru village and panchayat Chebrolu SRO Guntur Dist) All that piece and parcel of Commercial land & Building site measuring total extent of 709.00 Sq.Yds (630.00+79.00), together with godown bearing Door No.9-80/3, Assessment No.856, Electricity Service Connection No.9111351001139, Covered under SNo.127/C ,Vatticherukuru Village, Vatticherukuru panchayat & mandal, Chebrolu SRO, Guntur district owned by Mrs. Vummaneni Lalitha Kumari W/o Mr. V. Siva Nageswara Rao.Property bounded by Item No -1 (630 Sq.Yds) <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Property of Velpuri Venkateshwarulu</td></tr><tr><td>South</td><td>24 Ft Road</td></tr><tr><td>West</td><td>Property of Kandimalla Asha Latha</td></tr><tr><td>North</td><td>18 Ft Road</td></tr></table> Item No - 2 (79 Sq.Yds) All that land of an extent of 79 Sq yds or 66.05 Sq Mts. Together with gowdown Covered under SNo.127/C ,Vatticherukuru Village, Vatticherukuru panchayat & mandal, Chebrolu SRO, Guntur district owned by Mrs. Vummaneni Lalitha Kumari W/o Mr. V. Siva Nageswara Rao. Property bounded by <table><tr><th>Direction</th><th>As Per the Documents</th></tr><tr><td>East</td><td>Property of E.Vasudeva Rao</td></tr><tr><td>South</td><td>24 Ft Road</td></tr><tr><td>West</td><td>Property of V.SambaSiva Rao</td></tr><tr><td>North</td><td>Property of Koteswara Rao</td></tr></table>	Direction	As per the Documents	East	Property of Velpuri Venkateshwarulu	South	24 Ft Road	West	Property of Kandimalla Asha Latha	North	18 Ft Road	Direction	As Per the Documents	East	Property of E.Vasudeva Rao	South	24 Ft Road	West	Property of V.SambaSiva Rao	North	Property of Koteswara Rao	Reserve Price: Rs.66,50,000/- (Rupees Sixty-Six Lakh and Fifty Thousand Only) EMD Amount Rs.6,65,000/- (Rupees Six Lakh and Sixty-Five Thousand Only) Bid Increment Rs.67,000/- (Rupees Sixty-Seven Thousand Only)	26-05-2026, Tuesday from 12:00 NOON to 05:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
Direction	As per the Documents																						
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South	24 Ft Road																						
West	Property of Kandimalla Asha Latha																						
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West	Property of V.SambaSiva Rao																						
North	Property of Koteswara Rao																						



