

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

[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 Securitisation 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 Symbolic possession of which has been taken by the Authorised 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 **12.06.2026**, for recovery of **Rs. 24,19,18,909.00 (Rupees Twenty-Four Crore Nineteen Lakh Eighteen Thousand Nine Hundred and Nine Only)** plus further interest, costs and charges from time to time due to the bank as on **31.03.2026** due to Secured Creditor, Union Bank of India from

The Borrower/s:

M/S. SRI DHANALAKSHMI TRADERS, D.No.9-252, Rajanagaram Road, Balabhadrapuram village, Biccavolu Mandal, East Godavari District, Andhra Pradesh Pin: 533343 represented by its managing partners 1. Mr. Medapati Visweswara Srinivasa Reddy 2. Mr. Medapati Somi Reddy 3.Mrs. Medapati Sarojini	Mr. Medapati Visweswara Srinivasa Reddy (Managing Partner M/s.Sri Dhanalakshmi Traders) S/o. Medapati Satyanarayana Reddy, D.No.2-121, Munsub Gari Street Balabhadrapuram, Biccavolu Mandal East Godavari District, Pin: 533343
Mr. Medapati Somi Reddy (Managing Partner M/s.Sri Dhanalakshmi Traders) S/o. Medapati Satyanarayana Reddy D No.2-121, Old Gubbamma Street Balabhadrapuram, Biccavolu Mandal, East Godavari District, Pin: 533343	Mrs. Medapati Sarojini (Partner M/s.Sri Dhanalakshmi Traders) W/o. Medapati Satyanarayana Reddy D.No. 2-218, Old Gubbamma Street Balabhadrapuram, Biccavolu Mandal, East Godavari District, Pin: 533343

The Guarantors:

Mr. Medapati Visweswara Srinivasa Reddy S/o. Medapati Satyanarayana Reddy, D No.2-121, Munsub Gari Street Balabhadrapuram, Biccavolu Mandal, East Godavari District 533343	Mr. Medapati Somi Reddy S/o. Medapati Satyanarayana Reddy, D.No.2-121, Old Gubbamma Street Balabhadrapuram, Biccavolu Mandal, East Godavari District 533343
Mrs. Medapati Sarojini W/o. Medapati Satyanarayana Reddy, Partner of M/s. Dhanalakshmi Traders D.No. 2-218, Old Gubbamma, Street Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343	Joint & several liabilities of M/s. Visweswara Rice Mill & Its Partners Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343 rep. by 1.Mr. Medapati Visweswara Srinivasa Reddy 2. Mr. Medapati Somi Reddy 3. Mrs. Medapati Satyavathi 4.Deceased Mr. Medapati Satyanarayana Reddy rep. By Legal Heirs, i) Mr. Medapati Visweswara Srinivasa Reddy (Son) ii) Mr. Medapati Somi Reddy (Son) iii) Mrs. Medapati Sarojini (Spouse) iv) and other legal heirs
Mrs. Medapati Satyavathi (Partner in M/s.Visweswara Rice Mill) W/o. Somireddy, D.No.2-218, Bhalabhadrapuram village, Biccavolu Mandal, East Godavari 533343	Mr. Medapati Visweswara Srinivasa Reddy (Partner in M/s.Visweswara Rice Mill) S/o. Medapati Satyanarayana Reddy