Sl No	Description of the Immovable Properties	Reserve Price/EMD/ Bid Increment	Date and time of E auction										
3.	(Un Registered Will deed dated 27-09-2020, Lingayapalem village, Thullur mandalam, Guntur Dist Link Documents: Registered Sale Deed No.2772/2006 dated 24.03.2007 and Registered Exchange Deed No.634/2007 dated 23.03.2007) All that piece and parcel of Residential land & Building (G+2 Floors) with Door No. 7-154 on land measuring 0.975 Acres or 4,718.99 Sq yds out of Ac 18.89 Cents comprises of Ac 2.59 Cents in Sy No.113/3, Ac 6.67 cents in Sy No.113/4, Ac 0.57 Cents in Sy No.113/5, Ac 6.00 in Sy No.113/8 and Ac 3.06 Cents in Sy No.107 of Chebrolu Village & panchayat, Chebrolu Mandal, Chebrolu Sub-Reg,1 Guntur Dist owned by Mr. Vummaneni Rajesh & Mr. Vummaneni Dinesh S/o Mr. V. Siva Nageswara Rao. Property bounded by <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Government Donka</td></tr><tr><td>South</td><td>Land of M/S Srikar Cotton Spinning Mills</td></tr><tr><td>West</td><td>Land of Vemmineni Abbaiah</td></tr><tr><td>North</td><td>Land of Vemmineni Siva Nageswara Rao</td></tr></table>	Direction	As per the Documents	East	Government Donka	South	Land of M/S Srikar Cotton Spinning Mills	West	Land of Vemmineni Abbaiah	North	Land of Vemmineni Siva Nageswara Rao	Reserve Price: Rs.5,27,00,000/- (Rupees Five Crore and Twenty-Seven Lakh Only) EMD Amount Rs.52,70,000/- (Rupees Fifty-Two Lakh and Seventy Thousand Only) Bid Increment Rs.5,27,000/- (Rupees Five Lakh and Twenty-Seven Thousand Only)	26-05-2026, Tuesday from 12:00 NOON to 05:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
Direction	As per the Documents												
East	Government Donka												
South	Land of M/S Srikar Cotton Spinning Mills												
West	Land of Vemmineni Abbaiah												
North	Land of Vemmineni Siva Nageswara Rao												
4.	(Original Registered Deed under Doc. No. 636/2007 dated 24-03-2007, Lingayapalem village, Thulluru mandalam, Guntur Dist.) All that piece and parcel of Residential land & Building (G+2 Floors) on land measuring 0.75 Acres or 3629.99 Sq Yds out of Ac 18.89 Cents comprises of Ac 2.59 Cents on S. No. 113/3, Ac 6.67 Cents in SNO. 113/4, AC 0.57 Cents in Sy No. 113/5, Ac 6.00 in Sy No. 113/8, Ac 3.06 cents in Sy No.107, of Chebrolu Village & panchayat, Chebrolu Mandal, Chebrolu Sub-Reg, Guntur Dist. owned by Mr. V. Siva Nageswara Rao. Property bounded by <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Government Donka</td></tr><tr><td>South</td><td>Land of M/s Srikar Cotton Spinning Mills</td></tr><tr><td>West</td><td>Land of Vemmineni Abbaiah</td></tr><tr><td>North</td><td>Land of Vemmineni Siva Nageswara Rao</td></tr></table>	Direction	As per the Documents	East	Government Donka	South	Land of M/s Srikar Cotton Spinning Mills	West	Land of Vemmineni Abbaiah	North	Land of Vemmineni Siva Nageswara Rao	Reserve Price: Rs.4,22,00,000/- (Rupees Four Crore and Twenty-Two Lakh Only) EMD Amount Rs.42,20,000/- (Rupees Forty Two Lakh and Twenty Thousand only) Bid Increment Rs.4,22,000/- (Rupees Four Lakh and Twenty-Two Thousand Only)	26-05-2026, Tuesday from 12:00 NOON to 05:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
Direction	As per the Documents												
East	Government Donka												
South	Land of M/s Srikar Cotton Spinning Mills												
West	Land of Vemmineni Abbaiah												
North	Land of Vemmineni Siva Nageswara Rao												

- There are no encumbrances known to the Bank on the property.
- The borrower filed a Securitization Application (SA) in the Honourable Debts Recovery Tribunal (DRT), Visakhapatnam vide SA/487/2025 and SA/798/2025 and are pending for disposal.
- 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

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

(Signature)

Place: Visakhapatnam
Date: 04.05.2026

Authorized Officer
Union Bank of India, Asset Recovery Branch

Encl: Terms of Sale



TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

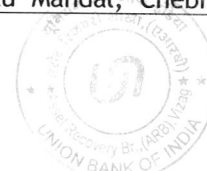
1. Name and address of the Borrower and Guarantors	1. M/s. Godaavari Labs Pvt. Ltd. <u>Address:</u> Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011	2. M/s. Godaavari Labs Pvt. Ltd. Represented by its Managing Director Mr. Vummaneni Siva Nageswara Rao <u>Address:</u> # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013
	3. Mr. Vummaneni Siva Nageswara Rao S/o. Mr. Vummaneni Abbaiah # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Siva Nageswra Rao, S/O Vummaneni Abbaiah Managing Director, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. Vummaneni Siva Nageswra Rao, S/O Vummaneni Abbaiah DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003	4. Mrs. Vummaneni Lalitha Kumari W/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswra Rao, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswra Rao, DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003
	5. Mr. Vummaneni Rajesh S/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Rajesh S/O Mr. Vummaneni Siva Nageswra Rao, C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. Vummaneni Rajesh S/O Mr. Vummaneni Siva Nageswra Rao DNO. 10-52-12/34, Plot 5B, Facors	6. Mr. G Chandra Mouli Reddy #Flat No-401 Palace Heights, Sivaji Nagar, Kurmannapalem, Near NH-5 Toll gate, Vadlapudi, Visakhapatnam-PIN-530046 (And) Mr. G Chandra Mouli Reddy C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. G Chandra Mouli Reddy Flat No.401, Palace Heights Sivajinagar, Kurmannapalem, Near NH-5 Toll gate,



	layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003 7. Mr. Kamavarapu Sarath Kumar, #5-7-15/1, Flat no: 101, Srinivasa Sadan, Kukatpally, Hyderabad - 500072 (And) Mr. Kamavarapu Sarath Kumar C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P &42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visahakhapatnam PIN-531011 (And) Mr. Kamavarapu Sarath Kumar (Director) DNO.5-7-15/1, Flat No.101, Srinivasa Sadan, Kukatpally, Hyderabad PIN-500072	Vadlapudi, Visakhapatnam PIN- 530046 8. Mr. Vummaneni Dinesh, S/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Dinesh S/O Mr. Vummaneni Siva Nageswra Rao DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003
	9. Mr. Katta Veeraiah, S/o Mr. Katta Brahmaiah #Lingarao Palem, Solasa, Guntur Dist. 522234	10. Mr. Trinadh Kurra, S/o Mr. K. Sessaiah #H.No.2-2, Telagayapalem, Garikapadu, Guntur Dist. - 522112
	11. Mrs. P. Bhramaramba W/o Mr. Pamidi Shiva Prasad # 7-10-25/5, Panthulu Gari Meda, ESI hospital, Old Gajuwaka, Visakhapatnam-530026 (And) Mrs. P. Bhramaramba W/o Mr.Pamidi Shiva Prasad D.No. 51-1-1, Flat No. 3402, Tower A, Lansum Oxygen Towers, Beside Rythu Bazaar, Seethammadhara, Visakhapatnam - 530013	12. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. DNo.11-191/1, Opp Pantulugarimeda, Old Gajuwaka, Visakhapatnam Andhra Pradesh- PIN-530026
	13. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. #D.No. 7-153, Tenali Road, Chebrolu Village, Guntur, Andhra Pradesh PIN-522212	14. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. #S. No. 113, Chebrolu, Chebrolu Mandal, Guntur District, Andhra Pradesh -522212
	15. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. Represented by its Managing Director Mr. Vummaneni Siva Nageswara Rao <u>Address:</u> # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013	16. Mrs. Kurra Sujatha(GPA Holder) W/O Ravindra Babu, Marripalem, Unnava, Guntur, AP PIN-522233
2. Name and address of the Secured Creditor	Loan Base Branch: Mid Corporate Branch, Visakhapatnam. Now, the Account is at Union Bank of India, Asset Recovery Branch, Door No. 26-15-150, Andhra Bank Building, Changanraopeta, Visakhapatnam 530 001.	
3. Description of immovable secured assets to be Sold:		