	D No.2-121, Munsub Gari Street Balabhadrapuram, Biccavolu Mandal East Godavari District 53343
Mr. Medapati Somi Reddy (Partner in M/s.Visweswara Rice Mill) S/o. Medapati Satyanarayana Reddy, D No.2-121, Old Gubbamma Street Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343	Deceased Mr. Medapati Satyanarayana Reddy (Partner of M/s. Visweswara Rice Mill), rep. By legal heirs, i) Mr. Medapati Visweswara Srinivasa Reddy (Son) ii) Mr. Medapati Somi Reddy (Son) iii) Mrs. Medapati Sarojini (Spouse) iv) and other legal heirs D.No. 2-218, Old Gubbamma Street,Balabhadrapuram Village, Biccavolu Mandal,East Godavari District 533343
Joint & several liabilities of M/s.Sri Raja Rajeswari Agri Industries & Its Partners rep. by 1.Mr. Medapati Visweswara Srinivasa Reddy 2. Mr. Medapati Somi Reddy Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343	Mr. Medapati Visweswara Srinivasa Reddy S/o. Medapati Satyanarayana Reddy (Partner: M/s. Sri Raja Rajeswari Agri Industries) D No.2-121, Munsub Gari Street Balabhadrapuram, Biccavolu Mandal, East Godavari District Pin: 533343
Mr. Medapati Somi Reddy S/o. Medapati Satyanarayana Reddy (Partner: M/s. Sri Raja Rajeswari Agri Industries) D No.2-121, Old Gubbamma Street Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343	
Mrs. Medapati Satyavathi W/o. Medapati Somi Reddy, D No.2-218, Old Gubbamma Street, Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343	Mrs. Medapati Gangabhavani W/o Medapati Visweswara Srinivasa Reddy, D.No.2-121, Old Gubbamma Street, Balabhadrapuram, Biccavolu Mandal, East Godavari District 533343
Mrs. Medapati Durga Mahalakshmi, W/o Medapati Somi Reddy, D.No.2-121, Old Gubbamma Street Balabhadrapuram village,Biccavolu Mandal, East Godavari District 533343	Estate of the deceased Mr. Medapati Satyanarayana Reddy, rep. By legal heirs, i) Mr. Medapati Visweswara Srinivasa Reddy (Son) ii) Mr. Medapati Somi Reddy (Son) iii) Mrs. Medapati Sarojini (Spouse) iv) and other legal heirs D.No. 2-218, Old Gubbamma Street,Balabhadrapuram Village, Biccavolu Mandal,East Godavari District 533343

The reserve price will be Rs.1,40,50,000.00 (Rupees One Crore Forty Lakh and Fifty Thousand Only) and the earnest money deposit will be Rs.14,05,000.00 (Rupees Fourteen Lakh and Five Thousand Only) and Bid increment will be Rs.1,41,000.00 (Rupees One Lakh Forty-one Thousand Only).

Description of Immovable Property

Rural Godown constructed on land admeasuring Ac.0.84 cents or 4065.60 sq. yds in R.S No.144/1, D.no:4-187, Kapavaram Village and Panchayat, Biccavolu Mandal and Sub Registrar, East Godavari District, belongs to Smt. Medapati Durga Mahalakshmi, W/o Medapati Somireddy bounded:

Directions	Boundaries as per Regd. Sale deed Doc. 2259/2011, dt.10.08.2011
On the East by	Property of Karri Narayana Reddy
On the West by	Property of Kovvuri Padda Reddy
On the South by	Property of Medapati Gangabhavani
On the North by	Part Property of Karri Narayana Reddy & Kovvuri Venkata Reddy

List of Encumbrances: No Encumbrances known to the Bank



Note:

- i. as per the Document & physical observation the above property is land locked.
- ii. A lease deed was executed by mortgagor in favour M/s. PSR Enterprises and further the same was mortgaged to AP State Financial Corporation vide Doc. No. 7437/2024.

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: Visakhapatnam

Date : 16.05.2026

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


मुख्य प्रबंधक Chief Manager / अधिकृत अधिकारी Authorised Officer
विशाखपट्टणम VISAKHAPATNAM
AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Terms of sale



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

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1.Name and address of the Borrower, Co-Applicant and Guarantor

Borrowers:

M/S. SRI DHANALAKSHMI TRADERS, D.No.9-252, Rajanagaram Road, Balabhadrapuram village, Biccavolu Mandal, East Godavari District, Andhra Pradesh Pin: 533343 represented by its managing partners 1. Mr. Medapati Visweswara Srinivasa Reddy 2. Mr. Medapati Somi Reddy 3.Mrs. Medapati Sarojini	Mr. Medapati Visweswara Srinivasa Reddy (Managing Partner M/s.Sri Dhanalakshmi Traders) S/o. Medapati Satyanarayana Reddy, D.No.2-121, Munsub Gari Street Balabhadrapuram, Biccavolu Mandal East Godavari District, Pin: 533343
Mr. Medapati Somi Reddy (Managing Partner M/s.Sri Dhanalakshmi Traders) S/o. Medapati Satyanarayana Reddy D No.2-121, Old Gubbamma Street Balabhadrapuram, Biccavolu Mandal, East Godavari District, Pin: 533343	Mrs. Medapati Sarojini (Partner M/s. Sri Dhanalakshmi Traders) W/o. Medapati Satyanarayana Reddy D.No. 2-218, Old Gubbamma Street Balabhadrapuram, Biccavolu Mandal, East Godavari District, Pin: 533343

Guarantors:

Mr. Medapati Visweswara Srinivasa Reddy S/o. Medapati Satyanarayana Reddy, D No.2-121, Munsub Gari Street Balabhadrapuram, Biccavolu Mandal,East Godavari District 533343	Mr. Medapati Somi Reddy S/o. Medapati Satyanarayana Reddy, D.No.2-121, Old Gubbamma Street Balabhadrapuram, Biccavolu Mandal, East Godavari District 533343
Mrs. Medapati Sarojini W/o. Medapati Satyanarayana Reddy, Partner of M/s. Dhanalakshmi Traders D.No. 2-218, Old Gubbamma,Street Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343	Joint & several liabilities of M/s. Visweswara Rice Mill & Its Partners Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343 rep. by 1.Mr. Medapati Visweswara Srinivasa Reddy 2. Mr. Medapati Somi Reddy 3. Mrs. Medapati Satyavathi 4.Deceased Mr. Medapati Satyanarayana Reddy rep. By Legal Heirs, i) Mr. Medapati Visweswara Srinivasa Reddy (Son) ii) Mr. Medapati Somi Reddy (Son) iii) Mrs. Medapati Sarojini (Spouse) iv) and other legal heirs
Mrs. Medapati Satyavathi (Partner in M/s.Visweswara Rice Mill) W/o. Somireddy, D.No.2-218, Bhalabhadrapuram village, Biccavolu Mandal, East Godavari 533343	Mr. Medapati Visweswara Srinivasa Reddy (Partner in M/s.Visweswara Rice Mill) S/o. Medapati Satyanarayana Reddy D No.2-121, Munsub Gari Street Balabhadrapuram, Biccavolu Mandal East Godavari District 53343
Mr. Medapati Somi Reddy (Partner in M/s.Visweswara Rice Mill) S/o. Medapati Satyanarayana Reddy, D No.2-121, Old Gubbamma Street Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343	Deceased Mr. Medapati Satyanarayana Reddy (Partner of M/s. Visweswara Rice Mill), rep. By legal heirs, i) Mr. Medapati Visweswara Srinivasa Reddy (Son) ii) Mr. Medapati Somi Reddy (Son) iii) Mrs. Medapati Sarojini (Spouse) iv) and other legal heirs D.No. 2-218, Old Gubbamma Street,Balabhadrapuram Village, Biccavolu Mandal,East Godavari District 533343