Sl. No.	Description of Property																				
Property 1	(Original Registered Deed under Doc.No.6146/2017 dated 06.12.2017, SRO, Yelamanchili) All the piece and parcel of vacant site measuring 400 Sq.Yds or 334.45 Sq. Mts., bearing Plot No.514 of VKPCPIR-SDA-VUDA vide L.P.no.01/2016 in the name of Silpa Hill View Park, covered by Survey No.2/2 of Vedurawada Village, Atchutapuram Mandal, Anakapalle District owned by Mrs. Pamidi Bhramramba, W/o P. Shiva Prasad. Property bounded by <table border="1"> <thead> <tr> <th>Direction</th><th>As per the Documents</th></tr> </thead> <tbody> <tr> <td>East</td><td>40 ft Road</td></tr> <tr> <td>South</td><td>Plot No 513</td></tr> <tr> <td>West</td><td>Plot No 503</td></tr> <tr> <td>North</td><td>60 Ft Road</td></tr> </tbody> </table>	Direction	As per the Documents	East	40 ft Road	South	Plot No 513	West	Plot No 503	North	60 Ft Road										
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Property 2	(Original Registered Deed under Doc. No. 1255/2003 dated 23-06-2003, Vatticherukuru village and panchayat Chebrolu SRO Guntur Dist.) All that piece and parcel of Commercial land & Building site measuring total extent of 709.00 Sq.Yds (630.00+79.00), together with godown bearing Door No.9-80/3, Assessment No.856, Electricity Service Connection No.9111351001139, Covered under SNo.127/C, Vatticherukuru Village, Vatticherukuru panchayat & mandal, Chebrolu SRO, Guntur district owned by Mrs. Vummaneni Lalitha Kumari W/o Mr. V. Siva Nageswara Rao. Property bounded by Property bounded by Item No - 1 (630 Sq.Yds) <table border="1"> <thead> <tr> <th>Direction</th><th>As per the Documents</th></tr> </thead> <tbody> <tr> <td>East</td><td>Property of Velpuri Venkateshwarulu</td></tr> <tr> <td>South</td><td>24 Ft Road</td></tr> <tr> <td>West</td><td>Property of Kandimalla Asha Latha</td></tr> <tr> <td>North</td><td>18 Ft Road</td></tr> </tbody> </table> Item No - 2 (79 Sq.Yds) All that land of an extent of 79 Sq yds or 66.05 Sq Mts. Together with godown Covered under SNo.127/C, Vatticherukuru Village, Vatticherukuru panchayat & mandal, Chebrolu SRO, Guntur district owned by Mrs. Vummaneni Lalitha Kumari W/o Mr. V. Siva Nageswara Rao Property bounded by <table border="1"> <thead> <tr> <th>Direction</th><th>As Per the Documents</th></tr> </thead> <tbody> <tr> <td>East</td><td>Property of E.Vasudeva Rao</td></tr> <tr> <td>South</td><td>24 Ft Road</td></tr> <tr> <td>West</td><td>Property of V.SambaSiva Rao</td></tr> <tr> <td>North</td><td>Property of Koteswara Rao</td></tr> </tbody> </table>	Direction	As per the Documents	East	Property of Velpuri Venkateshwarulu	South	24 Ft Road	West	Property of Kandimalla Asha Latha	North	18 Ft Road	Direction	As Per the Documents	East	Property of E.Vasudeva Rao	South	24 Ft Road	West	Property of V.SambaSiva Rao	North	Property of Koteswara Rao
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	Reg,1 Guntur Dist owned by Mr. Vummaneni Rajesh & Mr. Vummaneni Dinesh S/o Mr. V. Siva Nageswara Rao Property bounded by											
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East	Government Donka											
South	Land of M/S Srikar Cotton Spinning Mills											
West	Land of Vemmineni Abbaiah											
North	Land of Vemmineni Siva Nageswara Rao											
Property 4	(Original Registered Deed under Doc. No. 636/2007 dated 24-03-2007, Lingayapalem village, Thulluru mandalam, Guntur Dist) All that piece and parcel of Residential land & Building (G+2 Floors) on land measuring 0.75 Acres or 3629.99 Sq Yds out of Ac 18.89 Cents comprises of Ac 2.59 Cents on S. No. 113/3, Ac 6.67 Cents in SNO. 113/4,AC 0.57 Cents in Sy No. 113/5,Ac 6.00 in Sy No. 113/8, Ac 3.06 cents in Sy No.107, of Chebrolu Village & panchayat, Chebrolu Mandal, Chebrolu Sub-Reg, Guntur Dist owned by Mr. V. Siva Nageswara Rao. Property bounded by											
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Direction	As per the Documents											
East	Government Donka											
South	Land of M/S Srikar Cotton Spinning Mills											
West	Land of Vemmineni Abbaiah											
North	Land of Vemmineni Siva Nageswara Rao											
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 borrower filed a Securitization Application (SA) in the Honorable Debts Recovery Tribunal (DRT), Visakhapatnam vide SA/487/2025 and SA/798/2025 and are pending for disposal.											
6. Last date for submission of EMD	EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. 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	<u>26.05.2026, Tuesday from 12:00 NOON to 05:00 PM</u> (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 as of 31.03.2026: Rs.95,81,65,151.00 (Rupees Ninety-Five Crore Eighty-One Lakh Sixty-Five Thousand and One Hundred Fifty-One Only) together with contractual rate of interest as on 31.03.2026 plus further interest, costs and charges due to the Union Bank of India from Borrower/Guarantors											
9.1. Reserve price for the property / Properties below which the property will not be sold:	Property 1	Reserve Price: Rs.41,50,000/- (Rupees Forty-One Lakh and Fifty Thousand Only)/ Properties below which the property will not be sold: Reserve Price +One Bid Increment										
	Property 2	Reserve Price: Rs.66,50,000/- (Rupees Sixty-Six Lakh and Fifty Thousand Only)/ Properties below which the property will not be sold: Reserve Price +One Bid Increment										
	Property 3	Reserve Price: Rs.5,27,00,000/- (Rupees Five Crore and Twenty-										



		Seven Lakh Only)/ Properties below which the property will not be sold: Reserve Price +One Bid Increment
	Property 4	Reserve Price: Rs.4,22,00,000/- (Rupees Four Crore and Twenty-Two Lakh Only)/ Properties below which the property will not be sold: Reserve Price +One Bid Increment
9.2. EMD Payable	10% of the Reserve Price mentioned above.	
	Property 1	EMD Amount Rs.4,15,000/- (Rupees Four Lakh and Fifteen Thousand Only)
	Property 2	EMD Amount Rs.6,65,000/- (Rupees Six Lakh and Sixty-Five Thousand Only)
	Property 3	EMD Amount Rs.52,70,000/- (Rupees Fifty-Two Lakh and Seventy Thousand Only)
	Property 4	EMD Amount Rs.42,20,000/- (Rupees Forty-Two Lakh and Twenty 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 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

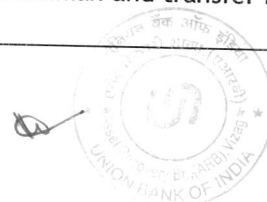
The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

10.5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- 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 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.

12. (a) In case of bidding, the bid increment shall not be less than 1% of RP in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of 1% of RP as mentioned below:

Property S.No	Bid Increment Amount
1	42,000.00 (Rupees Forty-Two Thousand only)
2	67,000.00 (Rupees Sixty-Seven Thousand only)
3	5,27,000.00 (Rupees Five lakh Twenty-seven thousand only)
4	4,22,000.00 (Rupees Four lakh Twenty-two thousand 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.

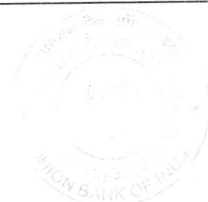
13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

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) 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 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.
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 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.
29. The borrower filed a Securitization Application (SA) in the Honorable Debts Recovery Tribunal (DRT), Visakhapatnam vide SA/487/2025 and SA/798/2025 and are pending for disposal.

Place : Visakhapatnam
Date : 04.05.2026

For Authorised Officer
[Signature]
AUTHORISED OFFICER