Joint & several liabilities of M/s.Sri Raja Rajeswari Agri Industries & Its Partners rep. by 1.Mr. Medapati Visweswara Srinivasa Reddy 2. Mr. Medapati Somi Reddy Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343		Mr. Medapati Visweswara Srinivasa Reddy S/o. Medapati Satyanarayana Reddy (Partner: M/s. Sri Raja Rajeswari Agri Industries) D No.2-121, Munsub Gari Street Balabhadrapuram, Biccavolu Mandal, East Godavari District Pin: 533343
Mr. Medapati Somi Reddy S/o. Medapati Satyanarayana Reddy (Partner: M/s. Sri Raja Rajeswari Agri Industries) D No.2-121, Old Gubbamma Street Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343		
Mrs. Medapati Satyavathi W/o. Medapati Somi Reddy, D No.2-218, Old Gubbamma Street, Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343		Mrs. Medapati Gangabhavani W/o Medapati Visweswara Srinivasa Reddy, D.No.2-121, Old Gubbamma Street, Balabhadrapuram, Biccavolu Mandal, East Godavari District 533343
Mrs. Medapati Durga Mahalakshmi, W/o Medapati Somi Reddy, D.No.2-121, Old Gubbamma Street Balabhadrapuram village, Biccavolu Mandal, East Godavari District 533343		Estate of the deceased Mr. Medapati Satyanarayana Reddy, rep. By legal heirs, i) Mr. Medapati Visweswara Srinivasa Reddy (Son) ii) Mr. Medapati Somi Reddy (Son) iii) Mrs. Medapati Sarojini (Spouse) iv) and other legal heirs D.No. 2-218, Old Gubbamma Street, Balabhadrapuram Village, Biccavolu Mandal, East Godavari District 533343
2. Name and address of the Secured Creditor:		Base Branch: Union Bank of India, Rayavaram Branch. Presently the Account is in Union Bank of India, Asset Recovery Branch, Door No. 26-15-150, Andhra Bank Building, Chengalraopeta, Visakhapatnam 530 001.
3. Description of immovable secured assets to be Sold: Rural Godown constructed on land to an extent of Ac.0.84 cents or 4065.60 sq. yds in R.S No.144/1, D.no:4-187, Kapavaram Village and Panchayat, Biccavolu Mandal and Sub Registrar, East Godavari District, belongs to Smt. Medapati Durga Mahalakshmi, W/o Medapati Somireddy bounded:		
Directions	Boundaries as per Regd. Sale deed Doc. 2259/2011, dt.10.08.2011	
On the East by	Property of Karri Narayana Reddy	
On the West by	Property of Kovvuri Padma Reddy	
On the South by	Property of Medapati Gangabhavani	
On the North by	Part Property of Karri Narayana Reddy & Kovvuri Venkata Reddy	
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.		None
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		12.06.2026 Friday 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. 24,19,18,909.00 (Rupees Twenty-Four Crore Nineteen Lakh Eighteen Thousand Nine Hundred and Nine Only) as on 31.03.2026 plus further interest, costs and charges from time to time due to the bank.
9.1 Reserve price for the properties below which the immovable property may not be sold:		Reserve price of Rs.1,40,50,000.00 (Rupees One Crore Forty Lakh and Fifty Thousand Only) PLUS One Bid Increment.
9.2 EMD Payable		Rs.14,05,000.00 (Rupees Fourteen Lakh and Five 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 (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

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: ubin0817295@unionbankofindia.bank.in or contact 0891-2537792/98, 7709638779.

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.bank.in/auction-property/viewauction-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.

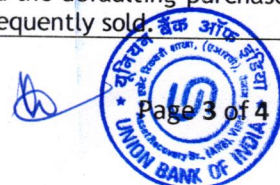
12 (a) In case of bidding, the bid increment shall not be less than Rs.1,41,000.00 (Rupees One Lakh Forty-one Thousand Only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs.1,41,000.00 (Rupees One Lakh forty-one Thousand Only)

(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), immediately on the sale day or not later than next working day with the Bank in the account bearing Number 172911980050000 IFSC code 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 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 registration of sale certificate, 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.
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 and other dues 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. 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.

Note: i) as per the Document & physical observation the above property is land locked.

- ii) A lease deed was executed by mortgagor in favour M/s. PSR Enterprises and further the same was mortgaged to AP State Financial Corporation vide Doc. No. 7437/2024 बैंक ऑफ़ इंडिया / For Union Bank of India एसेट रिकवरी शाखा, (एआरबी) Asset Recovery Br., (ARB)

Place : Visakhapatnam

Date : 16.05.2026



[Signature]
अधिकृत अधिकारी / Authorised Officer
AUTHORISED OFFICER APATNAM
FOR UNION BANK OF INDIA

